

**SAN DIEGO AREA CHAPTER ICBO  
MINUTES for October 15, 2002**

**1. Call to Order**

Vice President Fagan called the meeting to order at: 8:45

**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 type="checkbox"/>            | <input checked="" type="checkbox"/> |
| Clay Westling       | Del Mar             | <input type="checkbox"/>            | <input checked="" 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 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 type="checkbox"/>            | <input checked="" 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

|                |                |                     |
|----------------|----------------|---------------------|
| Vice-President | Dan Fagan      | City of Escondido   |
| Secretary      | Mark Beauchamp | City of Lemon Grove |
| Treasurer      | Ali Fattah     | City of San Diego   |

Associate Members and Guests

|                  |                                   |
|------------------|-----------------------------------|
| Lou El-Khazen    | City of Chula Vista               |
| Rich Geary       | Western Wood Products Association |
| Gina Adams       | RCP Block & Brick                 |
| Joe Russo        | City of Escondido                 |
| Hamid Irannejoid | City of San Diego                 |
| Roger Brooks     | Willdan                           |
| Aaron Goodman    | Willdan                           |
| Tim Owens        | City of San Diego                 |
| Isam Hasenin     | City of San Diego                 |

**3. Approval of Minutes**

Approved

Correspondence was received from Raymond Bizal of NFPA regarding the accuracy of Ken Larson's statement about the NFPA 5000 not having residential requirements when in fact it does have requirements for one and two family dwellings.

**4. Treasurer's Report**

Ali Fattah reported:                      Checking                      \$ 12,813.20

**5. Communications**

- a. Chapter President's Report: Vice President Dan Fagan reported the he received correspondence from Sheila Lee regarding PEX piping saying that local building officials have the authority to approve PEX piping. There is activity regarding this issue in the bay area. Groups have attended city council meetings in an effort to exclude PEX from the local ordinance.
  - Aaron Goodman of Wildan has accepted the position as chairman of the education committee.
  - The CALBO letters received by most jurisdictions, regarding code adoption, generated concern from local officials. There is no legislation in the works to specify another code for the state. Brad Remp said there is a Building Standards Commission meeting coming up November 20 to consider the process that will be used to determine which codes will be adopted for the next edition of the State Building Standards Code.
  - E-mail from Daniel Kostelec included a resolution from the City of Capitola to support the use of the I-codes in the next edition of State Building Standards Code.
- b. ICBO Report: Pat Kelly attended the ICBO conference where the members voted for dissolution and to transfer all ICBO assets to the ICC. A board of directors was elected to finish out the year. There was a brief discussion on the ICC board election. Chapter members have concerns considering the lack of training on the UBC and what certifications will be available for inspectors. Brad Remp asked what happened with the Chapter's letter requesting to be the first ICC chapter? Pat Kelly expressed concern regarding certification of building inspectors. The chapter members discussed possible alternatives. Pat Kelly made a motion to have the San Diego Chapter send a letter to CALBO asking for a program to certify building inspectors in Title 24. The motion was seconded and passed unanimously.
- c. Legislative: Dan Fagan provided a handout of the bills that have been passed by the legislature. These include: SB 460 regarding lead hazards; SB 1726 regarding entrapment in swimming pool suction inlets; SB 332 regarding straw bail construction; SB 1992 regarding seismic gas shutoff devices; and AB 2787 regarding universal design.
- d. CALBO Report: Brad Remp reported that CALBO Ed Week is going on this week in northern California. Ed Week for southern California will be November 18<sup>th</sup> through November 22.
  - The State Building Standards Commission is meeting to determine which process will be used in determining what codes will be used for the next edition of the State Building Standard Code in California. The CALBO position is to adopt the IBC, IRC, UPC, and UMC. The fire code and the building code will most likely be adopted as a package because the fire code and building code are correlated. The building code will have to be enhanced to be equal to the requirements of the 1997 UBC to meet the State Fire Marshall's requirements.
  - Brad spent some time staffing the CALBO booth at the League of Cities conference. Copies of the video were handed out and jurisdictions that were not members of CALBO were encouraged to join. There was a lot of activity at the booth.
  - Tony Elmo recently met with the Secretary of State and Bob Raymer of BIA to encourage the State Building Standards Commission to have a fair hearing on the adoption of the building codes.
  - Michael Mankin, DSA, is reviewing 500 pages of possible changes to the accessibility requirements. He is also working on training. AB 1242 has funding for training related to the accessibility requirements. DSA training is proposed to be repeated every 8 weeks.

