

# SAN DIEGO AREA CHAPTER ICC

## Meeting Minutes for October 21, 2003

### 1. Call to Order

President Beauchamp called the meeting to order at 8:30 AM

### 2. Roll Call

<u>Representing</u>	<u>Jurisdiction</u>	<u>Present</u>	<u>Absent</u>
Ken Larsen	Canyon Lake	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Pat Kelley	Carlsbad	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Brad Remp	Chula Vista	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Gary Fausett	Coronado	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Clay Westling	County of San Diego	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Clay Westling	Del Mar	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Dan Pavao	El Cajon	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Dean Davidson	El Centro	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Richard Esgate	Encinitas	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Joe Russo	Escondido	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Bob Ghiloni	Imperial Beach	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Jessie Wu	La Mesa	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Mark Beauchamp	Lemon Grove	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Kathleen Trees	National City	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Greg Anderson	Oceanside	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Richard Esgate	Poway	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Isam Hasenin	San Diego	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Carl Blaisdell	San Marcos	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Richard Esgate	Santee	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Richard Esgate	Solana Beach	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Mike Kratz	Vista	<input checked="" type="checkbox"/>	<input type="checkbox"/>

#### Chapter Officers in Attendance

President	Mark Beauchamp	City of Lemon Grove
Vice-President	Clay Westling	County of San Diego
Secretary	Ali Fattah	City of San Diego
Treasurer	Lou El-Khazen	City of Chula Vista

#### Associate Members and Guests

Jack Gibbard	San Diego Community College
Mehdi Shabyab	City of San Diego
Susan Murdock	Calif. Contractors Association
Michael Puckett	City of Escondido
Sam Shaker	Willdan
Philip Treas	CSLB
Gina Adams	RCP Block and Brick
Robert Payne	Keyline Sales
Leslie Sabin-Mercado	SD G & E
Rich Geary	Western Wood Products Association
Sasan Nakhshab	City of San Diego
Art DeBolt	City of San Diego
Tom Nikzad	City of Chula Vista
Ed Avila	City of San Diego
John Moth	City of San Diego
Manuel Ainza	County of San Diego
Joe Harris	City of San Diego
Hamid Irannejad	City of San Diego

Mike Puckett

City of Escondido

**3. Approval of Minutes**

The minutes of the September 16, 2003 meeting were approved.

- 4. Treasurer's Report:** Checking account balance is \$ 3,226.95 and savings account balance is \$6,590.68 for a grand total of \$9,871.63. This does not reflect a Web site payment of \$1,080.

**5. Communications**

a. Chapter President's Report.

- Mark Beauchamp discussed the web site and web site redesign

b. ICC Report: No report

c. Legislative Report: No report.

d. CALBO Report:

- The CALBO board met in Sacramento last Tuesday and discussed the status of the new Governor. CALBO does not have the funds necessary to wage a legal battle to change the outcome of the CBSC code adoption decision. CALBO is soliciting donations from local chapters and any leftover funds will be returned to the donating chapter. Some chapters would like to donate to pay for the fight and others do not have the funds to do so. Who the new State agency heads will be is unknown. The IBC vote was 4:1 with the SFM dissenting.
- It is expected that the State Fire Marshal may be replaced by the new administration. CALBO is concerned about this and will take a secondary role on the replacement issue to the fire service and will not be at odds with them.
- The new Governor has a lot on his plate. Some agency heads may be replaced. Past affiliation with the Pete Wilson administration may facilitate CALBO's participation in the selection process.
- CBIA, AIA, ICC, Cal Chiefs and CALBO are joining forces for the fight.
- ICC will be jumping into the fight. Nothing is going smoothly. There are copyright issues in extracting text from the IBC into NFPA 5000 by State agencies to fill in holes .
- The State agencies are not clear about the July 29 8-2 vote decision by the CBSC. The code selection should have come from Coordinating Council made up of the State agencies and not the CBSC. CALBO thinks that an opportunity exists to turn the decision around. The statutes say that the co-coordinating Council should make the choice and not the CBSC, the council could not make the decision due to the dissension by the SFM.
- Some questions being raised are: can local jurisdictions adopt the IBC on their own for non-State regulated occupancies such a Group M and B? The answer is as follows.
  - Local jurisdictions can choose not to adopt any code.
  - The adopted code has to match the State code.
  - The IBC can not be adopted locally.
  - Findings have to be made for those occupancies.
- Brad Remp encouraged members to contact CALBO to turn in their names to join State Boards or the CBSC Building Official position.
- CTI will hold its Ed Week in October in northern California and November 3 through 7 in Ontario in the south.
- The next CALBO Board meeting will be in Ontario on the 14<sup>th</sup> of November.
- Brad discussed a meeting he had with Michael Mankin of DSA. Accountability for access requirements needs to be shifted to the architect or designer from the Building Official. A voluntary certification program is being developed by DSA as well as a training program. It was also suggested that licensure should address the responsibility issue. Hiring an outside consultant can be the result of this effort.
- Dave Martinez represents CALBO on the Universal Design Committee formed by the State.
- The Cal-chiefs and Building Officials working group needs to be re-established to have a joint committee.

