

# SAN DIEGO AREA CHAPTER ICC

## Meeting Minutes for December 16, 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 checked="" type="checkbox"/>	<input type="checkbox"/>
Richard Esgate	Del Mar	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Dan Pavao	El Cajon	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Dean Davidson	El Centro	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Richard Esgate	Encinitas	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
Richard Esgate	Solana Beach	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Mike Kratz	Vista	<input type="checkbox"/>	<input checked="" 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

### 3. Approval of Minutes

The minutes of the October 21 meeting were not available. There was no meeting in November due to the Cedar Fire impacts.

4. **Treasurer's Report:** Checking account balance is \$ 5,217 and savings account balance is \$2,592.00 for a grand total of \$7,809.
  
5. **Communications**
  - a. Chapter President's Report.
    - The chapter received a letter from CALBO discussing issues relevant to the recall election results and the impact of the Schwarzenager administration. The letter was also soliciting financial contributions from local chapters to enable CALBO to fight the state and affect adoption of the IBC in lieu of the NFPA 5000.
  
  - b. ICC Report: No report
  
  - d. CALBO Report:
    - Vic Taugher passed away last Wednesday. The Building Official of the year award is named after Vic.
    - The CALBO board is optimistic that the change in leadership at the Governor's office will benefit CALBO.
      - Appointments of Agency Heads - Fred Aguiar appointed Secretary of State & Consumer Services and sits on the Building Standards Commission.
      - CDF head Ronny Coleman has been suggested as a possible candidate to be appointed State Fire Marshal, yet to be determined. Served as Fire Marshal under the past Wilson administration. Candidates for the State Fire Marshal position are seeking CALBO endorsement. CALBO will support a Fire Marshal candidate that is supportive of revisiting and the CBSC decision on the NFPA 5000 code.
      - Sid Cavanaugh's position on the CBSC is coming available for appointment. The Building official term is ending with a vacant slot coming up. Recommended Isam Hasenin, Sheila Lee and William Shock. Also recommend Jim Barthmann for member at large.
      - Governor's Executive Order #2 stops passage of new regulations and orders a review of newly passed regulations under the Davis administration for impact on business . CBSC package recently sent out on NEC, UPC, UMC and structural amendments. Adoption package is not seeking input on the NFPA 5000 code selection (it is necessary that the issue of the NFPA 5000 be revisited).
    - CALBO continues to work to support the adoption of the IBC and IFC in California
      - Appointed agencies heads do not automatically resigned get replaced upon the commencement of a new administration in Sacramento. .
      - A new SFM may change the office's position on the code selection, upon a review of the prior SFM's findings to choose the NFPA 5000, made under the Davis administration, thereby eliminating need for BSC to overturn decision.
      - The SFM is the only one that endorsed the NFPA 5000. If the new SFM endorses the IBC then the four agencies will have a unanimous decision and there would be no need for the CBSC to revisit the issue.
      - If SFM does not change position, CALBO will continue to work to identify deficiencies and strive to hold the system accountable to correct the problems.
    - State Agencies Activities on Code Development
      - SFM has hired NFPA consultant to rewrite NFPA 5000 and NFPA 1/UFC to incorporate CA amendments.
      - HCD is beginning to work on amendments to the IRC.
      - HCD is looking for assistance from CALBO to see how the IRC can be amended to work in California.
      - DSA has received a 633 page report from NFPA comparing CA and Fed accessibility requirements with NFPA 5000 language. The DSA comparison of the NFPA 5000, Title 24 access regulations, to the proposed ADAAG ANSI 17.1 current proposal. The IBC and NFPA

