



San Mateo County Fire Chiefs Association

San Mateo County Fire Prevention Officers Section

Meeting Minutes

President:	Jim Palisi, Belmont-San Carlos Fire
Vice Pres./Treasurer:	Denise Enea, Woodside Fire
Secretary:	Julie Parenti, Central County Fire
Liaison Chief:	Jim Skinner, Redwood City Fire

February 18, 2009
Station 19, Woodside Fire Protection District

Attendance: See attached sign-in sheet on last page.

Call to order/Introductions: Vice-President Enea called the meeting of the joint San Mateo County Fire Prevention Officers and San Mateo County Building Officials to order at 1340 hours.

Pledge of Allegiance: Led by John LaTorra.

Agenda items

1. VHFHSZ maps and enforcement of Chapter 7A:

Discussion between BO's and FM's as to how each jurisdiction is handling, who is responsible for what aspects, and how Building and Fire Departments are taking on new tasks.

Redwood City reported that their ordinance adoption will take place in March and the state maps will be in effect. They currently have approximately 1200 properties in the VHFHSZ. Building will handle their construction requirements while Fire will handle the defensible space requirements.

Woodside is not hearing any concerns or issues from architects or customers. Fire will manage the fire protection plan while Building will handle construction issues. Town of Woodside adopted Chapter 7A for the entire town – agreed by residents and council.

Hillsborough reported that they explain requirements with clients during preliminary review meetings and are conducting an outreach program with local AIA's. Additionally, landscape architects are required to delineate a 30' and 100' mark on the plans when necessary. The Town is requiring Chapter 7A when 50% or more of an exterior is removed. They recently received an 800K grant to clean up all town open space due to fire hazards.

San Mateo County adopted 2007 CBC in December 2008 and Chapter 7A and the state maps are already in effect. Not receiving any complaints or issues from architects or residents. During DRC, building informs clients of requirements months in advance. To enforce 7A for renovations and remodels, County is using a 50% rule based on valuation (market value). 7A would apply and energy and seismic would be required to meet current code.

Charles Clark stated that BO's need to certify that a building has conformed to Chapter 7A once the project is complete. This could be a maintenance issue for all jurisdictions. Building Dept's could use a standard form for certification and maintenance. Certification could also be documented on the occupancy certificate and would be sufficient to distribute to insurance carriers.

Belmont/San Carlos will use the same approach and definition (projects over 500sf) as their local sprinkler ordinance to apply Chapter 7A. They usually never receive much pushback or problems from clients.

San Bruno reported an issue with a resident's insurance policy with Allstate Insurance. Allstate is requesting a letter from the fire department that the property in question is in compliance with the state maps.

Rocque Yballa from Central County Fire reminded everyone that municipalities have 120 days to adopt the maps once they are issued by SFM. With that said, these maps are now on the unfunded state mandated list that was issued by the Governor's office – SFM can't police or enforce due to state budget constraints.

2. Green building programs:

San Mateo County has a 50 point minimum standard for all new projects. Property must get certified by an outside rater before receiving credit through their incentive program (quick plan review turnaround time).

Hillsborough will adopt their program in July and will use 75 points as the minimum requirement (for new construction up to 6500sf). Remodels (homes w/50% work) must also meet 75 points. Building inspectors will conduct certification.

Denise Enea reported that many "green" materials seem to be ignition resistant and could be used in our favor when trying to sell Chapter 7A construction requirements to council members and clients.

Redwood City has been trying to pass a green program ordinance for 2 years and want to adopt the county's minimum standards. They took the state's green building code items and incorporated them into their own point system. This gives their residents several building alternatives for projects.

3. PV solar system guidelines:

Denise Enea and Ron Keefer sit on a state committee who created the current SFM guidelines. The committee is currently considering putting the guidelines into code. Creation of the code could benefit solar contractors due to consistency.

Woodside and San Mateo County have a PV system in ordinance that is similar to the SFM guidelines, with the exception of shut-off requirements.

Millbrae suggested a visible sticker or sign either at the front entry or on the knox box with a warning. Dave Downing will bring the idea to the next County Operations meeting.

San Bruno has adopted Woodside's PV ordinance. There have been 3 installations without any problems or issues.

City of San Jose has a training DVD for solar panel operations.

4. Code proposals for NorCal FPO and Tri-Chapter

Mark Nolfi from Belmont announced several 1/2 day seminars presented by ICC tri-chapter. Handouts distributed.

John LaTorra is on the Tri-chapter code committee and revising the state amendments (refer to handout/meeting notes on 1/13/09). Model code needs more work on proposals relating to allowable "type of locks", L and H occupancies, eliminating CBC 909.20, etc. NorCal is shifting to a model code process and trying to rejuvenate ICC code proposals.

Code proposals are due on April 24th to ICC – will be submitted on behalf of NorCal tri-chapter and SoCal. Contact John LaTorra or Christine Reed to contribute items.

John LaTorra chaired a task force for code development/ICC hearings. Theory is that anyone should be able to take part in this process however, previous schedules/process now make it difficult for agencies to send representatives due to budgets. Number of days and hours should be reduced, as well as costs to participants. The ICC Board of Directors voted to change the current process. Handouts of new schedules distributed by John.

5. Roundtable

Millbrae discussed a concern of combination 13D systems with domestic water lines. When a water bill is unpaid, the water is turned off; which also disables the fire sprinkler system. Union City requires a lockable shut-off for the domestic line in the event of this type of situation. Dave Downing and Mark Matthews are currently researching this option. Suggestion was made to run a separate fire line and domestic line from the meter to the house however, this could be too costly to homeowners.

Rocque Yballa discovered a special egress system in Burlingame that was installed without permit and after the building T/I was finalized. Virgin America occupies an entire floor of a multi-tenant building. Once on this floor, egress through the stairwells is only attainable with a security card-reader.

Redwood City reported that they are starting to see more banks using sallyport-style entries for controlled access. Some are being installed without permits and the concern is if a power-outage were to occur, egress would be severely compromised.

ATTENDANCE ROSTER

AGENCY	NAME	EMAIL
Redwood City Fire	Jim Skinner	jsskinner@redwoodcity.org
North County Fire	Frank Panacci	fpanacci@dalycity.org
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Central County Fire	Rocque Yballa Julie Parenti	ryballa@centralcountyfd.org jparenti@centralcountyfd.org
Millbrae Fire	Dave Downing	ddowning@ci.millbrae.ca.us
City of Millbrae	Mark Matthews, Sr.	mmatthews@ci.millbrae.ca.us
Redwood City	John LaTorra	jlatorra@redwoodcity.org
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Half Moon Bay	Charlie Voos	charliev@hmbcity.com
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