

County Facilities Planning Committee

Glenn County, California

MINUTES
Monday, May 9, 2016

Members Present:

Matt Gomes, PPWA
Di Aulabaugh, PPWA
Ed Lamb, DOF
Sheryl Thur, Assr/Clerk/Rec
Linda Durrer, County ADA Compliance Off.
Keith Corum, BOS
Dwight Foltz, BOS

Also Present:

Marcie Skelton, AG/AIR
Ricardo Valdez, PPWA-FAC
Kevin Harrigan, Glenn Superior Court
Kenneth Levy, Judicial Council
Deepika Padam, JCC
Pearl Freeman, JCC

Di Aulabaugh, Chairman of the County Facilities Planning Committee of the County of Glenn, State of California, confirmed a quorum and called the meeting to order at 11:03 a.m.

1. Courthouse Project

Matter: Courthouse Project

Documents: Property Line Diagram, Fire Marshall Letter, Draft Term Sheet

Proceedings: Project history and overview was provided by Deepika Padam. Ms. Padam presented committee with handouts. Pearl Freeman addressed State was prepared to pay for the proposed removal and separation of the two buildings and that County cooperation is needed to move forward with the project. Sheryl Thur inquired about the 6'6" free space requirement. Ms. Freeman replied a building code minimum requirement between the two (face exterior) walls. Mrs. Thur explained there are more files from the Recorder's at the courthouse that are mandated to be kept that need to be moved to the existing location, adding they require to be locked in climate control room. Ms. Freeman stated she would work with the County on planning items out for construction.

Ms. Padam reviewed Draft Term Sheet with committee. Linda Durrer made motion to accept item 1(b) as described on page 2 of Draft Term Sheet and Sheryl Thur seconded. Supervisor Foltz voiced concerns about loss of square footage/usable space, commenting compensation should be considered. Mr. Levy stated if Draft Term agreement was not approved, County may want to consider another location for expansion to make up loss. Ms. Padam reminded that agreement was in place before project began, including utility meters at a cost of approximately \$1.7 million to State. Supervisor Foltz suggested removal of entire Connector and consider other space for expansion, such as west side of Willows Memorial Hall (WMH). Ms. Freeman commented State may not be able to provide funds for expansion (WMH), in exchange for total removal (item 1a). Discussion ensued.

Matt Gomes clarified that what is being proposed completely ignores the loss of space to County. Ms. Padam stated transfer at time of purchase assessed \$5,000 for

space being taken. Ms. Freeman suggested getting an updated assessment of space. Mr. Levy explained that acquisition phase is complete and this was regarding going back to State Department of Public Works. Ms. Freeman added Fire Marshall was not brought in at time of parcel creation. Linda Durrer withdrew her motion. Mr. Foltz clarified he was not trying to cost the State money, just looking for fair solution. Discussion ensued.

Ms. Freeman stated she would like something from the committee for the State to explore. JJC staff left the meeting (11:45 a.m.). Supervisor Corum asked for historical perspective from committee members on the project. Discussion ensued. Mr. Gomes made motion for recommendation to the State, Mr. Lamb seconded. Ms. Freeman questioned no cost versus cost of easement to State show in recommendation.

Proposal read for motion (modified and taken directly from JCC Term Sheet dated May 6, 2016):

- 1. Judicial Council of California (JCC) demolish, at the JCC cost, six foot six inches of the connector building per the attached diagram and construct a fire wall to seal the County building to make both the Historic Courthouse and County Annex buildings code compliant; and The County chooses only a portion of the connector is demolished, since the demolition will involve a County building and is being undertaken by the JCC, the JCC will obtain permits (e.g. demolition and building permits to the extent necessary) from both the applicable State authorities and from the City of Willows unless the County would prefer that the JCC process the local permits through the County.*
- 2. JCC will complete selective hazardous materials assessment in the connector prior to disturbing a portion of the connector. In the event that any hazardous materials are found in the connector space being disturbed the JCC will complete selective hazardous materials abatement within the connector. Since the JCC will not be disturbing any portion of the County building with the exception of the connector, the JCC will not be responsible for the hazardous materials assessment or remediation in the County building with the exception of the connector.*
- 3. The County will agree to grant to the JCC, a non-build easement six foot six inches wide along the length of the Historic Courthouse on the side facing the County building with the connector along with a maintenance easement. This non-build easement and maintenance easement would be similar to the non-build easement and maintenance easement on the other side of the Historic Courthouse which the JCC recently granted to the County in the Non-Exclusive and Permanent Easement Agreement.*
- 4. JCC will provide County, at no cost to County, climate controlled interim records storage plus moving expenses into and out of or provision of relocation services for the duration of construction.*

5. *JCC will provide compensation for no build easement (square footage of entire area).*
6. *JCC will provide compensation for taking of useable County building square footage.*

Motion/Second: Matt Gomes / Ed Lamb

Order: Submit recommendation to the State Department of Planning and Public Works for compensation for loss of square footage usable space to County due to Courthouse Project.

