

**BUILDING STANDARDS
ADVISORY AND APPEALS BOARD**

Agenda Item 5.

**MINUTES
September 30, 2010**

**Calistoga Community Center
1307 Washington Street
Calistoga, CA**

Chairman: Paul Coates

Vice Chairman: David Shaw

Members: Beverly More, Bill Nance, Kate Coates, Michael Wysocki and Shelby Valentine

1 1. CALL TO ORDER

2 **Chairman Coates** called the meeting to order at 5:33 PM.

3
4 2. ROLL CALL

5 Present: Paul Coates, Dave Shaw, Kate Coates, Michael Wysocki, Bev More, Shelby
6 Valentine, and Bill Nance (arrived at 5:40 pm).

7 Absent: None.

8 Staff: Clif Castle Building Official, Steve Campbell, Fire Chief and Charlene Gallina, Planning &
9 Building Director.

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11 3. PUBLIC APPEARANCES OR COMMENT

12 None.

13
14 4. REVIEW AND APPROVE MINUTES of the regular BSAAB meeting of March 25, 2010.
15 There was motion by **Member Valentine** second by **Member More** to approve the Minutes as
16 written. **Motion carried: 7-0-0-0.**

17
18 5. COMMUNICATIONS OR CORRESPONDENCE

19 None.

20
21 6. PUBLIC MEETING FOR UNREASONABLE HARDSHIP CLAIM (BA 2010-04)

22 a. Property Address: 1347 Lincoln Avenue Business Name: Kate Stanley Designs

23
24 **Member Nance** recused himself since he represented the property owner and business owner.

25
26 **Building Official Castle** provided an overview of the proposed unreasonable hardship request
27 and recommended that the Board approve this request due to the historical and existing
28 conditions associated with the building.

29
30 **Board Valentine** expressed support of the request, however, inquired whether or not the
31 proposed slope would accommodate persons using a wheel chair.

32
33 Discussion followed by **Chair Coates**, **Member Coates** and **Representative Nance** that there
34 shouldn't be any concerns; however, the installation of a threshold extension would prevent any
35 problems associated with the slope of the entrance.

BUILDING STANDARDS ADVISORY AND APPEALS BOARD

Minutes September 30, 2010

Page 2 of 3

36

37 **Building Official Castle** suggested adding a recommendation to require the applicant to
38 incorporate into the improvements a threshold extension to assist wheel chair access up the
39 slope.

40

41 **Chairman Coates** called for a motion to grant the appeal based upon the recommendation of
42 Building Official Castle.

43

44 There was motion by **Member More**, seconded by **Member Shaw**, to grant the unreasonable
45 hardship claim at 1347 Lincoln Avenue. **Motion carried: 6-0-0-1.**

46

47 **Chairman Coates** requested that staff establish a policy regarding this unreasonable hardship
48 claim example to allow staff in the future to administratively review and approve such requests.
49 There was consensus by all **Board Members** for support of a policy.

50

51 **Building Official Castle** and **Director Gallina** indicated that a policy could be developed for
52 action by the Board at their next meeting.

53

54 7. GENERAL

55 a. Recommendation to the City Council regarding adoption of the 2010 California Building
56 Standards Code, Title 24, as adopted by the California State Building Standards
57 Commission with amendments proposed by Staff.

58

59 **Building Official Castle** presented a brief overview of the new 2010 California Building
60 Standards Code and indicated that there are no significant changes this time with the exception
61 of the Green Building Standards Code Part 11 and Residential and Fire Codes. Castle also
62 went over changes in the Plumbing Code as it related to Gray Water Standards as previous
63 discussed by the Board.

64

65 Fire Chief Campbell presented a brief overview of the proposed changes to the Fire Code
66 related to sprinkler, photovoltaic and wildland wildfire interface regulations including additional
67 recommended proposed changes that he wanted to include that were not addressed in the staff
68 report.

69

70 There was Board discussion initiated by Board Member Coates regarding the need not to be too
71 aggressive on Green Building Standard at this time due to the current economic climate.

72

73 The following motions were made concerning recommended adoption of the 2010 California
74 Building Standards Codes.

75

76 1. There was a motion by **Member More**, seconded by **Member Valentine** recommend
77 to the City Council adoption of the 2010 California State Building Standards
78 Commission with recommendations proposed by staff and amended by the Fire Chief.
79 **Motion carried: 7-0-0-0.**

80

81 2. There was a motion by **Member More**, seconded by **Member Valentine** recommend
82 to the City Council adoption of Residential and Non-Residential Mandatory Measures
83 only at this time due to the current economic climate. **Motion carried: 7-0-0-0.**

BUILDING STANDARDS ADVISORY AND APPEALS BOARD

Minutes September 30, 2010

Page 3 of 3

84

85 9. NEXT MEETING TOPICS FOR REVIEW

86

87 **Building Official Castle** indicated that they would bring back to the next meeting a policy
88 regarding administrative review of disability related unreasonable hardships.

89

90 10. ADJOURNMENT

91 There was motion by **Vice Chairman Shaw** and second by **Member Nance** to adjourn to the
92 next regular meeting of October 28, 2010, at 5:30 PM. **Motion carried: 7-0-0-0**. The meeting
93 adjourned at 7:00 PM.

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96 _____
Clif Castle

97 Secretary

98

99 Prepared By: Charlene Gallina, Planning and Building Director