



STATE HISTORICAL BUILDING SAFETY BOARD

MINUTES of the REGULAR BOARD MEETING February 13, 2001

1. CONVENE BOARD MEETING

1.1 Call to Order.

The meeting was called to order by Chair Dan Chudy at 10:08 a.m.

1.2 Roll Call.

Members Present

Fred Turner, Alternate	Richard Conrad
Loring Wylie	Pat Sanchez
Bill Batts	Roy Harthorn
Jeff Samudio	Richard Hastings
Alan Dryfuss	Cheryl Kasai, Alternate
Dan Chudy	John Snyder

Audience Members

Lambert Giessinger (Preservation Architect Consultant, Max Factor Building, Hollywood)
Mitzi March Mogul (Historian/Consultant, Max Factor Building)
Donelle Dadigan (Max Factor Building, Owner)
Kerry Grimaldi, Department of Rehabilitation

2. Minutes

Minutes from the December 14, 2000 regular meeting were distributed and approved.

3. Comments from the Public

Informational only

4. Appeal – Max Factor Building/Hollywood History

Issue: Use of two non-conforming exits with one conforming to meet existing requirements for two exits.

Jeff Samudio states for the record that he is excusing himself as it is a conflict of interest for him.

Richard Conrad, Acting Executive Director, introduces the issue.

A letter was received from Jimmy Hill, Fire Marshal, Los Angeles City Fire Department. His position is contrary to that of the board, which was developed by the subcommittee (Alan Dryfuss, Fred Herman, and Joe Garcia) of the board, regarding the means of egress issues relative to the fire escape based on Section 8-502.1 of the Historical Building Code. Chief Hill's position is that the building needs two legitimate complying exits. Dan Chudy, Chair, described the findings of the subcommittee, which had determined the building had one legitimate exit and two marginal exits - one spiral stair and another through the exterior emergency fire escape.

The SHBC implies that wide latitude may be used in recognizing alternate methods. The board felt that the alternate methods would be the use of both marginal exits combined to offset the shortage of that one exit.

Chief Hill listed five sections out of the codes, which were focused on to support their position. One of the five is out of the NFPA Life Safety Code and was discounted because it would not apply to this case. That left four items - Change of Occupancy, Means of Egress, Definition of Fire Hazard, and Intent of Fire Protection - Reasonable Degree of Fire Safety.

The board in length discussed these code issues.

Alan Dryfuss made a motion to require enhancements for the one legal exit and the two marginal exits of egress. The motion called for early detection system – wireless smoke detectors, and at big events, with over 100 people, a requirement was issued for a fire-watch person to be hired from a private company. The spiral staircase to be *signed* as an *Emergency Exit*.

Roy Hathorn seconded the motion.

All in favor – unanimous.

Note: Mr. Chudy comments that Chief Jimmy Hill will need to capitulate to the board's ruling. The fire department still has the authority of issuing Change of Occupancy. If the fire department does not give in, a ruling by the court would be the only course of action left. Mr. Conrad believes the fire department would not want to do that and that the fire-watch and installation of smoke detection will probably soften their position.

5. Old Business

5.1 Tom Winter with Department of Parks and Recreation accepted the Executive Director position. The classification will change to Associate Architect.

5.2. Budget Change Proposal – Fiscal year 2002/03

Barry Keene, DGS Director, supportive of full-time Director, half-time clerical, and compensation for board travel.

6. New Business

6.1 Soda Rock Winery – Healdsburg
Executive Director Report

7. Next Meeting

7.1 May 17, 2001 - in conjunction with the CPF Annual Convention in San Diego.

8. Adjourn

Meeting was adjourned at 11:20 p.m.