- California Energy Commission proposes new code changes. There will be triggers for existing buildings based upon loan refinancing or sale where an inspection will be required. The BIA will sponsor a bill to create a study group on this issue. Realtor groups are interested in this issue due to the potential delays in the selling process. Remodels of existing commercial or residential buildings are also at issue.
- Does the chapter want to amend the IBC or NFPA 5000 to maintain parity with the current code requirements?

6. **Old Business:**

- Revisions to bylaws. Mark Beauchamp has reported that he has not received any comments.
- The scholarship program was discussed however no conclusion was arrived as to the practicality of launching the program prior to the installation dinner meeting.
- CBSC discussion was held as a part of the CALBO report and will be on future meeting agendas.

7. **Good of the Order/Uniform Code Interpretations:**

- Dan Pavao of the City of el Cajon described a situation in his jurisdictions where building owners want to add clamps to stairway handrails to hinder skateboarders from sliding down the handrails and injuring themselves. He was wondering if anyone knew if the clamps would violate the smooth and uniform diameter requirements for accessibility and the means of egress. After a brief discussion the assembly felt that it would not be a violation since the handrail gaps in between complies.
- Joe Russo of the City of Escondido circulated an article on the Barratt Homes lawsuit filed against the City of Rancho Cucamonga for fee issues. The decision is being appealed to the State Supreme Court and is worth monitoring.
- Isam Hasenin of the City of San Diego informed the chapter that Sasan Nakhshab is putting together training materials for a small business. Accessibility is one topic. The materials can be made available to any jurisdiction interested. He also indicated that he has been appointed to the Universal Design Committee formed by HCD as a result of AB 2787 to prepare a model ordinance for Universal Design by next year. This provides for access into single family dwellings.
- Brad Remp of the city of Chula Vista shared with the chapter that he attended an NFPA conference in Reno.
- Ali Fattah from the City of San Diego discussed a radio booster ordinance contemplated by the city of San Diego to enhance emergency responder radio communications within certain buildings. He also announced that the SEAOC Code Committee is looking for volunteers to work on structural amendments to the IRC and to explore state code amendments for IRC adoption.
- Mehdi Shadyab of the City of San Diego was wondering if anyone had more information on the hi-rise fires in Chicago.

8. **Question of the Month.** Greg Anderson of the City of Oceanside was not able to attend to hear the discussion of his question on pool barrier alarm standards.

- A lively discussion of views from inspection staff of the UL standard for audibility, etc. and the practicality of spending a lot of time enforcing a standard not adopted by the state. The cost of the devices has dropped from \$45 to \$10 to \$15 due to the flexibility offered by no listing requirements. An off switch is permitted by many jurisdictions as well as a delay switch. Home security systems will not be permitted since their opening chirp is not very audible and not constant and only last for a few seconds. The manufacturers of the devices do not follow standard labeling practices.

9. **New Business:**

A proposed strategic plan for the Chapter was drafted by Dan Pavao of the City of El Cajon and is provided as a discussion item. It will be reviewed by the Executive Committee and brought back at a future chapter meeting. The chapters gratitude were offered to Dan for his efforts. A mission statement may also be developed.

**10 Committee Reports**

- a. Education and Training: No report.
- b. Executive: No additional items to report that were not discussed above.
- c. Codes:
  - Lou El-Khazen from the City of Chula Vista reported that the committee is examining accessibility code changes to the CBC. Some of the changes include the requirement for a flush lip at curb ramps, truncated domes at curb ramps regardless of slope, wording change/clarification in signage requirements. Sasan will e-mail more information.
  - The committee discussed a footnote to CPC Table 4.1 where DSA had intended adoption to apply to certain occupancies per statute. The City of San Diego has published a policy that differs from that published by the SD ICC Chapter, with the latter especially dealing with scope and applicability.
  - The proposed emergency structural amendments to the 2001 CBC will be reviewed.
  - Mehdi Shadyab will be reviewing the IRC.
- d. Electrical:
  - The committee met last week.
  - SDG & E rules 16 and 19 have been filed with the PUC and require electrical metering for every residential dwelling unit in a multi-unit building. Commercial multi-tenant buildings also have to have a separate meter for each tenant space. This requirement applies to new buildings. Digital sub-meters are not allowed to satisfy this requirement. For answers to questions please contact SD G & E.
- e. Plumbing/Mechanical: No report.
- f. Technology: Web site content management system will be demonstrated at the next chapter meeting.
- g. Valuation: No report.

- 12. Program:** John Diebold and Gary Lau from the City of San Diego presented an overview of the proposed emergency regulations to the 2001 CBC. They highlighted issues that City staff had identified with some of the steel moment frame requirements, as well as wood sill plate requirements amongst others. The issues will be forwarded to the Code Committee for further study.

**13. Adjournment**

President Beauchamp adjourned the meeting at 12:10 p.m.

MINUTES RESPECTFULLY SUBMITTED BY:

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Ali M. Fattah  
Chapter Secretary