



# PLAN REVIEW COMMITTEE

## SACRAMENTO VALLEY ASSOCIATION OF BUILDING OFFICIALS

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<b>Plan Review Committee Results for February 06</b>				
<b>Subject: Fire-Resistive Floor/Ceiling Assemblies</b>	<b>YES</b>	<b>NO</b>	<b>% YES</b>	<b>% NO</b>
<b>Given for Question #1: A two-story apartment building with exterior walls required to be 1-hr fire resistive construction due to proximity to the property line (CBC Table 5-A) and 1-hr construction between the first and second floor units as required by CBC section 310.2.2. Both wall and floor/ceiling assemblies are assumed to be approved listed assemblies. Click the diagrams for a larger PDF file image.</b>				
1. Would your jurisdiction require the exterior wall membrane (i.e.: Interior 5/8" type X gyp board) to be applied to the interior of the floor/ceiling cavity rim joist or blocking as shown in attached detail A?	9	15	37%	62%
2. Would your jurisdiction allow/permit the exterior wall membrane (i.e.: Interior 5/8" type X gyp board) to terminate at the floor/ceiling assembly membrane as shown in attached detail B?	15	8	65%	34%
<b>Subject: Accessibility for Mini Storage Units</b>				
Does your Jurisdiction require any accessibility provisions for new mini-storage unit buildings?	21	1	95%	<1%
<b>If your answer is yes to the above question, do you enforce CBC Chapter 11B accessibility requirements for:</b>				
a. A percentage of the storage units (not all of them)?	10	12	45%	54%
b. Accessible Roll-up door thresholds?	13	9	59%	40%
c. Accessible landings at Roll-up doors?	11	11	50%	50%
d. Accessible Roll-up door hardware?	10	11	47%	52%
e. Accessible Route of Travel to mini-storage units?	16	6	72%	27%
f. Parking spaces at an existing office on site?	22	0	100%	0%
g. Bathroom facilities in an existing office on site?	20	1	95%	<1%
<b>Total Spokesperson Responses</b>				
<b>24 out of 40</b>				
<b>Total Responses</b>				
<b>37</b>				

## Comments by Spokespersons

Item G, yes only for staff.

3g depends on what is being provided for non-disabled persons.

We have also been provided with details that show double rim blocking at this location.

We have never had a Mini-Storage in our jurisdiction.

1) We would not allow either option A or B in our jurisdiction. Option A does not meet the minimum width requirements for a one-hour assembly and option B does not protect the interior of the floor ceiling assembly from and exterior threat and visa versa. We would require that an additional block be added. There was at one time an opinion by ICBO that one block is equivalent to one layer of gyp. bd. in this situation.

2) We have been requiring that 10% of every unit size be accessible and that the office/parking/restroom(s) etc. be accessible. This is based on an ADA interpretation and we felt it made sense.

I would accept method B assuming that the stucco meets the 1 hour rating, because the exterior would be properly protected, and the 1 hour floor assembly is protecting the interior. I have never considered an accessible roll up door. Let me know what the end results are.

I answered yes to both 1 and 2 because if 1hr was required due to location on property and the floor ceiling was of significant depth, leaving that area unprotected through the depth of the wall could compromise the integrity of the exterior wall. If, however it was one hour as in TV1hr them I would allow the second drawing configuration.

Question 3. I do not think I have any choice but to require full access except that we would be comfortable allowing a percentage to comply as long as they included each type or size.

1. CBC Sec 709.3.1 requires the maintenance of the rating of the exterior wall throughout its height. Most likely the wall assy itself was reviewed with conformance to CBC Table 7-B or the Gypsum Association Fire Resistance Design Manual--neither of which directly speaks to this condition. I would make it incumbent on the designer to show me how the rating of the wall will be maintained in this area, either by submitting testing reports per Sec 703.2 or by calculation per 703.3 and UBC Standard 7-7. It shouldn't be that hard to do since the detail calls for stucco over 5/8-type 'X' gypsum. To clarify my answer: NO, I wouldn't require 5/8 type 'X' gypsum on the interior because it's not an approved assy and is problematic to install, but I WOULD require them to show me how they intend to maintain the rating of the wall in this area.

2. YES I would permit it subject to the terms in answer #1.

3. CBC Sec 101.17.11 and Sec 217-P both support the requirement for accessibility in the office area (B occupancy) of a mini-storage for both customer and employee use. The storage units themselves (S-1 occupancy) are exempt under Sec 1112B.

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We require access to and within office area.

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If the rim joist is of adequate thickness to be the equivalent of the fire rating of the wall requirement... no additional drywall at inside or outside would be required... unless part of listed assembly.

S occupancies have no specific requirement for accessibility: 1112B. However, the office facility and work areas of employees would be required to be accessible.

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Answer assumes this is NOT one-hour fire-resistive construction throughout -- otherwise exterior wall would be required to be rated assembly through the floor framing thickness

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### **Comments by Non Jurisdictional Spokespersons**

The wall assembly must continue through the floor-ceiling assembly to the roof. By the way...the floor-ceiling assembly requires resilient channel behind the gypsum board on the ceiling if the floor trusses are more than 16" apart and Type C core is required on the ceiling.

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Only if bathroom was available for public use.

