RECOMMENDATION TO COUNCIL

Building and Fire Code Board of Appeals

Recommendation Number: 20261119-3 Houseplex Code Amendment

Date of Approval: November 19, 2026

Recommendation:
The Building and Fire Code Board of Appeals recommends Staff's draft code language on allowing three and four dwelling unit structures to be developed under the residential building code be adopted with additional provisions for enhanced life safety.

Description of Recommendation to Council:
The Building and Fire Code Board of Appeals recommends that the final code language be strengthened by adding the following provisions:

- Smoke alarms for all units should be interconnected regardless of configuration or if common egress space is included in the design.
- Electrical receptacles be prohibited in common egress spaces, as suggested in resolution no. 20260723-086.

Rationale:
The Board felt that while the draft language suggested by staff was well considered, providing for interconnected smoke alarms in all Houseplex structures would ensure that all occupants had adequate time to respond in the event of a fire in one unit, regardless of their unit's proximity to the fire. The board also felt that removing electrical receptacles from common egress spaces would reduce the overall risk of fire as it would be less likely for devices such as lithium-ion batteries to be left plugged in and unattended.

Motioned By: Abzug Seconded By: Paredes

Vote: 6-1

For: Vice Chair Abzug, Ben; Brasfield, Aubrey; Buys, Ron; McKay, Blair; Paredes, Cecilia Juarez: Rumbo, Jim

Against: Schumann, Alan

Abstain: Chair Mitzner, Oren

Off the dais: Gannon, Chris

Absent: Satt, Alison, Wood, William

Attest: Rick Arzola