CODE REVIEW COMMITTEE

SACRAMENTO VALLEY ASSOCIATION OF BUILDING OFFICIALS

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

Subject: Alignment of Interior Brace Wall Panels

Given: A two story single family dwelling 55 feet in length with one long side a straight wall with no offsets, seismic design category D. The interior braced wall layout of the second story is not the same as the interior braced wall layout of the first story.

1a. Will your jurisdiction allow the required first floor interior braced wall(s) to be offset from the required second floor interior braced wall(s) on the floor above it?

YES		NO	
9	82%	2	18%

1b If so, how much offset between the first and second story interior braced walls is acceptable? (Choose your least restrictive option)

o	No offset allowed. The interior braced wall on the second story must be directly over the interior braced wall on the first story.	2	18%
o	2 feet or less	1	10%
o	4 feet or less	3	27%
o	Unlimited offset… as long as braced wall locations do not exceed the maximum allowed spacing.	5	45%

Comments by Spokespersons

- All buildings in Truckee are engineered. Offsets define this building as irregular per ASCE 7-05 Table 12.3-1, Item 4.
- The CBC is not clear on this. We cannot answer the questions.
- The floor diaphragm transfers the loads to the lower shear walls.
- Yes, provided 2308.3.2 and 2308.3.4 are met.
- No, per figure 2308.9.3
- If this is a conventionally framed residential occupancy then yes. My code search lead me to 2007 CBC Vol2 2308.9.3
- Permitted offset is not more than the depth of the floor joist with bridging between joists required.

Code Review Committee Supported Response

1. The Code does not limit the offset between interior braced wall lines between floors.

2. Does your jurisdiction consider the first story and the second story interior braced wall systems to be independent from each other as long as they comply with the required size and spacing specified in CBC 2308.12 and CBC Table-2308.12.4?

YES		NO	
4	36%	7	64%

Comments by Spokespersons

- Shear path must be calculated and detailed by the engineer from the roof to the foundation.
- We cannot determine the answer from the CBC.

Code Review Committee Supported Response

2. They cannot be independent, but must be interconnected by the prescriptive load path connections found in Section 2308.3.2.

Subject: Safety Reach Range over a Cabinet

3. Given: A real estate office under plan review has an employee common-use counter with cabinets abutting a wall to the rear, and the counter top is flush mounted to wall (*no backsplash*). The depth of the cabinet is 24". The counter top overhangs the front of the cabinet 1". The counter is 33½" above the floor. The receptacles are on the wall behind the cabinet at 42" above the floor. The finish hardware schedule shows pulls and handles on drawers and doors.

Would your jurisdiction allow the installation if:

3a The hardware protrudes 2 inches?

YES		NO	
4	36%	7	64%

3b. The hardware protrudes 1 inch?

YES		NO	
3	27%	8	73%

3c. The hardware protrudes ½ inch?

YES		NO	
3	27%	8	73%

3d. There is no protruding hardware?

YES		NO	
5	42%	7	58%

Comments by Spokespersons

- 24" is the maximum reach distance allowed.
- The protrusion may block a wheel chair and interrupt the 24" depth.
- 2" would be allowed above the 27" Knee high space area.
- See Figure 11b-5c
- There would be a requirement to provide proof of operable with one hand.

Code Review Committee Supported Response

3. The committee response is "no" to all of the above. The code addresses the reach range issue with Section 1118B. Any obstruction such as cabinet pulls that prevents a wheel chair user from maneuvering closer to the wall effectively reduces the reach of the wheel chair user. Examining Figure 11-5D(c) could mistakenly lead a person to conclude that a limited overhang by a countertop would not limit the reach of a person in a wheeler chair. The ANSI 117.1 Accessibility Standard committee has recently discussed allowing up to a 1½" countertop overhang beyond the 24" dimension, but this does not currently apply.

In applying this section of the code, be sure that the counter is in a “common use area” which is NOT for public use and is made available for the shared use by two or more people such as an employee break room in an office. However, if the counter is in a copy room or the employee side of a transaction counter used by multiple employees, it is a work station and reach range is not applicable.

Subject: Construction Tolerances

4. The top of a toilet seat for the water closet is 16-$^{3}/_{4}$” above finished floor. Does this comply?

YES		NO	
2	17%	10	83%

Comments by Spokespersons

- No, But I would probably allow it...
- See 1115b.4.(4) figure 11b-1a.

Code Review Committee Supported Response

The committee response is no. Requirement No. 4 of CBC Section 1115B.4 states that the toilet seat “… shall be a minimum of 17 inches and maximum of 19 inches …” above the floor. Since the dimensions have a range with a minimum and maximum, anything outside the range does not comply. (Refer to CBC Sections 1101B.4 and 1101B.5.)

5. Given: A real estate office under construction~~s~~ accessible restroom shows fiberglass reinforced panels (FRP) for finished wall. The owner decides they would like to upgrade the restroom walls to full wrap tile and the contractor obliges (*without prior approval*). The plumber had roughed in the toilet for FRP. Would your jurisdiction approve the installation if:

5a. The measurement from finished wall to centerline of toilet is 17 inches?

YES		NO	
0	0%	11	100%

5b. The measurement from finished wall to centerline of toilet is 17 ½ inches?

YES		NO	
5	46%	6	54%

5c. The measurement from finished wall to centerline of toilet is 17 ¼ inches?

YES		NO	
1	9%	10	91%

5d. The measurement from finished wall to centerline of toilet is 18 ¾ inches?

YES		NO	
3	25%	9	75%

Comments by Spokespersons

- Our reasonable construction tolerance is 1/2" plus or minus (17-1/2" to 18-1/2").
- I would tend to be more cautious about being under the "minimum" dimension than going over the "maximum” dimension a small amount.

Code Review Committee Supported Response

5. Unlike the previous question, Requirement No. 1 of CBC Section 1115B.4 states that the toilet centerline "… shall be 18 inches from the side wall …". As per CBC Section 1101B.4, this is an absolute dimension and is, therefore, subject to conventional industry tolerances as per CBC Section 1101B.5. But what are those tolerances? The CA Division of the State Architect/ Access Compliance has been asked to establish tolerances, but declined. In the absence of accepted tolerances, a field dimension that rounds up or down to the required dimension seems reasonable.

6. Does your jurisdiction have a policy (written or commonly practiced) regarding Section 1101B.4 with respect to accepted range of construction and manufacturing tolerances per Section 1101B.5?

YES		NO	
5	42%	7	58%

Comments by Spokespersons

- 1 to 2% is reasonable.
- We follow industry and manufacturer standard practices.
- Yes, we currently refer to the 2004 ADAG section 104.1.1 including the advisory.
- The inspectors do have some latitude with construction tolerances but each situation would be evaluated on a case by case basis.

Code Review Committee Supported Response

6. This is a survey question, so each jurisdiction should discuss this issue to be consistent throughout its jurisdiction.