Vote: Unanimous (Supervisor Foltz abstaining).

2. **Agenda Items for Next Meeting**

Consensus of committee to carry over standard items.

3. **Next Regular Meeting**

Monday, May 23, 2016 at 9:30 a.m.

Willows Memorial Hall, 2nd floor Conference Room

525 W. Sycamore St., Willows

Meeting was adjourned at 12:30 pm



JUDICIAL COUNCIL OF CALIFORNIA

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DRAFT TERM SHEET

Date May 6, 2016	Action Requested Review options and determine recommendation for Board of Supervisors
To County Facilities Planning Committee County of Glenn, California	Deadline N/A
From Pearl Freeman Manager, Capital Program Judicial Council of California	Contact Deepika Padam Senior Project Manager, Capital Program Judicial Council of California 415-865-4047 phone deepika.padam@jud.ca.gov
Subject Renovation of Willows Historic Courthouse: Property Line Code Requirement	

As you are probably aware, the Judicial Council of California (JCC) has proposed to renovate and expand the Willows Historic Courthouse (Project). The Office of the State Fire Marshal (State Fire Marshal) has jurisdiction over the Project including the approval of plans and specifications with respect to fire safety issues. Accordingly, as part of the design process for the Project, the JCC sought approval of 100% Working Drawings from the State Fire Marshal.

In response, the State Fire Marshal notified the JCC that because, during the transfer process for the Willows Historic Courthouse (Courthouse), the County of Glenn and the JCC drew a zero lot line between the Courthouse and the connector structure (Connector) which is attached to the adjacent County building, the County building (including the Connector) and the Courthouse are not compliant with section 705.3 of the California Building Code because, according to the State Fire Marshal, each building must comply with setback requirements for fire and life safety purposes. We are attaching a copy of a letter from the JCC's code compliance consultant to the State Fire Marshal, which was countersigned by the State Fire Marshal, that confirms conversations between the two with respect to this issue and discusses the State Fire Marshal's

position in greater detail.

The State Fire Marshal has told the JCC that a portion of the Connector, as a minimum, must be demolished in order for the two buildings to be in compliance with the applicable provisions of the California Building Code relating to fire and life safety. In particular, as explained in the attached letter, the State Fire Marshal interprets the building code to require a minimum of six feet and six inches (with 2 inches of construction tolerance) between the face of the exterior wall of the Courthouse and the face of exterior wall of the County building (including any portion of the Connector). If the County and the JCC cannot determine how to create this setback, the State Fire Marshal will not approve any of the plans and specifications for the Project. Moreover, regardless of whether the JCC moves forward with the Project or not, according to the State Fire Marshal, the County building and the Courthouse are currently in violation of existing law. Accordingly, it would be best for the JCC and the County to resolve this issue now by bringing these two buildings into full compliance otherwise the State Fire Marshal has the ability to assert its jurisdiction and prohibit occupancy of the Courthouse and possibly the County building if the State Fire Marshal takes the position that the two buildings are actually one building which has a property line going down the middle of the building.

Accordingly, the JCC is requesting assistance from the County so that the State Fire Marshal will (a) approve the plans and specifications for the Project; and (b) not interfere with the current use and occupancy of the Courthouse and the County building.

We propose an agreement with the following terms to deal with the State Fire Marshal's concerns:

1. JCC will demolish, at the JCC's cost, either:
 - (a) All of the Connector building and construct a wall to seal the County building to make both the Courthouse and the County building code compliant; or
 - (b) 6'-6" of the Connector building per the attached diagram and construct a fire wall to seal the County building to make both the Historic Courthouse and County Annex buildings code compliant.

The County can choose ^s whether all of the Connector or only a portion of the Connector is demolished.

