

**SAN DIEGO AREA CHAPTER ICBO  
 MINUTES for September 17, 2002**

**1. Call to Order**

President Westling called the meeting to order at 8:45 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 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 type="checkbox"/>	<input checked="" type="checkbox"/>
Dean Davidson	El Centro	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Richard Esgate	Encinitas	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
Ali Fattah	San Diego	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Carl Blaisdell	San Marcos	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Chapter Officers in Attendance

President	Clay Westling	County of San Diego
Vice-President	Dan Fagan	City of Escondido
Treasurer	Ali Fattah	City of San Diego

Associate Members and Guests

Lou El-Khazen	City of Chula Vista
Rich Geary	Western Wood Products Association
Susan Murdock	California Construction Association
Joe Russo	City of Escondido
Leslie Sabin-Mercado	SDG&E
Ali Fattah	City of San Diego
Hamid Irannejad	City of San Diego
Mehdi Shadyab	City of San Diego
Roger Simpson	Sycuan Band of Kumeyaay
Sandy Woodhouse	San Diego County Assessor
Rusty Anderson	County of San Diego
Robert Nagle	County of San Diego

**3. Approval of Minutes**

The minutes of August 20, 2002 were approved as written.

**4. Treasurer's Report**

Ali Fattah reported a balance of \$10,693.82 in the Chapter checking account. Ali also mentioned that he would be opening a savings account.

**5. Communications****a. Chapter President's Report:**

- Clay Westling reported that he had sent a letter, on behalf of the Chapter, to the ICC in support of Gaddis Farmer for the ICC Board of Directors.
- At the upcoming Codes Forum Conference in Forth Worth, Texas Past President Kathleen Trees will be representing the Chapter at the Chapter President's Breakfast.
- Chapter pins were distributed
- Clay ended his report with a reminder that the Chapter will pay for Chapter member attendance at Building Standards Commission meetings and encouraged Chapter members to actively participate in this process.

**b. ICBO Report:**

- None

**c. Legislative Report:**

- Dan Fagan reported that 5 bills had been approved by the legislature and had been sent to the Governor for approval.
- SB 460 – Lead Abatement Mandate.
- AB 2787 – Requires HCD to develop guidelines and at least one model ordinance for new construction and home modifications that are consistent with the principles of universal design.
- SB 1500 – Seismic hazard disclosure maps to include developed land.
- SB 1726 – Requires new pools or spas to meet certain standards for protection against entrapment of bathers.
- SB 1992 – Requires HCD, in consultation with OSA and SFM, to consider the requirement for seismic gas shutoff devices for dwelling units and whether to include it in the state's next code adoption cycle.
- Dan also indicated that he would provide additional information at the next meeting if the bills were approved.
- Brad Remp noted that now is the time for City Councils to voice their concerns over the lead abatement mandate bill.

**d. CALBO Report:**

- Brad Remp mentioned the CALBO regional meeting held here in San Diego last week.
- Brad distributed a brochure "Guidelines for Reporting and Writing about People with Disabilities" and noted that in our enforcement of disabled access laws we need to be aware of acceptable, appropriate terminology.
- Information on CALBO training opportunities was distributed.
- Brad noted that the California Building Standards Commission has a meeting tomorrow and also one on November 20, 2002. Brad encouraged Chapter member attendance and noted that the commission will be giving direction related to which codes to consider for the next code adoption cycle. General discussion ensued regarding the code adoption process.
- Ken Larsen noted that it appears that the International Residential Code (IRC) is on the horizon for the state since the NFPA 5000 code does not contain provisions for residential construction.
- Brad also mentioned a meeting between CALBO and the California Fire Chiefs.

**6. Old Business:**

- Clay Westling mentioned previous Chapter action regarding updating the Valuation Multipliers and that retired Chapter member Bronson Rideout had not expressed an interest in doing an update.
- Clay also mentioned the issue regarding “Code Referenced Standards”. Ali Fattah noted that the City of San Diego is focusing on design standards and are developing a matrix. A draft of the matrix was distributed. Ali talked about the cost implications in allowing the use of new standards. The focus on this issue is beginning to narrow enough for the Code Committee to review for area wide uniformity. General discussion ensued regarding the issue.

