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To: Dan Hamburg <danhamburg@icloud.com>, John McCowen <mccowen@co.mendocino.ca.us>, "BoS@mendocinocounty.org" <BoS@mendocinocounty.org>
CC: Carmel Angelo <angeloc@mendocinocounty.org>, "casey@cagrowers.org" <casey@cagrowers.org>, "hannahnelson@hannahnelson.net" <hannahnelson@hannahnelson.net>, Mike Oliphant <oliphant@mendocinocounty.org>
Date: 12/7/2017 9:46 PM
Subject: Amendments to the Class K Ordinance
Attachments: Class K ammendment comments 12-7-17.pdf

Dear Supervisors Hamburg and McCowen,

Attached are my comments for the December 11, 2017 meeting of the Public Health, Safety and Resources Committee. If you have any questions, do not hesitate to contact me.

Kind regards,

Scott Ward
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December 7, 2017



Supervisor John McCowen
Supervisor Dan Hamburg
Board of Supervisors
Public Health, Safety and Resource Committee
501 Low Gap Road
Ukiah, CA 95482

RE: Revisions to Class K

Dear Supervisors McCowen and Hamburg:

Thank you for the opportunity to comment on this important issue. This is an excellent opportunity to amend the existing ordinance to improve the fire, life and safety aspects of Class K residences. The following are my comments.

Size limitation

The proposed 2,000 sq. ft. limit is unnecessary. The impetus behind this suggestion appears to be based on anecdotal evidence that some people are building McMansions with Class K. I am not sure why this matters. If a size limitation on a Class K residence is considered, I respectfully suggest that the limit be 2,500 sq. ft. for the original residence with the possibility of constructing additions whose total aggregate area does not exceed an additional 1,000 sq. ft.

Perimeter Foundations

In the current Class K ordinance section 18.23.330 *states "Pier Foundations, stone masonry footings and foundations, pressure treated lumber, poles, or equivalent foundation materials or designs may be used, provided that the bearing is sufficient for the purpose intended."* Requiring a concrete perimeter foundation for all Class K residences is completely contrary to the intent of the Class K ordinance. To improve the safety of Class K residences built on sloping terrain and accessory structures over one story, I offer the following suggested language to be added to section 18.23.330: *"A concrete perimeter foundation is required for residences constructed on building sites with slopes greater than 5:1 (five units horizontal and one unit vertical) and for all accessory structures over one story."*

Inspections: Foundation, Close In and Final

I support a minimum of three inspections for Class K dwellings. These inspections will provide the building department an opportunity to inspect the building foundation and critical systems such as electrical, mechanical and plumbing for fire, life and safety compliance.

Wildland Urban Interphase

I support requiring the Wildland Urban Interphase ignition resistant construction requirements found in section 337 of the California Residential Code for Class residences located in areas identified by CAL Fire as a Fire Hazard Severity Zone.

Fire Sprinklers

Fire sprinkler systems installed in residences that when activated, require a water source that has consistent water pressure for the specified length of time of activation. Because of fluctuations in water flow pressure and available power, fire sprinkler systems installed in residences that are off-grid and rely on water sources other than a municipal water district cannot be guaranteed to function as designed. I respectfully suggest that for off grid Class K residences with a water source other than a municipal water district, be exempted from the fire sprinkler requirement providing that the interior wall and ceiling covering is 5/8 inch type X gypsum wall board.

Thank you again for your time and consideration of my comments. If you have any questions or need additional information do not hesitate to contact me.

Sincerely,



Scott Ward, CBO

C: File
Mike Oliphant, Building Official
Casey O'Neil
Hannah Nelson