



CODE REVIEW COMMITTEE

SACRAMENTO VALLEY ASSOCIATION OF BUILDING OFFICIALS

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Code Review Committee Question/Survey for April 2008 and Committee Supported Responses

Subject: Natural Ventilation in Bathrooms

1a. Does your jurisdiction allow natural ventilation in lieu of the mechanical ventilation required by 1203.2.1 for bathrooms in dwelling units?	YES	NO
	13 59%	9 41%

Comments by Spokespersons

Many jurisdictions noted that the wrong Section was cited. The question intended to refer to Bathroom ventilation which is Section 1203.4.2.1

- 1203.4.2.1 says bathrooms shall be mechanically ventilated in accordance with the CMC.
- If bath contains bathing facility, then no.
- Yes, as an alternate materials and methods.
- I cannot find any provision to allow natural ventilation in the CMC, IMC or UMC
- Natural ventilation is another way to save energy -- one less motor to run. I like to see bathrooms with both natural and mechanical. It provides options for the user.
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Code Review Committee Supported Response

No, Section 1203.4.2.1 does not have an exception for natural ventilation.

Subject: Stem Walls

2. Given a 1-story single family dwelling with a raised floor, would your jurisdiction accept a 6" stem wall retaining no more that 12" of soil, per table 1805.5 when

2a. Designed by a licensed professional?	YES	NO
	22 100%	0 0%
2a. Not designed by a licensed professional?	YES	NO
	9 41%	13 59%

Comments by Spokespersons

- All buildings and their foundations must be engineered in Truckee due to snow loads.
- Under conventional construction.
- Would you still be able to utilize table 1805.5 if you were in SDC D (CBC 1805.5.5.1 item #2)?
- The verbage of the code is not well written. The opening sentence of section 1805.5 implies that all concrete and masonry foundations be designed.

- We may begin to require a permit for condition "B" in the future as the administrative code exemption seems to have been removed from the 2007 CBC.
- We require 8" min. stemwall width for masonry, 7.5" min. for concrete unless specifically designed by the RDP.
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Code Review Committee Supported Response

- 2a. Yes, provided that appropriate structural calculations are submitted to validate foundation design.
- 2b. No, it is presumed that the intent of the statement in Section 1805.5.1.1 "Thickness at top of foundation walls shall not be less than the thickness of the wall supported" would not supersede the minimum 7.5 " thickness required in Table 1805.5(5) in any case, when design is not generated by a licensed professional.

CBC Section 1805.5 Foundation walls specifies that concrete and masonry foundation walls shall be designed in accordance with Chapters 19 and 21 respectively. If foundation walls are laterally supported at the top and the bottom and within the parameters of Tables 1805.5(1) through 1805.5(5), they are permitted to be designed and constructed in accordance with Sections 1805.5.1 through 1805.5.5.

Section 1805.5.1 specifies that foundation walls shall comply with Sections 1805.5.1.1 through 1805.5.1.3. Section 1805.5.1.1 that foundation walls shall not be less than the thickness of the wall supported with an exception for brick veneer frame walls and corbelled masonry. Section 1805.5.1.2 specifies that the thickness of foundation walls shall comply with the requirements of Table 1805.5(5) for concrete walls, Table 1805.5(1) for plain masonry walls or Table 1805.5(2), 1805.5(3) or 1805.5(4) for masonry walls with reinforcement. Table 1805.5(5) specifies a minimum wall thickness of 7.5 inches. Section 1908.1.15 ACI 318, Section 22.10.1(a) also specifies that plain structural concrete walls in detached one and two family dwellings three stories or less in height and constructed with stud bearing walls assigned to SDC D or E shall be 7.5 inches in minimum thickness.

Attached is an article by John Henry regarding foundation walls for reference.

Subject: Deck Permits

3. Would your jurisdiction require a permit for a deck which is less than 30" above grade in the following conditions:

3a. When attached to a single family dwelling?	YES	NO		
	15	68%	7	32%
3b. When detached from the single family dwelling?	YES	NO		
	8	36%	14	64%
3c. When attached and part of a commercial building?	YES	NO		
	19	86%	3	14%
3d. When detached and accessory to a commercial building?	YES	NO		
	19	86%	3	14%
3f. Would your jurisdiction require a permit for a gazebo that is less than 30" above grade and less than 120 square feet?	YES	NO		

Comments by Spokespersons

- Yes as per code, although it could be argued that a deck is a walking surface (i.e. sidewalk).
- If the deck attached to the SFD served as part of the egress to the dwelling interior, I would definitely require a permit. It would be case-by-case otherwise. All commercial decks should require permits -- there are public safety and disabled access issues. A gazebo is a playhouse for adults.
- Is there a section that exempts decks from a permit?
- Under the provisions of the building code section App.150.2 there isn't an exception for patio covers or gazebo's. The exception is for sheds or, playhouses, and similar uses.
- E would be yes if the gazebo was accessed by the general public or employees of a commercial business.
- No, when it's an accessory to dwelling; and yes if it's for commercial use.

COMMITTEE RESPONSE:

3. The answers to these survey questions depend upon whether your jurisdiction has adopted Appendix Chapter 1 or any other policies related to permit exemptions.

The general Code Review Committee position supports requiring permits for all of the above cases unless the AHJ has determined that they are exempted such as by Appendix Chapter 1, Section 105.2 by treating them as sidewalks. The AHJ should have clearly stated, documented policy as to permit exemptions.