

**LODI CITY COUNCIL  
SHIRTSLEEVE SESSION  
CARNEGIE FORUM, 305 WEST PINE STREET  
TUESDAY, OCTOBER 26, 2010**

A. Roll Call by City Clerk

An Informal Informational Meeting ("Shirtsleeve" Session) of the Lodi City Council was held Tuesday, October 26, 2010, commencing at 7:02 a.m.

Present: Council Member Hansen, Council Member Johnson, Council Member Mounce, Mayor Pro Tempore Hitchcock, and Mayor Katzakian

Absent: None

Also Present: Interim City Manager Bartlam, City Attorney Schwabauer, and City Clerk Johl

B. Topic(s)

B-1 Receive Presentation Regarding Building/Construction/Fire Code Adoption (CD)

Interim City Manager Rad Bartlam provided a brief introduction to the subject matter of the adoption of the 2010 California Codes and placard ordinance.

Building Official Dennis Canright provided a PowerPoint presentation regarding the proposed code adoption. Specific topics of discussion included the California Building Standards Commission, code adoption process, Building Standards Code - Title 24, California Residential Code, California Green Building Standards Code, fire sprinklers, carbon monoxide alarms, mandatory measures, water use, construction waste, pollutant control, site development, bicycle parking, designated parking for clean air vehicles, accessibility for existing buildings, placards ordinance, and public communication.

In response to Mayor Katzakian, Mr. Canright stated the fire sprinkler requirement applies to new construction and the carbon monoxide also applies to \$1,000 improvements or greater that require retrofitting.

In response to Council Member Mounce, Mr. Canright stated the carbon monoxide requirement applies if there is a fuel burning appliance and attached garage.

In response to Mayor Pro Tempore Hitchcock, Mr. Canright and Fire Chief Kevin Donnelly stated the fire sprinkler requirement was controversial with respect to the voting process but the costs for residential systems has also come down.

In response to Mayor Pro Tempore Hitchcock, Chief Donnelly stated the fire sprinkler systems may cost anywhere from \$1 to \$2 per square foot depending upon the location.

In response to Council Member Hansen, Chief Donnelly stated that, because the State of California adopted the fire sprinkler requirement, it also becomes a mandate for the City.

In response to Council Member Hansen, Mr. Canright stated the \$1,000 threshold triggers the carbon monoxide requirement but not the fire sprinkler requirement, which is only applicable to new construction.

In response to Council Member Mounce, Mr. Canright stated the carbon monoxide requirement is only triggered if the structure has a fuel burning appliance and an attached garage.

In response to Council Member Johnson, Mr. Canright and Chief Donnelly stated the insurance benefit of having fire sprinklers generally depends upon the carrier and the location.

In response to Council Member Hansen, Mr. Bartlam stated the new laws go into effect on January 1, 2011, and some of these requirements are already the standard for Leadership in Energy and Environmental Design certified buildings.

In response to Mayor Pro Tempore Hitchcock, Mr. Bartlam stated parking for clean air vehicles must be disbursed throughout the lot.

In response to Council Member Hansen, Mr. Canright stated electrical requirements are not required as a part of the clean air vehicles parking mandate.

In response to Council Member Johnson, Mr. Bartlam stated the downtown structure has parking for accessibility and this requirement is triggered if there is a change in occupancy, which means a change of use primarily but is narrowly defined by what kind of business is being conducted in the structure.

In response to Council Member Hansen, City Attorney Schwabauer stated that, if the City does not implement the State mandates, it could subject itself and contractors to liability and enforcement by the Attorney General.

In response to Mayor Pro Tempore Hitchcock, Mr. Canright stated public outreach efforts include meetings with the Building Industry Association and updating the handouts for the general public.

In response to Council Member Hansen, Mr. Bartlam stated the Community Development Department meets with contractors and the Building Industry Association on various subjects on a regular basis.

In response to Council Member Johnson, Mr. Canright stated the relevant information, including the codes themselves, is also available on line through the City's website.

Chief Donnelly provided a PowerPoint presentation regarding the Fire Code adoption as proposed. Specific topics of discussion included administrative section changes, appendixes for high hazards, local codes, operational permitting of current code, fee schedule and adoption for operational permits, and implementation over the upcoming year.

In response to Council Member Mounce, Chief Donnelly stated Appendix G refers to cryogenics in liquid form and may affect transportation related businesses.

In response to Council Member Hansen, Chief Donnelly stated additional staffing is not being added to implement or administer the new requirements.

In response to Council Member Johnson, Chief Donnelly stated the Community Development fees are being used for the initial inspection and fee collection and annual fees are being kept on the lower end although adjustments could come later if needed.

A brief discussion ensued between Council Member Johnson, Chief Donnelly, and Mr. Bartlam regarding the timing of fire sprinkler inspections for water volume and pressure through the Fire and Public Works Departments.

In response to Mayor Katzakian, Chief Donnelly stated the fire sprinklers are triggered by heat alone.

In response to Myrna Wetzel, Chief Donnelly stated only those sprinklers that are affected by the heat will go off and will continue until they are physically shut off and replaced.

In response to Council Member Johnson, Chief Donnelly stated there are no requirements for sprinkler alarm system monitoring, only local alarm notification for the tenants to alert them to get out of the house.

In response to Council Member Mounce, Chief Donnelly stated typically there will be more water damage from a hose nozzle than a fire sprinkler.

In response to Mayor Pro Tempore Hitchcock, Chief Donnelly stated that, in addition to adopting the State requirements, the Fire Department also adopted the appeal process to be consistent with Community Development, appendixes, and the fire suppression sections.

In response to Mayor Pro Tempore Hitchcock, Mr. Canright stated in addition to the State requirements the Community Development Department also adopted the appendix relating to patio covers and grading and permits.

C. Comments by Public on Non-Agenda Items

None.

D. Adjournment

No action was taken by the City Council. The meeting was adjourned at 7:52 a.m.

ATTEST:

Randi Johl  
City Clerk