**6. Old Business: None****7. Good of the Order/Uniform Code Interpretations:**

- Brad Remp said the City of Chula Vista is still recruiting for a plancheck supervisor. He said that most jurisdictions are being audited for stormwater procedures. Cities have different departments handling the requirements. Brad suggested that the chapter bring in an expert from the RWQB to provide some insight to how it should be handled.
- Ali Fattah said that the City of San Diego has completed the adoption process, and they are preparing to implement the changes. The row-house policy is almost finished and will be presented to the chapter as soon as it is ready. The City is working on updating the standards that are listed in the codes.
- Dan Pavao asked how the jurisdictions would enforce the water heater sizing provisions in the plumbing code. Ali Fattah said the City of San Diego would be treating replacements as a repair of the existing. Dan Fagan recommended that the plumbing committee address the question. Dan Pavao also asked about copper pipe used for fuel gas piping. It was brought out that the sulfur content of the natural gas provided by SDG&E is low enough to allow the use of copper for fuel gas piping. He also asked about the use of plastic in taller buildings where it used to be prohibited. It was brought up that the HCD requirements limit the height of buildings where plastic drain pipe can be used.
- Rich Geary said the WWPA design is available for download from the web. It is based on the latest NDS.
- Aaron Goodman is putting programs together and got Isam to volunteer if the chapter sees a need for more training in accessibility. He would like feedback on the types of training wanted.
- Gina Adams announced that CSI would be putting on a seminar regarding fire protection. The program will be modified to agree with chapter wishes.
- Tim Owens said that the San Diego newsletters did not make it out in time for distribution. It will be put on the chapter web site when it is approved.
- Pat Kelly said Costco is asking to adjust the occupant load by subtracting the high pipe stock areas to reduce the floor area. Brad Remp commented that if the fixture areas are removed then the occupancy needs to be increased because the factor already includes the fixtures.

8. **Question of the Month**: No question

9. **New Business**: None

10 **Committee Reports**

- a. Education and Training: Aaron Goodman asked that the members get back to him with feedback on what types of training they would like.
- b. Executive: Ali Fattah reported that at the Executive Committee meeting they discussed training and code adoption. There is a need for training in the new codes. It was suggested to have a lunch to talk about the different codes. Ali suggested that we restart the scholarship program and reestablishing the access committee to get more uniform application of the requirements.
- c. Codes: Lou El-Khazen reported that the code committee addressed two questions. The first was in regard to where truncated domes are required. In the past the requirements have not been required at the federal level. At the state level truncated domes are required at hazardous vehicular areas. The committee thought that a speed control device will mitigate a hazardous vehicular area, so truncated domes will not be required. The Code Committee is in the process of formulating a policy for chapter approval. The second question is "exterior exit balconies, do they need to project from the exterior wall of a building?" Some do not project from the building but sit on top of the building below. It was agreed that the word projection applies to the wall of the floor where the exit is discharging. It does not need to be cantilevered. The same fire protection will be provided.
- d. Electrical: Tim Owens reported that last week the electrical committee discussed equipment listing and the procedure for listing equipment. Companies that are qualified can do field evaluation.
- e. Plumbing/Mechanical: The Plumbing and Mechanical Committee began discussing the State Plumbing Code.

- f. Technology: Chula Vista is using hand held computers for their inspections.
- g. Valuation: Ali Fattah is trying to get the spreadsheet set up for the up date of the valuation.

11. **Program**: Hazardous Materials Presentation by Veronica Garmo, Environmental Specialist, County of San Diego- Department of Environmental Health. Veronica Garmo distributed the updated Hazardous Materials Questionnaire and explained the changes as well as the process.

12. **Adjournment**

Vice-President Fagan adjourned the meeting at: 12:00 pm

MINUTES RESPECTFULLY SUBMITTED BY:

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Mark Beauchamp  
Chapter Secretary