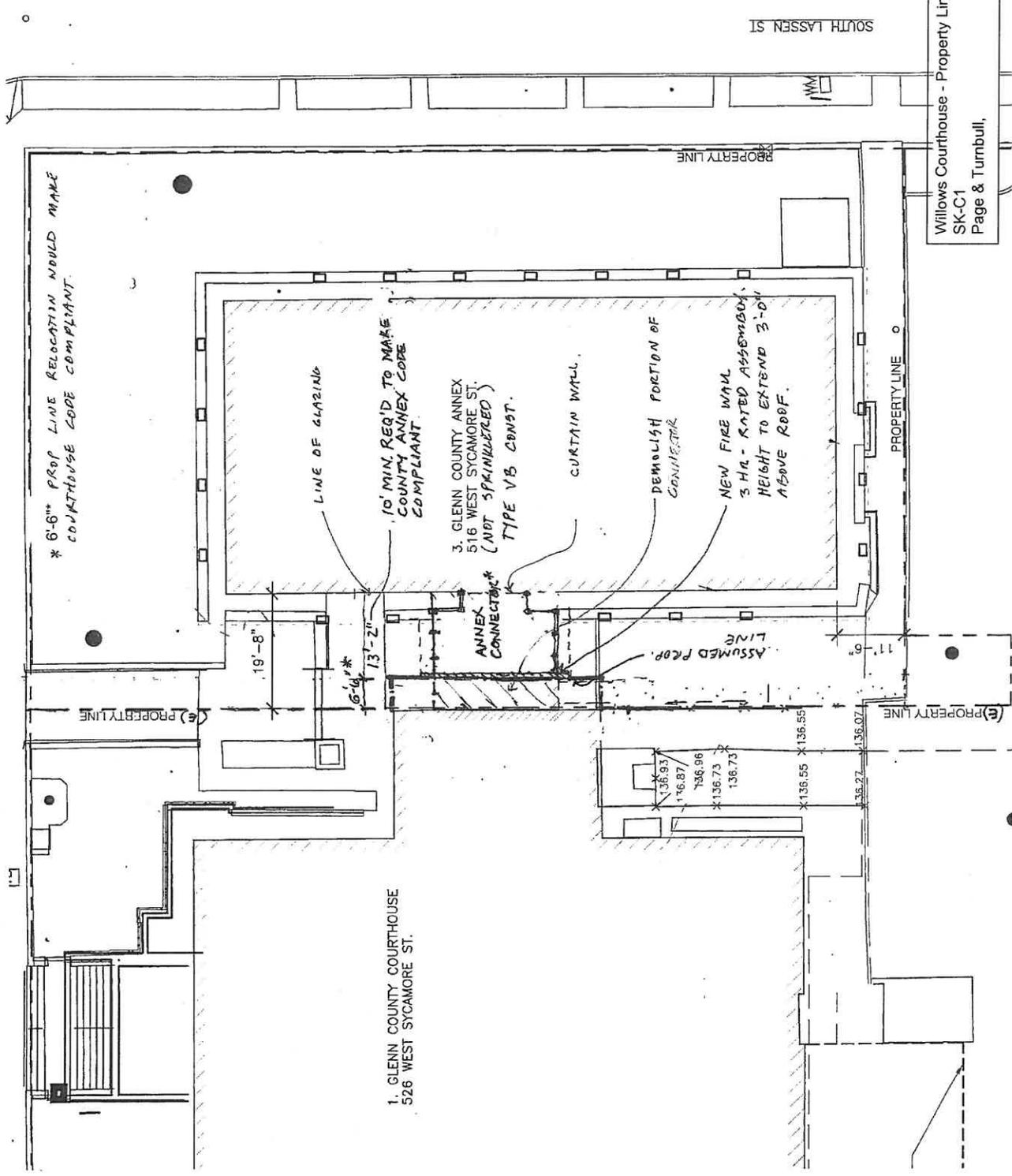
Since the demolition will involve a County building and is being undertaken by the JCC, the JCC will obtain permits (e.g. demolition and building permits to the extent necessary) from both the applicable State authorities and from the City of Willows unless the County would prefer that the JCC process the local permits through the County. ok

2. JCC will complete selective hazardous materials assessment in the Connector prior to disturbing a portion of the Connector. In the event that any hazardous materials are found in the Connector space being disturbed, the JCC will complete selective hazardous materials abatement within the Connector. Since the JCC will not be disturbing any portion of the County building with the exception of the Connector, the JCC will not be responsible for the hazardous materials assessment or remediation in the County building with the exception of the Connector. ok
3. The County will agree to grant to the JCC, ~~at no cost~~, a non-build easement 6'-6" wide along the length of the Courthouse on the side facing the County building with the Connector along with a maintenance easement. This non-build easement and maintenance easement would be similar to the non-build easement and maintenance easement on the other side of the Courthouse which the Judicial Council recently granted to the County in the Non-Exclusive and Permanent Easement Agreement.

4. JCC w/ provide County, at no cost to County, Climate Controlled^{ed} interim records storage ~~and~~ plus moving expenses into and out of or provision of relocation services. (duration of construction)

5. JCC w/ provide compensation for no build easement sq. ft. (entire area)

6. JCC w/ provide compensation for taking of County building sq. ft. (usable)



* 6'-8" PROP LINE RELOCATION WOULD MAKE COURTHOUSE CODE COMPLIANT.

