



City of Calistoga
Building Standards Advisory and Appeals Board
Agenda Item Summary

DATE	April 11, 2018
ITEM	Unreasonable Hardship Request: 1312 and 1320 Lincoln Avenue: Proposed exterior retrofit for two building facades of an architecturally-significant building
RECOMMENDATION	"I move that the Board agree with the Building Official that the existing entrance(s) are technically infeasible to meet current accessible code requirements at 1320 and 1312 Lincoln Avenue and provide ratification by the Building Standards Advisory and Appeals Board."

City of Calistoga

Staff Report

TO: Chair Coates and Board Members
FROM: Brad Cannon, Building Official
CC: Steve Campbell, Fire Chief
Lynn Goldberg, Planning & Building Director
DATE: April 11, 2018
SUBJECT: **TECHNICALLY INFEASIBLE COMPLIANCE WITH ADA ACCESSIBILITY REQUIREMENTS (BSAAB NO. 2018-2) 1320 LINCOLN AVENUE, CALISTOGA FIT STUDIO (BP NO. B18-94)**

ISSUE

The existing entrance at 1320 Lincoln Aveue doing business as Calistoga Fit Studio, does not comply with the 2016 California Building Code, Division 2.

BACKGROUND

The 2016 California Building Code (CBC) **Division 2** Section 11B-202.3 & 4 requires all existing elements or spaces being altered comply with this Division and be made available to the public with a primary accessible path of travel including a primary accessible entrance.

Calistoga Fit Studio (Bowman Construction & Development) was issued Building Permit B18-94 on 03/8/18 for minor alterations as part of a tenant improvement.

As the enforcement agency, where we the City determines that compliance with the applicable requirements is technically infeasible, then the details of the findings shall be recorded and entered into the files of the enforcing agency.

When the adjusted construction cost of alterations, structural repairs, or additions to existing buildings and facilities within three years of the original alteration is less or equal to a valuation threshold of \$161,298 (2018) the cost of compliance with Section 11B-202.4 of the 2016 California Building Code shall be a minimum of 20% of the adjusted construction cost of alterations, structural repairs or additions.

Additionally, barrier removal is an ongoing obligation for ADA and these findings do not exempt the applicant of any obligations to removing barriers in a reasonable time frame. The applicant understands that this 20% is for this addition/alteration alone.

RECOMMENDATION

Staff finds that full compliance with Division 2 as it relates to an accessible entrance to be technically infeasible because of grade differential. Therefore staff recommends

25 confirmation of this determination based on the current design and location of the
26 entrance.

27 **SUGGESTED MOTION**

28 "I move that the Board confirm the Building Official's determination that it is technically
29 infeasible to alter the existing entrance at 1320 Lincoln Avenue to meet current
30 accessible code requirements."

ATTACHMENT

1. 1320 Lincoln Ave. Front Entrance Photo





City of Calistoga

Staff Report

TO: Chair Coates and Board Members
FROM: Brad Cannon, Building Official
CC: Steve Campbell, Fire Chief
Lynn Goldberg, Planning & Building Director
DATE: April 11, 2018
SUBJECT: **TECHNICALLY INFEASIBLE COMPLIANCE WITH ADA
ACCESSIBILITY REQUIREMENTS (BSAAB NO. 2018-1)
1312 LINCOLN AVENUE, Yager Galerie (BP NO. B18-103)**

ISSUE

1 The existing entrance at 1312 Lincoln Avenue doing business as Yager Gallerie, does
2 not comply with the 2016 California Building Code, Division 2.
3

BACKGROUND

4 The 2016 California Building Code (CBC) Division 2 Section 11B-202.3 & 4 requires all
5 existing elements or spaces being altered comply with this Division and be made
6 available to the public with a primary accessible path of travel, including a primary
7 accessible entrance.
8

9 Yager Galerie was issued Building Permit B18-103 on 03/21/18 to install lighting and
10 minor alterations as part of a tenant improvement.

11 As the enforcement agency, where the City determines that compliance with the
12 applicable requirements is technically infeasible, then the details of the findings shall be
13 recorded and entered into the files of the enforcing agency.

14 When the adjusted construction cost of alterations, structural repairs, or additions to
15 existing buildings and facilities within three years of the original alteration is less or
16 equal to a valuation threshold of \$161,298 (2018) the cost of compliance with Section
17 11B-202.4 of the 2016 California Building Code shall be a minimum of 20% of the
18 adjusted construction cost of alterations, structural repairs or additions.

19 Additionally, barrier removal is an ongoing obligation for ADA and these findings do not
20 exempt the applicant of any obligations to removing barriers in a reasonable time frame.
21 The applicant understands that this 20% is for this addition/alteration alone.

RECOMMENDATION

22 Staff finds that full compliance with Division 2 as it relates to an accessible entrance to
23 be technically infeasible because of existing grade differential. Therefore, staff
24

25 recommends confirmation of this determination, based on the current design and
26 location of the entrance.

27 **SUGGESTED MOTION**

28 "I move that the Board confirm the Building Official's determination that it is technically
29 infeasible to alter the existing entrance at 1312 Lincoln Avenue to meet current
30 accessible code requirements ."

ATTACHMENT

1. 1312 Lincoln Ave. Front Entrance Photo



