

SAN DIEGO AREA CHAPTER ICC

Meeting Minutes for September 16, 2003

1. Call to Order

President Mark Beauchamp called the meeting to order at 8:35 AM.

2. Roll Call

<u>Representing</u>	<u>Jurisdiction</u>	<u>Present</u>	<u>Absent</u>
Ken Larsen	Canyon Lake	<input checked="" type="checkbox"/>	<input 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"/>
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 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"/>
Mark Beauchamp	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"/>
Ali Fattah	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	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

Isam Hasenin	City of San Diego
Mehdi Shadyab	City of San Diego
Art Debolt	City of San Diego
Sall shaker	Willdan
Joe Russo	City of Escondido
Michael Puckett	City of Escondido
Jack Gibbard	San Diego Community College
Tom Nikzad	City of Chula Vista
Philip Treas	California State contractors Licensing Board
Sasan Nakhshab	City of San Diego
Gina Adams	RCP Block and Brick
Aaron Goodman	Willdan
Sasan Nakhshab	City of San Diego
Joe Harris	City of San Diego
Phil Bunn	County of San Diego
Jack Gibbard	SD Community College District
Russel Ek	Simpson Strongtie
Scott Grossman	Simpson Strongtie

Jason Oakley
Susan Murdoch

Simpson Strongtie
California Contractors Association

3. Approval of Minutes

The minutes of the July 15, 2003 and August 19, 2003 were approved. The approval was deferred due to time constraints that precluded a thorough proof reading of the minutes prior to being sent out

- 4. Treasurer's Report:** Checking account balance is \$ 4,917.85 and the savings account balance is \$6,589.87.

5. Communications

- a. Chapter President's Report: No report.
- b. ICC Report: No report.
- c. Legislative Report: Clay Westling informed the chapter of the following items.
 - ~~///~~ AB 24 motion sensors in pools. This is a real estate disclosure issue.
 - ~~///~~ SB 54 mobile home parks and complaints. The bill has been sent to Governor Davis for signature.
 - ~~///~~ SB 262 Accessibility complaints. This bill allows complaints to be filed locally with the District Attorney, the City Attorney or County Attorney and not only to the State Attorney General. This bill address complaints based on Title 24.
 - ~~///~~ SB 1025 accessibility in townhouse dwelling units. The bill was amended and sent to sent to Governor Davis for signature.
- d. CALBO Report: None.

6. Old Business:

~~///~~ **Bylaw changes.** Mark Beauchamp shared with the chapter amendments made to the second draft of the bylaws that were discussed by the executive committee. The chapter gave him additional feedback to change the term "uniform codes" on page 1 item 2 c to "model codes" in light of the IBC and NFPA 5000 codes. A key change was the addition of an associate member category that is not the appointed building official of a jurisdiction who can serve as an officer in the chapter. The revised bylaws will be brought back at a future chapter meeting.

~~///~~ **Scholarships.** Mark Beauchamp expressed an interest to resurrect the scholarship program last offered by the chapter more than three years ago. The chapter voted to proceed with the program for two categories of scholarships, a public and a jurisdictional scholarship of equal \$1,000 amounts. The public one is offered to a student not working for a jurisdiction and the jurisdiction category if for a jurisdiction employee pursuing coursework in engineering or taking code related coursework. The scholarships are to be presented at the installation dinner in January. Susan Murdoch has a file that includes the copy of an application and the selection and qualifications criteria. Susan Murdoch, Phil Bunn of the County of San Diego, Aaron Goodman of Willdan and Dan Pavao of the City of El Cajon have volunteered to form a committee to re-launch the program.

~~///~~ **CBSC Code adoption issues.** The chapter had a second opportunity to discuss future actions and the timing of such actions in light of the NFPA 5000 code selection the prior month. The chapter president should contact CALBO and ICC to understand their future course of action and any advice they may have for the chapter to contribute to efforts to change the code selection. A CBSC meeting will be held on September 17, 2003 to decide on the schedule for 2006 implementation of the next set of California codes. The State budget cuts is affecting the agencies required to publish amendments and 120 day notice has been given to some key staff members assigned to do the work. We should participate in the code development process again and certainly with the International Residential Code since it is one of the selected codes. This item will remain an open old business item for future chapter meetings.

