

**LODI CITY COUNCIL  
SHIRTSLEEVE SESSION  
CARNEGIE FORUM, 305 WEST PINE STREET  
TUESDAY, JULY 13, 2010**

A. Roll Call by City Clerk

An Informal Informational Meeting ("Shirtsleeve" Session) of the Lodi City Council was held Tuesday, July 13, 2010, commencing at 7:00 a.m.

Present: Council Member Hansen, Council Member Johnson, Council Member Mounce, and Mayor Katzakian

Absent: Mayor Pro Tempore Hitchcock

Also Present: Interim City Manager Bartlam, City Attorney Schwabauer, and City Clerk Johl

B. Topic(s)

B-1 Receive Presentation on Insurance Services Office Report Regarding the Building and Safety Division (CD)

Interim City Manager Rad Bartlam briefly introduced the subject matter of the Insurance Services Office (ISO) report regarding the Building and Safety Division.

Building Official Dennis Canright provided a PowerPoint presentation regarding the Community Development Building and Safety overview. Specific topics of discussion included the role of the Building Department, enforcement of State mandated codes, recent natural disasters, earthquakes in Haiti, Mexicali, and Chile, history of seismic events in and around Lodi, ISO building code effectiveness grading schedule program, community classification number, administration of codes, review of building plans, field inspections, commercial permits, residential permits, Lodi classification compared to other communities, benefits of low grade, and overview of the Building Department keeping Lodi safe.

In response to Council Member Hansen, Mr. Canright stated the comparative numbers reflect other communities within the State of California.

In response to Council Member Johnson, Mr. Canright stated there are community benefits across the board for having a 3 rating versus a 7 or 8 rating.

In response to Council Member Mounce, Mr. Canright stated the evaluation is free and ISO comes in every five years or so to do an evaluation.

In response to Council Member Mounce, Mr. Canright stated the new requirement mandates all new residential developments to have sprinklers. He stated sprinklers will be required for renovations if the structure is a complete tear down.

In response to Council Member Hansen, Mr. Canright stated the cost of the sprinklers is approximately \$3,000, which is nominal compared to the cost of saving lives. He stated insurance companies govern codes and want less losses and while there may be water damage from sprinklers the overall cost savings with the sprinklers is greater. Mr. Bartlam stated new requirements generally stem from specific occurrences and the Southern California fires may have contributed to the creation of the new sprinkler requirement.

In response to Council Member Hansen, Mr. Canright stated the grading system is in reverse in that a lower number is better than a larger one.

In response to Council Member Hansen, Mr. Canright stated insurance is primarily based on the location of the structure, although some insurance companies may provide discounts or incentives for sprinklers and other similar safety features.

In response to Council Member Johnson, Mr. Canright stated retrofitting in Lodi is not required unless the hazardous use possibility is increased in a building, supporting walls are knocked down, or occupancy is increased.

In response to Council Member Hansen, Mr. Canright stated the Building Division staff tries to talk with residents in advance to address any concerns that may be arising at a later date with a particular project.

In response to Council Member Hansen, Mr. Canright stated public outreach includes meetings with the Chamber of Commerce, developers, and contractors, as well as the public information that is made available online and at the counter.

In response to Council Member Hansen, Mr. Canright and Mr. Bartlam stated the ISO number for the amount of inspectors the City should have is 10, although the City looks at the overall workload and inspection time needs.

In response to Council Member Hansen, Mr. Canright stated in his experience the developers feel positively about the Building Division performing inspection services previously provided by the Fire Department because of the efficiency and the single point of contact for the entire process.

In response to Council Member Hansen, Mr. Canright stated the Building Division inspections are all up to date.

In response to Council Member Mounce, Mr. Canright stated the Fire Department does not have to perform inspections by appointment only but it may be a time savings to know that someone is home.

In response to Council Member Hansen, Mr. Canright stated there are currently two inspectors and they are performing approximately 15 to 20 inspections a day.

In response to Council Member Hansen, Mr. Canright stated if the Building Division were to fall behind on the inspections there would be an ability to bring in part-time contract persons from a firm to assist with the backlog if so desired.

In response to Mayor Katzakian, Mr. Canright stated the sprinkler requirement is nationally based and the individual states have adopted the requirement as well.

In response to Mayor Katzakian, Mr. Canright stated the City's water infrastructure should not need to be changed for the sprinkler requirement as there is not that much of an impact of the requirement on the City of Lodi.

In response to Mayor Katzakian, Mr. Canright stated in Southern California some insurance companies may take into account sprinklers in the home when providing policies.

In response to Council Member Johnson, Mr. Canright stated the biggest challenge for the Building Division is disabled access for existing buildings.

In response to Council Member Mounce, Mr. Canright stated there are six different options to the cool roof requirement, ventilation is one option, and there are ongoing challenges with that option.

In response to Council Member Johnson, Mr. Canright stated California has a tendency to want to lead in the industry and regulations in the State have increased by over 500% since the 1990s.

In response to Myrna Wetzel, Mr. Canright stated the aisles in commercial buildings are larger due to the disabled access requirements, the proximity of a fire hydrant is irrelevant with respect to the new sprinkler requirement, and an existing building remodel may require sprinklers depending upon the circumstance.

C. Comments by Public on Non-Agenda Items

None.

D. Adjournment

No action was taken by the City Council. The meeting was adjourned at 7:58 a.m.

ATTEST:

Randi Johl  
City Clerk