LINE OF GLAZING

10' MIN. REQ'D TO MAKE COUNTY ANNEX CODE COMPLIANT

3. GLENN COUNTY ANNEX
516 WEST SYCAMORE ST.
(NOT SPARKLERED)
TYPE VB CONST.

CURTAIN WALL

DEMOLISH PORTION OF
CONNECTOR

NEW FIRE WALL
3 HR. RATED ASSEMBLY
HEIGHT TO EXTEND 3'-0"
ABOVE ROOF.

ASSUMED PROP. LINE

1. GLENN COUNTY COURTHOUSE
526 WEST SYCAMORE ST.

SOUTH LASSEN ST

March 29, 2016

Mr. Spencer Meyer
State Fire Marshal's Office
1131 S. Street
Sacramento, CA 95811

GLENN COUNTY WILLOWS COURTHOUSE

Dear Spencer:

This letter explains the Building Code approach related to the need for an easement and or property line adjustment between the historic courthouse and the adjacent County Administration building. The courthouse is Type III B construction. The County Annex is Type VB according to the Glenn County Building Department. These two buildings were originally on a combined parcel but that parcel was split as part of the transfer of title of the historic courthouse from the County to the Judicial Council of California. Because a real property line was established between the two buildings, CBC Section 705.3 requires that each building comply with the set back requirements based on the fire resistance of the exterior wall and openings as required by Table 705.8. The property line was originally drawn immediately at the face of the courthouse and as a result, the connector between the annex and the courthouse is on the County property. However, this zero lot line condition does not provide a code complying situation for the existing windows of the historic courthouse or the cornice overhanging this property line. In addition, an exterior wall located on a property line would require a parapet, which the courthouse does not include. Changes to the courthouse would affect the historic fabric of the building. The main part of the annex complies with this property line as a Type VB building. However, the connector lacks the 2-hour fire wall that is required when it is positioned immediately adjacent to this same property line.

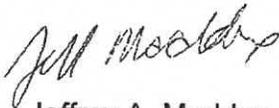
The building code does allow for alternative means of protection and such alternatives are often used for property line conditions. However, given the lack of a parapet, the existing historic windows and the cornice overhang, you indicated that the State Fire Marshal does not agree with the alternatives that we proposed. Those included the provision of additional sprinkler protection at the windows and a new rated wall in the annex connector. The CBC requires at least 60 inches between the historic courthouse exterior wall and a real or assumed property line. Table 705.8 allows 25 percent unprotected openings with a 5-foot set back (the existing windows are 7%) and more importantly; a 5 ft. setback allows the elimination of the parapet at the courthouse wall per exception 6 to 705.11. An additional 16 inches is necessary to allow the cornice to meet CBC Section 705.2.3, which requires a 5 ft.

set back from the property line to the edge of the cornice. The cornice is 16 inches beyond the wall and therefore, 76 inches are required.

In order to meet this requirement, the assumed property line would have to move at least 6-foot, 4 inches plus some distance for construction tolerance away from the courthouse and a no-build easement of that distance must be granted to allow the setback to serve to the benefit of the courthouse. The design team is proposing demolishing the annex connector back to at least 78 inches from the courthouse to meet this 76-inch requirement and allow construction tolerance. The new exterior wall of the connector will be required to be a 2-hour fire wall with no openings where it is immediately adjacent to this assumed property line. This new wall will also require a 30-inch tall parapet. The remainder of the county annex is approximately 14 feet away from this assumed property line. Table 601 and exception 2 to 705.8.1 allow an unrated wall with 100 percent openings for this Type V B building with a 10-foot setback. The County Admin building openings are located at least 10 ft from this property line and therefore do not have to be revised.

In summary, the creation of an assumed property line between the courthouse and the County Admin building requires an easement and the removal of at least 78 inches of the connector structure so that both buildings can comply with the property line separation requirements. This would allow the existing historic wall of the courthouse and the exterior wall of the main Annex building to remain. A new 2-hour wall with 30-inch parapet needs to be constructed to form the new wall of the reduced connector. We request your concurrence with this approach.

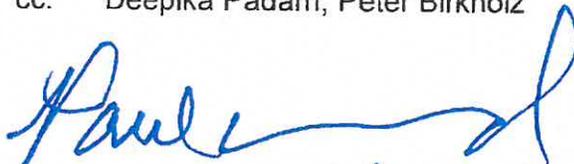
Sincerely,



Jeffrey A. Maddox, P.E.

JAM/JRS:dr
11-1418/LTDR-1540

cc: Deepika Padam, Peter Birkholz



PAUL R. MENARD, AIA
JCC CAPITAL PROGRAM
QUALITY MANAGER

Office of the State Fire Marshal
Reviewed, No Exception Taken

Spencer Meyer, Supervising DSFM

Date SJM 9/22/16