7. Good of the Order/Uniform Code Interpretations:

- ~~///~~ Joe Russo announced that was appointed the Building Official for the City of Escondido and that Michael Puckett was appointed as the deputy Building Official.
- ~~///~~ Clay Westling introduced Phil Bunn the County of San Diego's new Building Official Phil Bunn. He also announced that the County of San Diego plans to hire and Associate Structural Engineer.
- ~~///~~ Phill bunn said that he was getting familiar with the County and that he had been involved in methane hazard inspections and raised an issue he cam across with underground electrical service entrance conduits and jurisdictional issues between the County and SDG& E. He also passed out a suggested reading list that he put together to improve the management skills of his employees.
- ~~///~~ Rusell Ek of Simpson Strongtie introduced Scott Gossman a new representative in the area who had worked for Hilti Anchoring systems. He reminded the chapter of the September 23 workshop with the buss leaving Dixiline Lumber at 6:30 am. There will also be a n anchoring workshop on October 30 for ½ day. He also shared with the chapter concerns about wood frame connector products that did not comply with the current NDS standards. The chapter reminded him that the 1997 UBC references the 1991 NDS and suggested that more specific information be forwarded if warranted.
- ~~///~~ Gordon Murdoch announced the sad departure of Bill Curtis, former director of the City of San Diego Building Inspection Department. A memorial for Mr. Curtis is to be held on Saturday.
- ~~///~~ Richard Esgate announced that he has counter technician openings in Poway and Santee.
- ~~///~~ Isam Hasenin from the city of San Diego update the chapter on the City's experiences with the new fee structure. He also shared the issues resulting from the simultaneous launch of the Permit tracking system in conjunction with the new fee calculation methodology and the slowdown to the permit system caused by user interface issues with the new system. The workload remains steady and revenues and expenditures are being closely monitored. The valuation tables will be updated next year.
- ~~///~~ Dean Davidson of El Centro shared with the chapter the management departures and fiscal problems his City has had to cope with over the past few months. The City Manager had resigned as well as the Development Services Director and the Finance Director for the City. There were 19 employees klayed off by the City and the City is facing a \$2.6 million deficit.
- ~~///~~ Gina Adams announced the CSI product fair will be held at the Scottish Rite Temple in Mission Valley. George Muelmeister will be preparing designs for masonry retaining walls and she asked if the chapter can provide input to he engineer RCP has hired to do the engineering design. The city of Vista requires a design professional for retaining walls greater that 6 ft in height and allows walls built per the standard handout up to 6 ft height.
- ~~///~~ Art Debolt announced that Inspection Services at the city of San Diego plans to hire 6 combination inspectors, 2 structural inspectors at the Inspector II level with the interviews to commence in October.
- ~~///~~ Greg Anderson of Oceanside brought some issues with post tensioned slabs on grade where a the slab was designed to be a monolithic single pour with the footings but had to much tome between pours to comply with the engineering design.
- ~~///~~ Lou El Khazen of the chula Vista announced that the City will be hiring a new plans examiner.

- 8. Question of the Month.** The chapter discussed the Code adoption question posed by Mark Beauchamp. Where do we go from here as far as adoption of the I codes is concerned. Some jurisdictions may want to go through the Board of Appeals and have he decision ratified by the City Council. What does the Health and Safety Code say about Code adoption and does it prohibit adopting the IBC for occupancies and uses not regulated by state agencies? If a jurisdiction does adopt the IBC who will pursue legal action, especially in light of the Sates dire financial situation. Some members thought it would not be practical to enforce two sets of Building codes. The chapter agreed that Fred Herman, of the City of Palo Alto should be invited as our ICC Board Liaison to get guidance on how to proceed if at all.

- 9. New Business:** None.

10 Committee Reports

- a. Education and Training: Aaron Goodman reported interest in holding an IRC seminar with the City of San Diego committing to send 5 or 6 people if the cost does not exceed approximately \$35 per person. While the seminar will be free from ICC there will be a cost for materials, a meal and

refreshments that the fee should cover. We can try to put our own version geared towards jurisdictions needing information to adopt and amend the IRC.

b. Executive:

~~///~~ The web site service options discussed by the executive committee were shared by the chapter with items 1, 2,3 and 7 of the "Designed Internet" proposal selected. The total cost which includes a 1 year hosting fee will be approximately \$2,970. The membership cautioned the executive committee to ensure that revenues can sustain the web site effort. The membership supported the executive committee recommendation and voted to move forward with the effort. .

c. Codes:

~~///~~ Sassan Nakshab of the City of San Diego discussed SB 1025 access requirements to Townhouses. He also announced that he is participating with the CALBO access committee.

~~///~~ Mehdi Shadyab with the City had raised issues with combining winding steps within a stairway run including straight conventional steps. . Building Newsletter 10-5 is being updated and City staff wanted input from the chapter to see if any jurisdictions had any concerns with the winder-straight combination.

~~///~~ Flexible vs rigid diaphragms were discussed and the code requiring the determination is not being enforced.

~~///~~ When a three story building incorporates a cantilevered column *system (flagpole type cantilevered columns providing lateral resistance)* on the first floor, only the first floor line of resistance incorporating the cantilevered column system need be designed for a higher lateral load due to the lower R factor. Other lines of resistance along the same direction, and lateral resisting elements on the same line on upper levels, need only be designed for the R factor attributable to the wood framed system in that direction.

~~///~~ Mark Beauchamp raised some disabled access issues.

d. Electrical: No report.

e. Plumbing/Mechanical:

~~///~~ Non-flammable ignition vapor proof combustion chambers for water heaters are not sealed and will be required for all water heaters as of July 31. The view port, electrical ignition switch must be located 18 inches above the finished floor (CSA listed appliance).

~~///~~ The installation instructions 3M Fire Master one hour ductwrap for Type I grease hoods do not match the listing.

~~///~~ CBC 1115B.2.2.2 requires no sharp or abrasive surfaces under accessible lavatories.

~~///~~ Flat venting below the flood rim of a fixture vs a santee on its back.

~~///~~ Sewage ejection pump systems are not required by code to have a secondary pump.

f. Technology: No report.

g. Valuation: Tom Nikzad and Ali Fattah reported that they are nearing completion of the valuation schedule for use by the chapter.

9. **Program:** A farewell lunch was held for Dan Fagan, departing president who commenced an early retirement. The chapter presented him with a chapter resolution commending his efforts over the years and pronouncing Dan Fagan as an Honorary member of the Chapter.

12. **Adjournment**

President Fagan adjourned the meeting at 12:45 a.m.

MINUTES RESPECTFULLY SUBMITTED BY:

Ali M. Fattah
Chapter Secretary