



City of Santa Barbara

BUILDING AND FIRE CODE BOARD OF APPEALS MINUTES AUGUST 6, 2020

2:30 P.M.
GoToWebinar
[SantaBarbaraCA.gov](https://www.santabarbaraca.gov)

BOARD MEMBERS:

Paul Spieler, Chair
Jose Barajas
Jeff Hornbuckle
Nick Koonce
James Langhorne
John Maloney
James Marston

STAFF:

Andrew Stuffer, Chief Building Official
Joe Poire, Fire Prevention Division Chief
Maria F. Sanchez, Administrative Specialist
Greta Walters, Executive Assistant

Note: These minutes are a summary of the meeting; an audio recording of this meeting is available at <https://www.santabarbaraca.gov/gov/brdcomm/ac/bfcba/audio.asp>

CALL TO ORDER

The Full Board meeting was called to order at 2:32 p.m. by Chair Spieler.

ATTENDANCE

Members present: Barajas, Koonce, Langhorne, Marston, Maloney, and Spieler

Members absent: Hornbuckle

Staff present: Chief Building Official Andrew Stuffer
Administrative Specialist Maria F. Sanchez
Executive Assistant Greta Walters

GENERAL BUSINESS

A. Public Comment:

The meeting opened for public comment at 2:39 p.m.

Public comment closed at 2:40 p.m.

B. Approval of Minutes:

Motion: Approve the minutes of the Building and Fire Code Board of Appeals meeting of **July 2, 2020**, as submitted.

Action: Marston/ Barajas 5/0/-2. Motion carried.

NOTE: Agenda schedule is subject to change as cancellations occur.

C. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals:

1. No Announcements

SUBJECT ITEMS

1. **Discussion and Direction-** Discuss, revise if warranted, and endorse a Building & Safety Policy

Description: Policy establishing a clear scope and intent of accessibility plan reviews for building permit applications.

CBO Stuffer presented for the Board's consideration on ten recommendations made by the Business Advisory Task Force to streamline the City's plan review process. CBO clarified that the purpose of this was not to waive any code requirements, but to gather as much information to provide an adequate service to the business owners and the community and assure that, to a reasonable extent, they are not violating the state building standards or the federal accessibility standards in their operations or their construction improvements.

CBO Stuffer also presented a video on disabled access requirements for existing buildings and facilities. (Linked below)

Disabled Access Upgrade Requirements for Existing Buildings and Facilities

Public comment opened at 2:59 p.m.

No public comment.

Public comment closed at 3:00 p.m.

Board members discussed accessibility review issues such as accurate construction valuation estimating tools, disabled access templates, and verifying the thoroughness in which the City of Santa Barbara verifies access compliance in the plan check process and the inspection process.

Findings #1:

The Board found that:

- There are concerns about the accuracy or relativity of the ICC table for the LA area being applied to the City of Santa Barbara for the purposes of determining construction valuation cost

Motion #1: Have staff review the RS Means, Marshall Swift and ENR estimating tools to see if they have regional modifiers for the LA region similar to what is used for the ICC table, by boundary and by the City of Santa Barbara, or the Santa Barbara region. Staff will come back and present to the Board the difference between those factors that would be applied to the ICC table.

Action #1: Koonce/ Marston 6/0/-1. Motion carried.

Findings #2:

The Board found that:

- The current disabled access template form better serves everyone involved, including the applicant

Motion #2: Advise staff to continue using the current disabled access template form and not consider alternative forms.

Action #2: Koonce/ Spieler 6/0/-1. Motion carried.

Findings #3:

The Board found that:

- Staff confirmed that this proposal, apart from the issues addressed in previous motions, does not reduce nor does it jeopardize the accuracy of the accessibility review process.

Motion #3: Endorse the recommendation of staff, except for the issues that were addressed in previous motions with the following amendment:

- This endorsement or approval does not authorize the city to reduce the scope of its current accessibility review of proposed building permit plans, and the plan check process, nor does it authorize the city to reduce the thoroughness with which it currently verifies access compliance in the plan check process nor the field inspection process.

Action #3: Koonce/ Spieler 6/0/-1. Motion carried.

2. Adjourn Meeting

Motion: Adjourn the meeting.

Action: Koonce/ Marston 6/0/-1. Motion carried.

The meeting adjourned at 5:08 p.m.