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

- Ali Fattah, City of San Diego, noted that their City Council had passed the first reading of their code adopting ordinance. He also noted that they had dropped the permit exemption for City projects.
- Roger Simpson, Syuan Band of Kumeyaay, posed a question about the posting of occupant load signs. Concerns had been raised that the signs do not fit in with the décor in some rooms. General consensus was that the signs are required by code.
- Mehdi Shadyab, City of San Diego, gave an update on their row home policy. 2 or 3 issues remain for resolution. He expects completion by mid-October.
- Ken Larsen, City of Canyon Lake, asked about policy on work exempt from permits, specifically replacement/repair of portions of guardrails. Also, if the work involved is an older project with 9” spacing on intermediate rails is update to current code required? Considerable general discussion ensued with no apparent consensus. This specific issue appears to be handled by the majority of jurisdictions on a case-by-case basis.
- Rich Geary, Western Wood Products, invited everyone to their booth at the upcoming conference in Forth Worth and noted that they have new software on design.
- Lou El-Khazen, City of Chula Vista, posed a question on exterior balconies and noted that there appeared to be significant inconsistency in interpretation between jurisdictions. This item was referred to the Code Committee for research and a report back to the members.
- Brad Remp, City of Chula Vista, indicated that they were having the 2<sup>nd</sup> reading on their adopting ordinance tonight. Brad also noted that he had been contacted recently by ISO regarding an update to the BCEGS rating.
- Sandy Woodhouse, San Diego County Assessor, noted previous discussion regarding lead abatement and indicated that their property data base contained data that could be utilized to determine the possible presence of lead. General discussion ensued regarding assessor’s records.
- Clay Westling, County of San Diego, introduced Rusty Anderson who will be taking over Robert Nagle’s job duties. Robert will be assuming a position of Plans Examiner.
- Leslie Sabin-Mercado, SDG&E, noted a recent e-mail that she had sent to all area Building Officials requesting that all meter releases be Faxed to their office, on the form attached to her e-mail. This is being requested for safety reasons, since releases by phone can sometimes generate errors in addresses, etc. The result can be the setting of a meter on a building that has not received final inspection or meter release approval.

Leslie also noted that releases could also be sent via e-mail. She will send another e-mail to jurisdictions with the necessary information.

Leslie asked that jurisdictions not do releases individually and to do them in quantity, once a day, if possible. Leslie also noted that she expected that emergency releases and service upgrades would still be done via the telephone so customers will not be without service in occupied buildings.

Leslie mentioned a new process that SDG&E would be starting. When they are going to be taking a customer out of service they want to notify jurisdictions by e-mail to the Building Official. The e-mail would contain a list with addresses, dates and permit numbers. The e-mail will assist the jurisdiction in planning for the inspections and in checking for proper permits. SDG&E’s objective is to keep the “out of service” time to a minimum and to reactivate on the same day. In the past they have encountered delays, due in part to work being done without permits and being done by unlicensed contractors. This process would be called “prearranged outage inspections”. Chapter members were in general concurrence with the new process.

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

**9. New Business: None**

**10 Committee Reports**

- a. Education and Training:
  - Clay Westling noted that the Executive Committee would be serving as the Chair for this committee until a Chairperson is found. Clay also noted that Aaron Goodman of Wildan has volunteered to do a survey regarding future topics for training.
  - Ali Fattah mentioned the Friday afternoon training sessions that the City of San Diego is sponsoring. If Chapter members have subjects they would like considered for this training please let Ali know.
- b. Executive:
  - Covered under Chapter President's Report
- c. Codes:
  - Lou El-Khazen indicated that the committee did not meet last month. The standard meeting time has been changed to the 2<sup>nd</sup> Wednesday of each month from 8:30 to 10:30 at Esgil Corp. offices.
  - At the October meeting truncated domes and exterior balconies will be discussed.
  - General discussion ensued regarding code adoption format.
- d. Electrical:
  - Robert Nagle indicated that the committee met last week and reviewed new information on products for service upgrades where the old service is used as a sub-panel
- e. Plumbing/Mechanical:
  - Robert Nagle reported that the committee is discussing copper pipe gas piping with SDG&E, PEX and will be looking at changes in the plumbing and mechanical codes
- f. Technology:
  - No report

11. **Program**: none

**12. Adjournment**

President Westling adjourned the meeting at 10:51 am.

MINUTES RESPECTFULLY SUBMITTED BY:

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Mark Beauchamp  
Chapter Secretary