

SAN DIEGO AREA CHAPTER ICC

Meeting Minutes for August 19, 2003

1. Call to Order

President Dan Fagan called the meeting to order at 8:40 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 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 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 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 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 type="checkbox"/>	<input checked="" type="checkbox"/>

Chapter Officers in Attendance

President	Dan Fagan	City of Escondido
Vice-President	Mark Beauchamp	Lemon Grove
Secretary	Ali Fattah	City of San Diego
Treasurer	Lou El-Khazen	City of Chula Vista

Associate Members and Guests

Mehdi Shadyab	City of San Diego
Joe Russo	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
Leslie Sabin-Mercado	SDG & E
Rich Geary	Western Wood Products Association
Gina Adams	RCP Block and Brick
Aaron Goodman	Willdan
Dan Bgiggs	Designed Internet
Joe Harris	City of San Diego
Edward Wilczak	Esgil Corporation

3. Approval of Minutes

Approval of the meeting minutes was deferred to the next meeting since the minutes had not been reviewed.

- 4. Treasurer's Report:** Checking account balance is \$ 5,365.85 and the savings account balance is \$6,589.03.

5. Communications

a. Chapter President's Report.

- Dan Fagan announced that he has accepted and an early retirement offer from the City of Escondido and will be retiring from service to the City on September 5th. He announced that this would be his last chapter meeting. He expressed his pleasure in serving the chapter for 20 or more years and sent his best wishes on continued activity in the future for the membership.
- Mark Beauchamp discussed proposed changes to the chapter bylaws necessary to reflect new member classes, a new organization name, etc. as follows:
 - a) Article I was being updated to reflect a name change to ICC from ICBO (this may prove to be a moot point in light of the actions by the CBSC last month).
 - b) Article II was revised to identify the California Building Code. Additional a new associate member category has been added that can serve on the executive committee, chair a committee, etc. if the person works for the building official.
 - c) Article VII was revised to reflect the current annual membership dues.
 - d) Mark Beauchamp reminded the membership that the chapter incorporated in 1984 to protect the chapter and membership from legal action resulting from the impact of the chapter's activities. For example a fire occurs in a building and a published policy is found to be the cause on contributed to the damage.

b. ICC Report: No report.

c. Legislative Report: The legislature has not been reviewing building codes this month.

AB 1663 mandates adoption locally of state adopted building codes has not progressed far but we should look out for it.

d. CALBO Report: Lou El-Khazen read the CALBO report on behalf of Brad Remp who was absent.

- The CALBO board met in Oakland on August 8 and 9.
- Scheduling for the next CALBO ABM to be held in long Beach next March has been completed. The program will focus on the collaborations between CALBO and other key groups. The program will also be structured for the membership to give the Board input on the direction the organization needs to go in the future.
- The recent actions by the California Building Standards Commission were also discussed. While frustrated with the outcome of the code selection process, the Board recognized the strong relationships built with other groups during the process. The Board wants to the membership to know that the fight is not over with options being explored to reverse the outcome of the decision by the CBSC. The CALBO Board is also committed to ensuring that the code locally enforced meets the needs of the local building official and is committed to pursuing a change to the adoption process.
- Emergency preparedness – CALBO is completing its efforts with the State Office of Emergency Services with regards to the issuance of emergency response identification cards. It is proposed that OES take responsibility for the issuance of the cards. The cards should be on their way to individuals who have completed the recent ATC 20 training offered.
- CALBO regional meetings will be conducted in Garden Grove on September 23, San Leandro on September 23 and Merced on September 24 to update the membership on CALBO activities and to solicit input.
- CALBO is looking for ways to reduce the cost of publishing the monthly newsletter. Ideas are to make it available on the web site in a members only area, vi e-mailing the newsletter, and bulk

mailing a hard copy to individuals that do not have internet access. Significant cost can be reduced if first class postage is not paid.

