

SAN DIEGO AREA CHAPTER ICC
Meeting Minutes
for February 18, 2003

1. Call to Order

President Fagan called the meeting to order 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 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 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 checked="" type="checkbox"/>	<input type="checkbox"/>
Richard Esgate	Poway	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Isam Hasenin	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	Dan Fagan	City of Escondido
Vice-President	Mark Beauchamp	City of Lemon Grove
Secretary	Ali Fattah	City of San Diego
Treasurer	Lou El-Khazen	City of Chula Vista

Associate Members and Guests

Lou El-Khazen	City of Chula Vista
Art Debolt	City of San Diego
Mehdi Shabyab	City of San Diego
Aaron Goodman	Willdan
Gina Adams	RCP Block and Brick
Joe Russo	City of Escondido
Pete Imandt	Architechnology
Don Weber	Electro-test Inc.
Jack Gibbard	San Diego Community College
Philip Trees	California State Contractors Licensing Board
Tim Owens	City of San Diego

3. Approval of Minutes

The minutes of the February Meeting were approved.

4. **Treasurer's Report:** Ali Fattah reported that a savings account was opened with a deposit of \$5,000 and that the remaining \$7,766.34 remain in the checking account. All files were turned over to the new treasurer Lou El Khazen.

5. **Communications**
 - a. Chapter President's Report.
 - A check in the amount of \$100.00 was sent to the Marshal Mickley educational trust fund on behalf of the chapter.

 - b. ICBO Report: No report. The president will attempt to contact a California based ICC Board member to be the Chapter's Board member. Fred Herman will be contacted.

 - c. Legislative Report:
 - AB 24, the pool alarm measure, is back in committee at the Housing and Community Development Committee. This bill if passed into law will require pool alarms by July 1, 2004 to detect motion or vibration in the pool with an approved device.
 - SB 54, relevant to mobile home park regulations, was acted on last Thursday. If it passes a jurisdiction must notify mobile home park complainants when their complaint will be addressed. Also requires a permit to move or shift a park lot line.
 - AB 209 corporate liability for offences related to accessibility issues.
 - SB 69 is a similar bill to AB 209 and makes it a duty upon an individual to notify owner/landlords of accessibility deficiencies. The senate Judiciary Committee will take up the issue at it's March 3rd meeting.

 - d. CALBO Report:
 - The State Fire Marshall sent a letter to the League of Cities asking them to withhold endorsing a specific building code until after the SFM has completed its evaluation of the competing building and fire codes. CALBO had requested the League take immediate action to endorse the IBC and IRC.
 - An agreement between NFPA and CALBO to provide California Electrical Code training was cancelled since NFPA was not proposing to provide California relevant training. A part of the agreement was for NFPA to provide free codes, all jurisdictions now have codes and this item is now moot.
 - The State budget crisis is adversely affecting the various State agencies due to budget cuts in travel. They may not be present at the CALBO ABM. Additionally, the reduction in travel and staff cuts will likely reduce the openness of the next code development cycle for the California codes since the State agencies will be holding fewer meetings.
 - Attendance at the upcoming CALBO ABM is likely to be down due to the budget crisis and due the lack of affordable hotel rooms. The ABM is competing for rooms with another large convention during the same time period.
 - A decision on the PEX plastic pipe was issue by a California court which directed HCD and the other State agencies to revise the California Plumbing Code and permit the use of the plumbing material within 45 days from the date of the decision.

6. **Old Business:** None.

7. **Good of the Order/Uniform Code Interpretations:**
 - Dan Fagan shared with the chapter that Escondido is presently reviewing plans for a multiplex theater that includes stadium seating and that the disabled community is already showing interest in the accessibility issues posed by the seating configuration.
 - Isam Hasenin provided the chapter with an update of the City of San Diego fee study and proposed fee ordinance. The process of performing the fee study required City staff to thoroughly evaluate the current fee structure and to determine the actual cost of service. The proposed new fee structure for plancheck and permit fees will no longer be valuation based and will be based on the

occupancy, floor area and type of construction. Smaller projects, such as room additions, will probably be adversely affected by an increase in fees charged reflecting the actual cost of service. Overall it is anticipated that the fees will go up somewhat, and current staffing levels will most likely increase. Current revenues are low despite the high level of activity and it is expected that the new fees will correct this problem. The City fiscal crisis will also affect the Development Services Department due to bump rights from employees in General Fund Departments that are cutting staff. The Manager's Report including the proposed fee ordinance will be published within 10 days as the package goes through a multi-step process that culminates in a presentation before the City Council in spring. The ordinance will include an automatic annual adjustment clause and will require that the fees be evaluated on a regular basis. It is expected that the mix between the amount of the plancheck fee, which is actually a percentage of the Building Permit fee, will shift towards the plancheck fee accounting for a larger share of the total fees since much of the work is done upfront. There will also be fees also charged for the storm water MPDES efforts. Currently the cost of automation, active project management of projects in the permit pipeline, as well as the large number of engineers employed and the need to build up the reserve account and purchase of a building are increasing the hourly rate per employee. It is not advisable to compare hourly rates with other jurisdictions since each jurisdiction can have a different cost structure, level of and type of service.