- 5000 are scoping documents that refer to ANSI or ADAAG on how to provide access. Title 24 does not reference a standard rather it transcribes it with amendments into the state code.
- OSHPD had rescinded their package, but reinitiated it again. May be out of sync with the rest of the amendment packages and may be on a different cycle now.
  - BCS has sent out requests for comments regarding impacts on business of adopting NEC, UPC, UMC and structural changes to 2001 CBC.
  - California Energy Commission is still anxious to see their new energy conservation standards move forward. An issue for building departments will be the requirement to potentially do duct testing on the whole ducts system for remodel projects. If the requirement proves to be too onerous, homeowners may not apply for permits to install new furnaces and air handlers causing a potential life-safety hazard. (more than 6% leakage is bad; current requirements provide the option of duct testing and permit 19% leakage).
- CALBO is currently receiving RFPs for administrative services. Current contract with Connerly and Associates has been on second extension.
  - CTI Education Weeks were very successful, the South beat the North in total attendance, but the costs may have been higher in the south. Thanks to everyone who participated.
  - Next CALBO meeting is Jan 16 b 17 in Long Beach to go through final preparations for the ABM the second week of March. At the last meeting (November 14th in Ontario), the Board decided to ask staff to review or advertising rates, provide an exhibitor booth at the Fire Prevention Officers ABM in Buelton in March, discussed concerns by WABO of ICC's actions to set up Regional Chapters.
  - Urban Wildland Interface Code UWIC - State Fire Marshal has a task force working on this as a state-wide area of interest. Per AB 1216 (Vargas) the SFM is directed to develop urban wildland interface standards for comprehensive space and structure defensibility and to present the package before the BSC by January 2005.
  - A8224- require class A roofing - last action 3/03
  - CALBO/Cal Chiefs Fire Advisory Committee met last Friday in Sacramento - FPOs are anxious to work with CALBO in the future. CAL-Chiefs has endorsed SFM candidates who appear to still be committed to NFPA building Code. Mark Beauchamp will find a local contact to invite to our meetings and better co-ordinate the efforts of the chapter with the fire service on local & state issues of common interest.
  - They ignored input from FPOs. Cal-Chiefs support of NFPA is primarily to further the firefighter union's efforts to mandate NFPA 1710 standard of four-man fire engine companies. The issues of the problems created with the NFPA Building and Fire Codes is incidental to them. We will continue to work closely with the FPOs. We are going to generate a presentation that gives examples of the development review process is a shared responsibility between the typical building department and fire prevention office.
  - CEC proposals for existing commercial and residential buildings - triggers could include sale, lease or refinance.

6. **Old Business:** None.

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

- Gina Adams announced that City of San Diego approved a master plan for a Keystone wall.
- Isam Hasenin announced that the City of San Diego is reviewing its codes and local amendments in light of damage caused by the Cedar Fires. The City will review what efforts the County of San Diego is undertaking. Brad informed the membership that the City of Chula Vista has a taskforce looking into a brush management mapping effort where 500 ft of clearing is required and seek council action for any required code changes. AB 224 is being monitored.
- Poway, Carlsbad and El Cajon currently ban wood roofs. Cool roofs incentives rebate programs can be impacted by code changes top roof covering requirements.

- Bob Payne gave an update on the PEX pipe issue and stated that there is no resolution of the appeal by the State Attorney General.
- Philip Treas of the CSLB discussed a home improvement certification program that was an experiment whose authorizing law sunsets at the end of the year. No requirements for a HIC for Contractors in the fire areas. You can call Phil at 858-455-7184 for more info. CALBO is to co-sponsor contractor training sessions as a part of the ABM. Workers comp list is maintained by CSLB after January 31. Paper statement has not been maintained in a timely fashion. Progress on issuing license renewals is almost up to date, however the processing of new license requests is falling behind with an 8 month to 12 month backlog. The application process is funded by application fees however the funding for the program is allocated by the legislature with across the board cuts throughout the State organization having an impact on CSLB activities.
- Rusty from the County of San Diego informed the membership that they will be closing down their counter operations for 2 weeks to revamp the operation to accommodate an increased staffing level. Permit activity has doubled. 20 new (10 full time) employees will be hired, Fire victims are being handled on an appointment basis only.
- Joe Russo handed out an article from the Glazing magazine.
- Greg Anderson asked about construction tolerances for accessibility requirements. The Orange Empire chapter has developed a guide line that not all agree with. Greg also discussed the potential impacts of the State budget crisis on the City of Oceanside. He also discussed issues with the fire prevention.

8. **Question of the Month.** None

9. **New Business:**

a) Election of new officers for the new year. The slate of nominees proposed was as follows:

Mark Beauchamp, Chapter President  
Ali Fattah, Vice-President  
Lou El-Khazen, Secretary  
Joe Russo, Treasurer.  
Clay Westling is the past president.

Brad Remp made a motion to approve the Nomination Committee's slate of candidates and was seconded by Greg Anderson. The assembly unanimously approved the slate and recommended the installation of the newly elected officers.

