



CODE REVIEW COMMITTEE

SACRAMENTO VALLEY ASSOCIATION OF BUILDING OFFICIALS

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Code Review Committee Question/Survey for April Results and Committee Supported Responses

Subject: Electronic Signatures

1. Does your jurisdiction accept electronic signatures for architect and engineer drawings and calculations?

	YES		NO
9	50%	9	50%

Comments by Spokespersons

- Electronic signatures are OK at submittal but they must be wet-signed for final approved copies.
- We can accept electronic stamps and signatures on site specific projects. However on generic calcs and plans (pools) we want wet stamps and signatures.
- I obtained an interpretation on this from BORPELS recently: stamps/signatures do not have to be original.

Code Review Committee Supported Responses

Electronic Signatures

With this survey, the general consensus was that when the plans are site-specific, an electronic signature or PIN-controlled electronic signature is permitted. However, at least the cover of architectural plans must be stamped. Often an electronic signature is allowed unless the engineer requires a wet signature for individual sites. For mass plans, electronic signatures can be allowed if there is a letter allowing this from the engineer and architect and if the plans have one location. Otherwise the engineer must include signed letter for each site. To guide jurisdictions in their policies, we will post the policy of the Business and Professions Code from the Architects and Engineers Boards on electronic signatures when it is available.

Subject: Definition of Covered Multifamily Dwellings

Given 10 proposed single family dwellings, each built from property line to property line, separated by recorded property lines and under separate ownership:

2. For each of the following conditions, indicate which your jurisdiction would consider to be covered multifamily dwellings as defined by CBC 1102A.3-C?

2a. No space between the dwelling units (but no connections)

	YES		NO
3	17%	15	83%

2b and 2c were only answered by the 15 who answered "No" to 2a.

2b. If flashing and trim covers the property line joint between the dwelling units

	YES		NO
2	13%	13	87%

2c. If sheathing, straps or other structural elements cross the property line between the dwelling units

	YES		NO
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	4	27%	8	53%
2d. Each dwelling unit is 2" from the common property line				
	YES		NO	
	2	11%	14	78%

2e and 2f were only answered by the 16 who answered "No" to 2d.

2e. If flashing and trim covers the joint between the dwelling units				
	YES		NO	
	2	13%	13	81%

2f. If sheathing, straps or other structural elements cross the property line between the dwelling units				
	YES		NO	
	5	31%	7	44%

2g. Each dwelling unit is 12" from the common property line				
	YES		NO	
	1	6%	15	83%

2h and 2i were only answered by the 17 who answered "No" to 2g.

2h. If flashing and trim covers the space between the dwelling units				
	YES		NO	
	3	18%	13	76%

2i. If sheathing, straps or other structural elements cross the property line between the dwelling units				
	YES		NO	
	7	41%	9	53%

Comments by Spokespersons

- HCD's stance has been that as long as there are no structural elements between buildings they can be considered separate buildings. Flashing is not considered a structural element.
- A building is not permitted to encroach over a real property line. Therefore it is assumed that each building is structurally and nonstructurally independent; each building would include a parapet, separate foundations and the like. If the buildings were interdependent, they could be considered multifamily but would not be permitted based on encroachment over the property line.
- Row houses are considered SFD, not multifamily, if there are property lines separating the units.
- Chapter 11A doesn't apply to a privately owned R3 SFD on its own property.
- Separate buildings/structures are exempt. One building/structure with multiple units is "covered."
- Our jurisdiction does not allow construction across property lines irregardless of ownership. Also our jurisdiction does not have any reduced setbacks to property lines less than 2 feet with a restriction of connection between the two structures.
- This seems a bit confusing; more specific information would be needed to make a better informed decision.

2a. No space, but no connections?

2c, 2f and 2i - We would not allow any portion of the single family dwelling to cross the property line. We would consider them multifamily if they had a common lot.

2c. No structural continuity permitted to cross the property line.

2i. 24" between units with structural elements connecting?

Code Review Committee Supported Responses

Definition of Covered Multifamily Dwellings

Commonly, for structures to be considered single family dwellings, jurisdictions require that each be self-sustaining structurally, but flashing is allowed between them. We are waiting for a written policy from HCD to clarify their definition of requirements.