



Construction Board of Appeals

Agenda Report

Item 4d

For Agenda of: 4/25/2024
Item Number: 4d

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SUBJECT: REVIEW APPROVED ALTERNATE MATERIAL AND METHOD REQUESTS

RECOMMENDATION

There is no action for the Construction Board of Appeals to take since this is not a public hearing item.

Policy Context

The Building Official has authority to permit alternative materials, methods of construction, or modifications to the code on a project-by-project basis when the applicant has demonstrated that, while their design may not be prescribed by the code, it still meets the minimum intent of the code.

California Building Code Section 104.11 states the following:

“Alternative materials, design and methods of construction and equipment.

The provisions of this code are not intended to prevent the installation of any material or to prohibit any design or method of construction not specifically prescribed by this code, provided that any such alternative has been approved. An alternative material, design or method of construction shall be approved where the building official finds that the proposed alternative meets all of the following:

1. The alternative material, design or method of construction is satisfactory and complies with the intent of the provisions of this code,
2. The material, method or work offered is, for the purpose intended, not less than the equivalent of that prescribed in this code as it pertains to the following:
 - 2.1. Quality.
 - 2.2. Strength.
 - 2.3. Effectiveness.
 - 2.4. Fire resistance.
 - 2.5. Durability.
 - 2.6. Safety.

Where the alternative material, design or method of construction is not approved, the building official shall respond in writing, stating the reasons why the alternative was not approved.”

DISCUSSION

Building Permit Number BLDG-2493-2022 (2475 Victoria Ave.)

The Building and Safety Division received an application for the use of an alternative method of construction for a project located at 2475 Victoria Avenue. The project is described as an “AUTOMATED PARKING LIFT” and provides parking for over 40 vehicles for individuals that live in the multifamily structure known as “Victoria Crossing.”

The construction of this project required a series of special inspections in accordance with Chapter 17 of the California Building Code. However, the majority of the welds performed on the structural components were prefabricated outside of the country. Staff worked with the structural engineers of the lift, the special inspection agency contracted by the engineers, and the project management team to develop an alternative approach to verify compliance.