- Greg Anderson introduced three staff members that attended the meeting to hear the codes program to follow.
- Gina Adams handed out copies of an approved fence mater plan that was approved by the City of San Diego for masonry fences to be constructed in the near source area within close proximity of active fault lines. The handout is available from RCP Block and Brick and it's use is not restricted. Gina also indicated that she is participating with a committee that include staff from the City of San Diego Development Services Department that is updating the green-book that includes masonry retaining wall designs. Isam Hasenin volunteered City staff to review the City of Chula Vista retaining wall design handout for possible adoption by the City as an existing Information Bulletin. Werner Landry, Alberto Paiva from the City of San Diego and Lou el-Khazen from Chula Vista are to get together. Brad Remp moved that the Chapter thank RCP for their leadership in getting the design prepared by an RCP paid structural engineer.
- Electro Test Inc., ETI, has changed their field evaluation label for electrical equipment from blue to white.
- Rusty from the City of Oceanside shared with the Chapter issues raised at the Technology Committee and asked the membership to consider the identity it wants to portray on the web. Who we are, what we are and why we do what we do. The bylaws should be used as a guide for determining what image is to be portrayed. Dan Fagan stated that he is working for some content to be placed on the web site identifying all this.
- Phil Trees from the CSLB handed out a pamphlet that includes a description of the various license classifications. He also indicated that the State budget crisis is slowing the license update and issuance process. Reduced staffing levels are prompting CSLB staff to refer affected individuals to small claims court, or when arbitration clauses exist to a mediator, and are concentrating their enforcement efforts on flagrant violators.
- Rusty Anderson said that he was asked to approve a new potable water supply pipe repair system that involves injecting a plastic material to coat the inner walls of the pipe. Bill Howe plumbing is currently advertising this service. Isam Hasenin indicated that the City would not require a permit for the repair since there is nothing to inspect and since the item is not regulated by the CPC or the SD Municipal Code.
- Isam Hasenin shared with the chapter that an applicant will be submitting a request to use PEX piping in a concrete hi-rise building for distribution within each dwelling unit.
- Mark Beachum expressed a concern that required HERS rated inspections and radiant barriers required in climate zone 10 and not being provided by contractors. 30% of homes are approved require HERS raters. Consul has HERS raters. Tight sealed ducts and other energy measures are being proposed in the new energy code for existing buildings when windows are being replaced.

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

9. **New Business:** None

10. Committee Reports:

- a. Education and Training:
Aaron Goodman reported he is scheduling an ATC 20 class for March 21, 2003 of April 4, 2003. He is having problems finding a room and attendees suggested the Scripps Ranch Library or and SDG& E facility. Ali Fattah also volunteered to find an alternative to the Ridgehaven Court Auditorium.
- b. Executive:
 - The chapter name was changed on the meeting agenda, the web site, letterhead to SD Chapter of ICC. However the change will not be made to the bank account, the bylaws and the Secretary of State until the new codes are selected in May. We may want to call our selves the San Diego Association of Building Officials similar to the Sacramento Valley Chapter.
 - The membership renewal notices went out with the current meeting agenda.
 - We will try to invite Fred Herman, a California ICC Board member, to attend a future meeting and to give us an update.
 - The final installation dinner tally is in and it was similar to years past. A thank you was extended to Sandy Brenner from Esgil for her efforts in making the event happen.
 - The Web site adhoc committee met to discuss the content to be put on the web site. Issues discussed were:
 - What image do we want to project?
 - Dan Fagan wants to put a brief bio of who we are and what we are about and why you should become a member.
 - Meeting minutes will be placed on line including those from past years.
 - A membership application will be put on the web site.
 - The ad hoc committee may become a permanent committee and be a part of the executive committee and will maintain the web site.
 - It is time to get a chapter lap top with the necessary software to make the maintenance work possible and sustainable.
 - A scholarship application can also be put on line.
 - The site should focus on the role of the Building Official.
- c. Codes:
 - Lou El-Khazen shared changes made to the trellis policy and the chapter voted to approve the policy.
 - A new 2001 CBC requirement requiring that an elevator be within close proximity to a stairway in buildings > 10,000 sq ft was discussed. Can be a problem if a convenience stair is added to a building.
- d. Electrical:
 - New energy efficient transformers are required and one having the energy star label comply with the regulations.
 - Romex wiring is permitted in the 1999 NEC in buildings up to 4 stories in height. In the 2002 NEC they are allowed in Type V, III and IV construction and not based on the number of stories.
 - Arc fault circuit interrupters are required in the 2002 NEC and are required by the City when approving the use of Romex as is allowed in the 2002 NEC. They are not the same as a GFCI and require a more expensive electrical panel.
- e. Plumbing/Mechanical:
 - The committee will be publishing its meeting minutes and agenda on the web site.
 - The Pex piping court decision was discussed as well as a possible appeal by the state.
 - Pilotless water heaters are being made available in June and may be placed less than 18 inches above the ground in garages. Will pose challenges when replaced since the physical geometry of the space may not allow a code complying installation of a cheaper regular water heater in the future by an unsavy homeowner.
 - Washing machines are required in CPC Table 4-1 in apartment complexes. One machine each 12 dwelling units and one accompanying dryer.

- f. Technology:
Report previously provided by Rusty from Oceanside.
- g. Valuation:
Ali Fattah will get the valuation spreadsheet to Chula Vista.

11. Program:

The 2001 California Code update program was presented by Isam Hasenin, Dan Pavao and Tim Owens and was well received. Dan has indicated that he can make a copy of his presentation available. Tim Owens can make a hard copy available so can Isam Hasenin.

12. Adjournment

President Fagan adjourned the meeting at 1:45 p.m

MINUTES RESPECTFULLY SUBMITTED BY:

Ali M. Fattah
Chapter Secretary