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Question3:

- a. To my knowledge, there is no prescriptive requirement for "percentage of units" in mini-storage buildings.
  - b,c,d: Providing access to roll-ups is impractical. Recess at exterior roll-up doorways is needed for water exclusion.
  - e. All buildings must be located on an accessible route of travel.
  - f. No question about it.
  - g. Restroom(s) as required for staff only.
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**PRC Supported Response Question #1**

**YES**

The PRC agrees that because the exterior wall and floor/ceiling are part of the rated protection due to the location of the building to the property line, the floor/ceiling area or rim board area must be provided the same protection as the exterior wall. Typically, floor/ceiling assemblies such as these are listed and approved to provide horizontal fire protection between units and not vertical protection at the rim board/joist area. In these areas additional drywall and or blocking approved for one-hour fire resistive construction should be provided. The PRC agrees that this protection may not be required where the exterior wall is not required to be one-hour construction due to proximity to the property line such as a building constructed of one- hour construction throughout for an area increase or etc.

**PRC Supported Response Question #2**

**No**

The PRC agrees that unless the proposed floor joist/rim board cavity can be demonstrated as meeting an approved vertical 1-hour assembly such as described in CBC section 703.3, the cavity must be provided the same degree of protection as the exterior walls due to the proximity of the building to the property line.

**PRC Supported Response Question #3**

**YES**

The accessibility provisions of chapter 11B apply to all new public buildings, public accommodations, commercial buildings and publicly funded housing. CBC section 1103B.1 states: "Accessibility to buildings or portions of buildings shall be provided for all occupancy classifications except as modified or enhanced by this chapter. Occupancy requirements in this chapter may modify general requirements, but never to the exclusion of them". The PRC recognizes that there is some confusion in the application of the general accessibility requirements of chapter 11B because the S occupancy section 1112B is reserved for future use. Many individuals assume that this exempts ALL S occupancies including mini storage facilities, but this is not the case as described in CBC section 1103B.1.

The PRC does recognize that full compliance with all of the provisions of chapter 11B may be difficult due to configuration and other elements inherent to mini storage facilities. Some jurisdictions have used a percentage-based application, which may be an alternative approach at the discretion of the building official. Although there is no specific CBC language and the Division of State Architect (DSA) is silent on this issue, there is a recommendation in the ADAAG manual. ADAAG [4.25] (copy attached) recommends at least 5% of each type of storage unit that is rented out to the public be fully accessible. The PRC would like to note that it is possible with proper planning and design by the Engineer or Architect, that mini storage facilities can be designed in compliance with CBC chapter 11B.

**PRC Supported Response Question #3-a**

**YES**

See above and ADAAG [4.25] (copy attached)

**PRC Supported Response Question #3-b**

**YES**

See above and CBC section 1133B.2.4.1.

**PRC Supported Response Question #3-c**

**YES**

See above and CBC section 1133B.2.4 and 1133B2.4.2.

**PRC Supported Response Question #3-d**

**YES**

See above and CBC section 1133B.2.1 that refers to CBC section 1003.3.1.8.

**PRC Supported Response Question #3-e**

**YES**

See above and CBC section 1133B.7 & 1127B.1.

**PRC Supported Response Question #3-f**

**YES**

See above and CBC section 1129B.1 and 1134B.1.

**PRC Supported Response Question #3-g**

**YES**

See above and CBC section 1115B.1 and 1134B.1.

Thank You,

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## Storage [4.25]

### Scoping [4.1.3(12)]

ADAAG covers fixed or built-in storage facilities in public or common use spaces and requires access to at least one of "each type." "Type" refers to the design of the element (shelving, cabinets, closets) as well as the intended use (coat closets, supply closets). Additional storage elements of the same type are not required to comply; for example, if above-counter cabinets are provided, only the lowest shelf of one such wall cabinet need be accessible. Shelves and display units allowing self-service by customers in mercantile occupancies are not required to comply with this section but are required to be on an accessible route. However, at least half of all self-service shelves in restaurant and cafeteria food service lines are required to be accessible in ADAAG 5.5.

### Work Areas

Storage facilities used by employees for purposes other than job-related tasks, such as break room cabinets and shower room lockers, are required to be accessible. Those used only by employees at a work station (janitor closets) or as part of a work area (stockroom shelves) are not required to comply (although work areas must be on an accessible route for approach, entry, and exit as required in 4.1.1(3)). Accessible or adaptable storage facilities however may be advisable in facilitating accommodation of employees with disabilities.

### Lockers

Lockers, although not specifically referenced, are a type of storage facility required to be accessible in public or common use facilities. *Recommendations:* In health clubs and gyms where a large number may be provided, consider a minimum of 5% instead of "at least one" of each type. Where only a limited number of lockers are accessible, identifying those that are accessible with the access symbol is helpful.

### Self-Service Storage Facilities

Self-service storage facilities are not specifically addressed by ADAAG but where they are provided for rent by the public, access must be provided. *Recommendation:* Access to at least 5% of each type is recommended.

### Clear Floor Space [4.25.2] and Height [4.25.3]

Clear floor space for either a forward or side approach is allowed. However, since people who use wheelchairs may not be able to reach beyond the toes, a forward reach is generally limited to those storage elements providing knee and toe clearances. Otherwise, space must be provided for a side approach.

A side reach is necessary at cabinets, lockers, and shallow closets. Space for a side approach is also helpful since the side reach is higher and lower than the forward reach. ADAAG specifies maximum reach heights according to the depth of reach.