- CALBO is exploring bylaw changes to create an Associate Technical Member category to accommodate employees of consultant companies that are not designated building officials. This action if approved will provide the means for those persons to participate on CALBO committees and to become members of the organization.
- Packets are out for CTI's education week and the schedule has been expanded to 5 days and early signups are running ahead of expectations.
- The California Energy Commission will be meeting on November 4th to vote on approval form new regulations to be incorporated in the 2005 regulations. The commission has expressed an interest in having these amendments enforced earlier than the projected effective date of July 6.
- The accessibility committee is working to update the current Nonresidential Accessibility Guide so it can be made available for the upcoming CTI Ed week.
- CALBO will be publishing a brochure for distribution to the general public to inform them of the role CALBO plays. This effort is in response to several requests that CALBO has received over the last year

6. Old Business:

- The chapter discussed the outcome of the CBSC July 16, 2003 code selection process and had a heated discussion of actions that can be taken by the chapter and local jurisdictions in response. The codes have not been adopted however they have been selected for adoption with amendments put forward by the various state agencies. The NFPA 5000 and the IRC were approved as a basis for the 2005 California Building Code. The recommendation by the CBSC was not based on the technical merits of the codes. CALBO should work with the Fire Prevention Officers Association to building a bridge to the Cal Chiefs.
- Some members voiced a need to be prepared for requests from design professionals to use the IBC for non-state regulated occupancies.
- This should be a standing item for all future chapter meetings.
 - The chapter reminded the membership of a standing offer to fund travel to the September 17th CBSC meeting.

7. Good of the Order/Uniform Code Interpretations:

- Gina Adams announced that on October 9th at the Scottish Rite Temple in Mission Valley for a CTI Specifiers conference. The CTI is also sponsoring a ¾ day seminar on sustainable buildings utilizing masonry construction being put on by the Concrete Masonry Association of California and Nevada and the fee is \$75. She also announced that she has tickets for the American Public Works Association annual convention at the San Diego Convention Center to be held August 24 through the 26th.
- Ed Wilzak announced he has returned to the area and resumed his employment with Esgil Corporation.
- Clay Westling from the County of San Diego introduced the County's new building official Phil Dunn. Mr. Dunn joins the County after having worked for the City of Santa Barbara.
 - a) Clay updated the chapter on the meeting held with the SANDAG technical advisory committee developing the construction demolition model ordinance. Michael Meecham of the City of Chula Vista and John Thorough of the City of San Diego attended as well. The ordinance would not be effective prior to March 2004 and mandatory on August 2004. The scope will be reduced to cover buildings more than 4,000 sq ft in size rather than the proposed 1,000 sq ft. The forms can be simplified. The group will work to influence the state model ordinance. Bonding is required, why not put a hold on the certificate of occupancy (the building officials in attendance were not in agreement). The SANDAG group is willing to go in the direction that the local building officials want. A bond will not work since there is no work that needs to be completed for a bonding agency to provide a surety for, a fine would be more practical.
- Sassan Nakhshab of the City of San Diego asked the chapter if they were aware of any guide to dimensional tolerances for accessibility requirements. ADAAG Section 3.2 Dimensional Tolerances states that "All dimensions are subject to conventional building industry tolerances for field conditions." The Orange County Chapter of ICBO also published a guide.
- Greg Anderson shared with the chapter an errata to the 1997 UBC that corrected an inadvertent

omission of an exception published in the 1994 UBC not requiring hot-dipped-galvanized fasteners driven into preservative treated wood sill plates located above grade and not exposed to the weather. Greg also asked the membership if they ever required Structural Observation for cases where the building code did not require it; an example sited is a projected that had numerous construction defects.

8. **Question of the Month.** The chapter discussed the Charter school and private school regulations based on the materials provided by Greg Anderson from the City of Oceanside. One key point Greg made is to require a copy of the schools charter document to determine whether or not DSA has jurisdiction and whether or not they need to comply with the private school act requirements.

9. **New Business:** Dan Biggs guided the chapter on the services that can be offered by "Design Internet" for the chapter to make the web site more robust and current. Some of the intriguing services include managing the roster of members, direct updating of items by the Chapter, etc.

10. **Committee Reports**

a. Education and Training: No report.

b. Executive:

- In light of Dan Fagan's early retirement Mark Beauchamp will be stepping in to assume the position of Chapter President. Clay Westling has agreed fill the Vice-president position for the remainder of the year until the next installation dinner.
- Sassan Nakshab from the city of San Diego has agreed to serve as the new chair of the Code Committee.

c. Codes:

- Sassan Nakshab of the City of San Diego will chair the committee from the next meeting on.

d. Electrical: No report.

e. Plumbing/Mechanical: No report.

f. Technology: No report.

g. Valuation: No report.

9. **Program:** There was no program.

12. **Adjournment**

President Fagan adjourned the meeting at 11:35 a.m.

MINUTES RESPECTFULLY SUBMITTED BY:

Ali M. Fattah
Chapter Secretary