

**SAN DIEGO AREA CHAPTER ICBO
 MINUTES of April 17, 2001**

1. Call to Order

The meeting was called to order by President Trees 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 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 checked="" type="checkbox"/>	<input type="checkbox"/>
Dean Davidson	El Centro	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input 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

Ali Fattah	City of San Diego
Mark Beauchamp	City of Lemon Grove
Rich Geary	Western Wood Products Association
Susan Murdock	California Contractors Association
Joe Russo	City of Escondido
Eric Borsting	San Diego BIA
Jerry Livingston	San Diego BIA
Gordon Murdock	City of Chula Vista
Roger Brooks	Wildan
Neil Evans	Van Dorpe Chou Associates
Paul Smith	City of Carlsbad
Robert Luitjens	San Diego County Assessors office
Russell Ek	Simpson Strong-Tie Company

3. Approval of Minutes

The minutes of March 20, 2001 were approved as written.

4. Treasurer's Report

Richard Esgate Reported:	Checking	\$2,382.18
	Savings	\$255.46
	CD	<u>\$15,622.28</u>
	Total	\$18,259.92

5. Communications

a. Chapter President's Report:

~~///~~ President Trees reported that she had received a letter from Eric Borsting thanking the Chapter for the honorary Chapter membership and for the opportunity to work together on issues common to Building Officials and the BIA.

b. ICBO Report:

~~///~~ No report.

c. Legislative Report:

~~///~~ Clay Westling reported that the major focus at the legislative level is on the energy crisis. He also noted the following bills.

~~///~~ SB 197- annual inspections of marinas, amendments to the Mobilehome Parks Act, AB 1318 regarding manufactured housing and three bills regarding toxic mold.

~~///~~ AB 326 regarding wood roofing which requires SFM certification of labs for the 10 year weathering test,

~~///~~ Straw building bill. CALBO is opposing. This bill would put "building regulations" in state statutes and not in the building code.

~~///~~ Bill regarding construction defects.

~~///~~ AB 472 regarding substandard housing - relocation issues.

~~///~~ Changes to the Field Act - school districts want exemptions for their districts.

~~///~~ AB 600 regarding home warranty for new construction

~~///~~ AB1574 - at time of resale of single family dwelling – energy efficiency inspection and additional energy regulations for commercial buildings

~~///~~ SB 691 regarding government liability and recovery of attorney bills

~~///~~ Brad Remp recommended a review of the CALBO newsletter for a summary of all the bills mentioned by Clay.

d. CALBO Report:

~~///~~ Brad Remp reported that the next CALBO Board meeting would be on May 17 & 18 to coincide with the County jurisdictions meeting.

~~///~~ The State Attorney General's office has asked CALBO to comment on the City of Pasadena's ordinance regarding Section 104 of the 1998 CBC and the adoption of the "I" codes. CALBO indicated that they were in favor of jurisdictions always having local control over code issues. CALBO does not want to lose our abilities under Section 104. CALBO is not recommending doing an ordinance. General discussion ensued regarding the ramifications of losing our discretion under Section 104.

~~///~~ Brad also mentioned that the CALBO Board has been asked whether or not CALBO should consider changing their membership in ICBO from that of a "Chapter" to that of an "affiliate". CALBO is currently a chapter of ICBO and an affiliate of other code organizations. General discussion ensued. Richard Esgate cautioned against the appearance of us pulling away from

ICBO and felt that this could have a negative impact. It was noted that our association with ICBO might currently be inhibiting our efforts at the state level. Greg Anderson noted the differences in support at the recent annual ICBO meeting versus the recent annual CALBO meeting and questioned where this idea was coming from. Both Richard and Greg indicated that we should maintain our ICBO chapter status and become chapters of the other organizations. Pat Kelly suggested that CALBO do a more formalized method, such as a survey, to gauge member preference.

Richard suggested that the CALBO board send out a list of pros and cons regarding the issue. Brad noted that there is no intention to move away from the "I" codes and that this idea was being looked at to deal with the current political situation at the state level. Clay Westling noted that he didn't feel the break would help and noted that he felt the action would have a negative effect overall.

6. **Old Business:**

~~///~~ **NES reports:** Gordon Murdock distributed two items containing general information on NES and their processes. Gordon indicated that Lou El-Khazen is working on gathering additional information for the chapter members to make a decision on this issue. Gordon noted that a representative from NES (Dave Conover, CEO) has indicated a desire to speak to the Chapter and to answer questions about their process. Greg Anderson indicated that the issue is an apparent lack of third party QC inspections. He also noted that we should perhaps look at other evaluation reports from other agencies. Ali Fattah mentioned the various other reports/agencies that we should perhaps look into and include in our review. Ali offered to do a matrix of agencies for further review. Ali will forward to Lou who will distribute to Chapter members. Brad Remp mentioned the QC question and suggested that Chapter members review page 5 of the NES handout.

~~///~~ **Participation in Code Development hearings/other code development hearings:** Greg Anderson recommended that we stay with the "I" codes and not venture out to other code development processes. Dan Pavao noted that we would be spreading ourselves too thin if we were to get involved in the other processes. He recommended that we focus efforts at the state level regarding the adoption process. Brad Remp mentioned that there is a need for us to participate at the state agency and advisory committee level before the process gets to the building standards commission. Eric Borsting noted that the Building Officials are the experts and that somehow we appear to have lost our credibility at the state level. He also noted that the Building Standards Commission should be calling on the California Building Officials for advice. The general consensus of the Chapter members was to get more involved at the state level and not as involved in the code development process.

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

~~///~~ Joe Russo, City of Escondido, polled the members as to whether or not plan check correction lists were maintained as part of the permanent record. A number of members indicated that they were maintained as a permanent record.

