

**SAN DIEGO AREA CHAPTER ICBO
 MINUTES of March 20, 2001**

1. Call to Order

The meeting was called to order by President Trees at 8:42 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 checked="" type="checkbox"/>	<input type="checkbox"/>
Brad Remp	Chula Vista	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gary Fausett	Coronado	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Clay Westling	County of San Diego	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Clay Westling	Del Mar	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Dan Pavao	El Cajon	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Dean Davidson	El Centro	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Richard Esgate	Encinitas	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Dan Fagan	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"/>
Richard Esgate	Lemon Grove	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Kathleen Trees	National City	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Greg Anderson	Oceanside	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Richard Esgate	Poway	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Pete Lopez	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	Kathleen Trees	National City
Vice-President	Clay Westling	County of San Diego
Secretary	Dan Fagan	City of Escondido
Treasurer	Richard Esgate	City of Poway

Associate Members and Guests

Lou El-Khazen	City of Chula Vista
Ali Fattah	City of San Diego
Susan Murdock	California Construction Association
Gina Adams	RCP Block & Brick
Joe Russo	City of Escondido
Art DeBolt	City of San Diego
Jerry Livingston	San Diego BIA
Leslie Sabin-Mercado	SDG&E
Art Buxbaun	City of San Diego
Robert Fisher	Don Edson Architect Inc. AIA
Roger A. Brooks	Willdan
Ron Espalin	Willdan
Sunnie House	Willdan
Russell Ek	Simpson Strong-Tie
Timothy Owens	City of San Diego

Mark Beauchamp	Lemon Grove
Gered Beeby	City of Oceanside
Paul Smith	City of Carlsbad

3. Approval of Minutes

Approved

4. Treasurer's Report

Richard Esgate Reported:	Checking	\$2,391.99
	Savings	\$255.46
	CD	<u>\$15,622.28</u>
	Total	\$18,269.73

5. Communications

a. Chapter President's Report:

- ~~///~~ President Trees indicated that she had received an e-mail from CALBO regarding 2 seminars on March 30; ATC 20 POSTDISASTER SAFETY ASSESSMENT, in Palm Springs and APPLYING THE STATE HISTORIC CODE, in Santa Monica.
- ~~///~~ Kathleen also had received an e-mail regarding International Building Safety Week, April 8-14.
- ~~///~~ Kathleen mentioned the recent CALBO ABM in Sacramento and indicated that our Chapter sponsored hospitality suite was very successful.
- ~~///~~ She also made note that at the Friday night CALBO Installation Banquet two members of the San Diego Chapter had received awards. Richard Esgate received the President's Individual Achievement Award and Marty Orenyak received CALBO's Special Award of Recognition. The Chapter members offered a hearty round of applause for Richard and Marty.

b. ICBO Report:

- ~~///~~ Kathleen Trees mentioned the Code Development hearings in Portland this month and the annual ABM September 15 – 21 in Cincinnati. She also mentioned FEMA issues related to the code adoption situation in California and indicated that they are currently evaluating the issue.
- ~~///~~ Discussing ensued regarding the issue of certification in California and whether or not certification for the 1997 UBC would be available, since it appears the state will continue to use the 1997 UBC for another code cycle. It was indicated that certifications would be available for either code, the 1997 UBC or the IBC. Brad Remp, City of Chula Vista, posed the question; Why do we need to be recertified if we are still under the same code?

c. Legislative Report:

- ~~///~~ Clay Westling indicated that it is still early in the legislative cycle so no specific information is available at this time.
- ~~///~~ Clay noted some of the bills that will be coming up that could affect Building Departments: SB 197, regarding annual inspections on marinas, Mobilehome Park bills, seismic retrofits, fire rated roofs, straw bale construction and a bill regarding Interior Designers.
- ~~///~~ Brad Remp mentioned that the seismic retrofit bill appears to involve Building Departments doing cost estimates for retrofit projects.

d. CALBO Report:

- ~~///~~ Brad Remp indicated that he regretted that he could not attend the recent annual business meeting in Sacramento and encouraged everyone who did attend to provide any input to him regarding the meeting.
- ~~///~~ Clay Westling mentioned that he would like to get direction from the new CALBO Board regarding

next year's annual business meeting that will be held in San Diego.

