



CODE REVIEW COMMITTEE

SACRAMENTO VALLEY ASSOCIATION OF BUILDING OFFICIALS

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

Subject: Green Building Ordinances

1a. Has your jurisdiction adopted a Green Building Ordinance?

YES		NO	
4	13%	26	87%

1b Is your jurisdiction considering adopting a Green Building Ordinance?

YES		NO	
12	44%	15	56%

Comments by Spokespersons

- Resolution for Board policy direction on November 4, 2008 with expected direction to provide ordinance by July 2009. – Sonoma County
- We will adopt one -- just not sure when. – City of Gridley
- We are considering it, but nothing has been set in stone yet. We're probably going to wait until the next code cycle. We won't necessarily disallow green building, but we won't require it.
- Waiting for the State's adopted voluntary version, if it is well received may make it mandatory.
- Consideration will be given to new residential construction as an "option only", but it will not be mandatory.
- We will consider adopting a Green Building Ordinance when state passes a bill requiring the BSC to create guidelines and standards for green building.
- Not at this time.

Code Review Committee Supported Response

1. This is a survey question with the intent to share where jurisdictions are in adopting Green Building ordinances.

Subject: Emergency Illumination In Wholesale and Retail Warehouses

2. Given: Based on CBC Section 1006.3 Illumination Emergency Power, Item #1, given a warehouse requiring two exits,

2a. Does your jurisdiction require all "racking aisles" to be illuminated during an emergency?

YES		NO	
16	57%	12	43%

2b. Does your jurisdiction require emergency illumination only for the main means of egress aisles?

YES NO

Comments by Spokespersons

- We require a minimum of one foot-candle for the occupied areas. We are flexible on how that is achieved.
- It's a case to case basis depending on the layout. If racking aisles are short enough that the main or secondary aisle are visible enough, then they may have reduced lighting.

Code Review Committee Supported Response

2. Yes on 2A. CBC Section 1006.3 requires any area, space, room, or other portion of the egress system that is required to have at least two exits or exit access doors to have egress illumination provided by normal premises' wiring and by generator, battery or other separate source. There are exceptions for aisle access ways in Group A Occupancies, but not for Group S Occupancies. The required light intensity of 1 foot-candle at the walking surface is relatively low but intended to allow an occupant to distinguish objects. In the narrow aisles of a rack storage use, objects would be more likely to be in the aisles than in other occupancies. Therefore, the committee supports the code requirement for storage occupancies required to have two exits or exit access doors to have means of egress illumination supplied by emergency power throughout, and not just the main means of egress.

Subject: Tankless Water Heaters in Attics

3. Does your jurisdiction require a drip pan under a tankless water heater installed in an attic? (See California Plumbing Code Section 508.4.)

YES		NO	
16	55%	13	45%

Comments by Spokespersons

- Some "tankless" water heaters have the ability to hold a gallon or two of water. If this is the case a drip pan would be required.
- Unless a drip pan is required under the manufacturer's specifications, it will not be requested.
- Due to no water storage I do not require a pan unless the manufacture requires one.
- We have never had one installed in an attic.
- TPR is also required to exterior. Until this is specifically addressed as an exception in CPC we will continue to require them.
- Code requires a watertight pan on "water heaters" install in the attic. Code doesn't specify whether it's a tankless or storage tank water heater, it just requires the pan for possible leakage of a water heater.

Code Review Committee Supported Response

3. CPC Section 508.4 does not distinguish between conventional storage tank type water heaters and tankless or instant water heaters. However, it is the consensus of the committee that drip pans would not be required for tankless water heaters unless the manufacturer specifications require one.