~~///~~ Gordon Murdock, City of Chula Vista, asked for Chapter member comments on how they were monitoring special inspections in the field. Gordon noted that they had had some discrepancies on one recent job. He also mentioned the City of San Diego's process in which they require ICBO certification plus experience. Greg Anderson recommended an educational program tailored toward Building Officials regarding special inspections. Dan Pavao, City of El Cajon, mentioned that they are tightening up on special inspections due to a recent incident of falsified reports. He also noted that contractors are still hiring special inspectors. Gordon suggested that the City of San Diego could do a seminar. This was referred to the Education Committee. Greg mentioned special inspections for EIFS (externally insulated finish system). Ali Fattah also noted problems with this particular material.

~~///~~ Eric Borsting, San Diego BIA, mentioned the honorary Chapter membership and noted the BIA Code Committee meetings on May 10th.

~~///~~ Jerry Livingston, San Diego BIA, indicated that they were ready to send out the annual fee survey and asked for Chapter participation in the review of the survey. Brad Remp, Clay Westling and Dan Fagan volunteered.

~~///~~ Greg Anderson, City of Oceanside, noted his jurisdiction's recent department reorganization. Building and

Planning are being combined. Code Enforcement is moving to Housing and is reporting directly to a Deputy City Manager. He also mentioned code requirements regarding minimum plumbing fixtures and noted that he had two cases where he needed to apply our policy. General discussion ensued on the policy.

- ~~///~~ Ali Fattah, City of San Diego, noted that the Chapter meeting would be upstairs in the training room next month and the following month. The City of San Diego is continuing with their URM program and is doing a workshop for owners and another one for Architects and Engineers.
- ~~///~~ Mark Beauchamp, City of Lemon Grove, noted that a local TV station had recently interviewed them and that the end result was a positive reflection on the Building Department.
- ~~///~~ Brad Remp, City of Chula Vista, asked how many jurisdictions had done something for building safety week. None of the members present indicated that they had done anything. Brad indicated that he had presented the CALBO video to his City Council and also did a proclamation.
- ~~///~~ Dan Pavao, City of El Cajon, noted that one of his inspectors had attended the recent special inspection class. Dan asked about special inspection on retaining walls. General consensus was that it is required based on the design strength used for the masonry. Dan also indicated that the class appeared to indicate that a soils report is required for a sign footing over four feet in depth. The general consensus was that this would be based on the Engineer's soil design. Dan also noted that there seems to be confusion on the extent of SDG&E involvement in PV systems and backup generators. Ali Fattah asked about building permits on PV systems. Brad Remp mentioned that they are having problems with contractors getting permits for these systems and complaining about permit requirements. General discussion ensued regarding PV systems and the possibility of a developing a standard Chapter policy. Robert Nagle, County of San Diego, mentioned that the Electrical Committee was working on a standard package. Dan noted that anchor bolts that are stabbed into wet concrete have 20% less strength. He indicated that his staff had done a poll of area jurisdictions regarding allowing the anchor bolts to be stabbed or requiring them to be templated. He indicated that the response was about 50/50.

8. Question of the Month:

~~///~~ None

9. New Business:

~~///~~ None

10 Committee Reports

a. Education and Training:

- ~~///~~ Dan Pavao noted that he had sent out an e-mail survey to area Building Officials regarding interest in a means of egress seminar. He received responses indicating an attendance of about 8 people, which was not enough to do the seminar.
- ~~///~~ He noted that a Disabled Access seminar was being planned next. He also noted the interest expressed in today's meeting in a Special Inspection seminar.

b. Executive:

- ~~///~~ Kathleen Trees noted that the committee met last week and had reviewed the CALBO ABM budget.

c. Codes:

- ~~///~~ Clay Westling noted that the committee has basically completed the review of the Chapter policies and that they were e-mailed to Chapter members for their review.

d. Electrical:

- ~~///~~ Robert Nagle indicated that the main topics for the committee were distributed generation,

standby systems and PV systems. He also noted an increase in photovoltaic installations. SDG&E is interested in going electronic with their service requests, etc. They are looking at more electronic communication with the jurisdictions in the future, including meter releases.

/// Brad suggested that SDG&E should contact the Chapter Technology Committee regarding their plans for the electronic communication.

e. Plumbing/Mechanical:

/// Paul Smith indicated that the committee had met and that no major issues were discussed.

f. Technology:

/// Brad Remp indicated that the committee didn't meet last month and that the next meeting was scheduled for the April 26th at 10:00 am.

g. CALBO ABM:

/// Clay Westling indicated that the Executive Committee had approved a preliminary budget.

/// Clay also noted that we might get Torrey Pines as the golf site. This annual event would need to move to the afternoon instead of the traditional morning time due to the availability of this golf course.

/// Clay mentioned that Linhart, Petersen & Powers Associates has offered to do the notebook and the graphics for professional development day.

/// Clay asked if anyone was interested in being the Chairperson for the Golf Committee and noted that he will set up a committee meeting in the next two weeks.

/// Clay noted the development of the Professional Development day program and suggested a program geared more toward inspectors. Program ideas include PV systems, Energy Regulations, Special Inspection and Code Enforcement.

h. Public Relations:

/// No Report.

11. Program:

Ivan Holler, Chief, Building Division, County of San Diego, gave a presentation on issues and requirements related to the implementation of the Municipal Stormwater Permit.

12. Adjournment

The meeting was adjourned by President Trees at 10:40 am for the program.

MINUTES RESPECTFULLY SUBMITTED BY:

Dan Fagan
Chapter Secretary