- /// Brad mentioned the change in the traditional method of electing the CALBO President that occurred at this year's meeting.
- /// He also talked about the programs this year and how they were structured more toward Building Official issues. Discussion ensued on how to integrate one program toward technical Building Inspector issues into next year's programs.
- /// Pat Kelly mentioned the one resolution that failed in Friday's business session. The resolution called for jurisdictions throughout California to adopt an ordinance similar to the one that the City of Pasadena had recently adopted regarding adoption of the I codes. Pat noted that the vote was not unanimous on the resolution and that the CALBO members had expressed many different opinions regarding the subject.
- /// Discussion ensued regarding the future course of CALBO in pursuing the I codes or another family of codes. The question was raised as to whether or not the Chapter Code Committee should start reviewing some of the other codes and get involved in their code development processes.
- /// In response to a question, Jerry Livingston, San Diego BIA, indicated that they are still monitoring the situation but still support the IBC and the IRC.
- /// Kathleen Trees mentioned that the AIA is working cooperatively with the ICC to implement the adoption of a single family of codes.

6. **Old Business:**

- /// Diana Lee, Government Relations Manager for NetClerk, Inc
 - /// Ms. Lee was unable to attend today's meeting.
- /// Discussion - Use and acceptance of NES Reports
 - /// Discussion ensued regarding the reasons for the ICBO/NES split. (quality control, on-going monitoring, periodic in-plant inspections, etc) The consensus among Chapter members was that we didn't have enough information to make an informed decision. The Item was tabled and will be considered at the next meeting. Brad Remp indicated that Gordon Murdock would gather additional information for the Chapter members.

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

- /// Mike Kratz, City of Vista, mentioned various FEMA publications on moment frame connections.
- /// Art Buxbaun, City of San Diego, mentioned the old chapter Public Relations committee, and noted that he had completed a draft on public relations issues, including addressing the media, etc. Art requested that the Committee be reformed to complete the draft. Brad Remp mentioned the CALBO video and how jurisdictions could use it for Building Safety Week. It was decided to reestablish the committee with Art serving as the Chairperson.
- /// Ali Fattah, City of San Diego, mentioned that the next chapter meeting will be upstairs and that the May meeting may also be there. Ali also noted that chapter membership dues are starting to be received. He also mentioned the City of San Diego's retrofit ordinance and how they are working with various people and groups on the technical aspects of the ordinance.
- /// Pat Kelly, City of Carlsbad, mentioned how their City hall was subject to one of the rolling blackouts yesterday, how it affected their operations, their permit tracking system, etc. Carlsbad's permit system is on their emergency generation system.
- /// Brad Remp, City of Chula Vista, indicated that he was glad to be back and expressed appreciation to everyone for their cards, phone calls and support during his recent illness.
- /// Ron Espalin, Wildan, mentioned the upcoming ATC training in Palm Springs and encouraged everyone to attend.
- /// Jerry Livingston, San Diego BIA, talked about stormwater inspections and indicated that they will be monitoring this issue as it relates to appropriate costs to associate with Building Permit costs. He noted that there is a clear distinction between new construction and other ongoing inspections.
- /// Leslie Sabin-Mercado, SDG&E, asked about the status of the County's ordinance regarding methane. She also inquired as to what areas it would apply to. Clay Westling indicated that they are currently developing the ordinance and are trying to define applicable areas. He indicated that the draft will be available in a matter of days. Leslie requested that the information be provided to SDG&E.