The installation dinner is scheduled for January 23<sup>rd</sup> and the officers will be installed by the chapter's ICC Board liaison Mr. Fred Herman, of the City of Palo Alto.

b) Financial contribution to CALBO in IBC adoption effort.

CALBO has suggested a \$5,000 from local chapters to build a war chest to fight for an overturn in the CBSC decision to adopt the NFPA 5000 code.

The total funds collected will never approach the million or so dollars probably needed to mount a full on lobbying and legal effort. Brad Remp indicated that he is not soliciting the funds from the chapter. The financial assistance letter sent by CALBO outlined the following activities for which the financial contributions could facilitate:

- Expand the California Code Coalition
- Educate the new administration and the Governor on the issues.
- Compile a list of acceptable appointees to the CBSC and recommend them for appointment.
- Challenge the administrative steps taken by the CBSC thus far in the code adoption process.

The membership discussed the pros and cons of giving financial resources or making members available to CALBO by supporting travel expenses to participate in Sacramento or wherever deemed necessary by CALBO. The chapter also discussed whether the financial contribution is a symbolic

gesture by the chapter to show solidarity with CALBO's membership in the unified goal of affecting necessary change.

The chapter decided to refer the issue to the chapter's Executive Committee to decide the appropriate course of action and whether or not control of the funds should be kept locally as opposed to sending the funds to CALBO and thereby reducing resources available for local participation. The committee needs to formulate a budget and determine the amount of the contribution whether \$1,000 as was suggested by some members in attendance, or a larger amount. The \$2,000 scholarship fund could be tapped for this purpose since the process has been deferred for after the installation of officers in the new year.

## 10 Committee Reports

- a. Education and Training:  
Aaron Goodman reported that the committee needs help and direction from the Executive Committee. CTI has improved attendance by 20% due to turnover and attendance.
- b. Executive: Mark Beauchamp discussed the plans for the installation dinner and encouraged the membership to send in their reservations to Sandy Brenner at ESGIL.
- c. Codes:
  - Sasan reported that the committee is examining fire code changes.
  - Universal design access issues in single family dwellings were also discussed by the committee. No steps at entry door, etc.
  - CBSC emergency modifications to the structural requirements were evaluated. Some of the requirements seem to be excessive for local application. Committee recommends that the chapter hold off on the adopting them for 6 to 9 months and revisit after the effective date of the next State code edition is understood so that priorities could be better set.
  - IRC modifications and amendments were discussed and Mehdi Shadyab of the City of San Diego has volunteered to take the lead.
- d. Electrical:
  - EMT has lost UL listing for rain tight fittings. 1 manufacturer "Bridgeport" has been awarded a UL listing for ½ in and 1 in conduit. 2" and greater fittings never had a listing for rain tightness.
  - Several structures lost to the Cedar fire were located in areas without power service supplied by the electric utility. The owners would like to rebuild with photovoltaic panels to replace what they had with inadequately sized systems. Systems must be sized for worst case scenarios for per day peak load demand. Propane systems will be used most likely to supplement the deficiency. Will vary from structure to structure. Federal regulations require a minimum of 50 amp service (can be lowered to less than 30 amps on a case by case basis with justification). Standby power is an electrical code requirement. The electrical code requires houses to be wired for 100 amp service.
- e. Plumbing/Mechanical:
  - Due to new ICC requirements for recertification, the committee discussed whether or not the CEU requirement can be satisfied through committee participation in lieu of formal training seminars. Will verify with Aaron Goodman.
  - The County will allow homes damaged by Cedar fire to be rebuilt using their existing foundations if an analysis is performed to verify the integrity of the slab. An air test is required as well as a camera test to verify underslab and underground plumbing. A engineer will be required to evaluate and recommend reuse of the slab/foundation system and utilities.
  - New California Energy Commission requirements will be in effect January 20, 2004. More energy efficient (2 inch wider) water heaters will be required.
  - Alternative dryer venting and ducting method (1991 Mechanical Engineering Design for Un-insulated run) was discussed. This should be a question of the month for the January 20 meeting.

- f. Technology: No report
- g. Valuation: Tom Nikzad announced that the updated valuation schedule is nearing publication for circulation at the next meeting.
- c) **Program**: no program.

**12. Adjournment**

President Beauchamp adjourned the meeting at 11:55 a.m.

MINUTES RESPECTFULLY SUBMITTED BY:

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Ali M. Fattah  
Chapter Secretary