Leslie also noted SDG&E's need to be aware of the various systems being installed today; accelerated distribution generations units, stand-by generators, etc. SDG&E is also working to establish an approved Building Inspector list to call in meter releases. (they are currently receiving a number of calls from inspectors)

- ✍ Russell Ek, Simpson Strong-Tie, mentioned their workshop scheduled for next week and distributed materials comparing Hardy Frames and Simpson products.
- ✍ Pete Lopez, City of San Diego, announced that Ali Fattah was recently promoted to Senior Structural Engineer. Pete also mentioned that the City's Fire Department engine companies are finding reoccurring, similar problems in existing buildings where there is a single tenant occupying an entire floor. The companies are finding elevator lobbies locked; requiring a key, number code, card reader, etc. Pete noted that plans for new projects may appear code compliant, however, in looking at the door schedule you will see exiting issues. Pat Kelly indicated that in the past he had found similar situations in Carlsbad. General discussion ensued regarding the issue.
- ✍ Dan Fagan, City of Escondido, mentioned one program that was presented at the recent CALBO ABM, "The Building Official of Tomorrow", and distributed information on how to obtain the handouts from the session. Dan also mentioned the new energy regulations that will become effective on June 1, 2001 and asked if jurisdictions would still be offering incentives for increased energy efficiency, after the new regulations go into effect. Brad Remp, City of Chula Vista, indicated that he felt that some builders would still want to exceed the new regulations and indicated that they would continue to offer incentives.

8. Question of the Month:

Home Theaters: How are code requirements for light and ventilation, occupancy separation and exiting being applied? Do we need a Chapter Policy on this?

- ✍ Richard Esgate, City of Poway, indicated that he is seeing a number of custom homes that are incorporating this new use, with no windows. Richard suggested that this relatively new issue presents an opportunity to establish uniform policies to address it. He recommended referral to the Code Committee and that the BIA and AIA be involved in the development of the policy.
- ✍ Tim Owens, City of San Diego, indicated that there were basically 2 types of the home theaters. One is the smaller, more typical type with just a standard wide screen TV. The other is being found in larger custom homes with professional projection equipment. He noted that this type could require a union projectionist. This triggers code requirements for a bathroom. Tim indicated that for these types movies are being rented just like a theater and that the number of occupants has reached 65 people. It was noted that the more typical type involves 10 to 20 occupants.
- ✍ This item was referred to Code Committee.

9. New Business:

- ✍ None

10 Committee Reports

a. Education and Training:

- ✍ No Report

b. Executive:

- ✍ Kathleen Trees noted that the committee will be meeting next month to work on plans for the CALBO ABM next year.

c. Codes:

- ✍ Lou El-Khazen indicated that the Committee did not meet last month. He noted that they will soon distribute the chapter policies with a matrix via e-mail.
- ✍ General discussion ensued on Chapter involvement in the ICC code development process and in

the other code development processes.

d. Electrical:

Robert Nagle indicated that the committee met last week. Generators are currently a big issue and are being installed with permits and without permits. He also noted that the releasing of services on these new installations is an issue and they are working on it with SDG&E.

Tim Owens indicated that he had completed research on generators and that the City of San Diego will require all generators to be listed and installed per UL 2200.

e. Plumbing/Mechanical:

Paul Smith, City of Carlsbad, has volunteered to be Chairperson. Paul mentioned a new product for copper crimping and indicated that the committee was reviewing the item.

f. Technology:

Brad Remp distributed copies of the updated technology matrix. He indicated that there was no meeting this month. Next month the committee will look at the chapter website development.

g. CALBO ABM:

Clay Westling thanked everyone for their assistance with the hospitality suite at the recent CALBO ABM in Sacramento and talked about getting a couple of members from the CALBO Board of Directors to attend our next Chapter meeting to talk about the ABM in San Diego next year.

11. **Program:**

Fred Jaeger, Jaeger Engineering - the permit process for electrical generation facilities.

12. **Adjournment**

President Trees adjourned the meeting at 10:43 am for the program.

MINUTES RESPECTFULLY SUBMITTED BY:

Dan Fagan
Chapter Secretary