

SAN DIEGO AREA CHAPTER ICC

Meeting Minutes for April 15, 2003

1. Call to Order

Vice-President Mark Beauchamp called the meeting to order at 8:35 AM. He announced that Dan Fagan would not be attending the meeting.

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 checked="" type="checkbox"/> | <input 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 type="checkbox"/> | <input checked="" 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 type="checkbox"/> | <input checked="" 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 type="checkbox"/> | <input checked="" 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

| | | |
|----------------|----------------|---------------------|
| 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

| | |
|-------------------|-----------------------------------|
| Art Debolt | City of San Diego |
| Isam Hasenin | City of San Diego |
| Mehdi Shadyab | City of San Diego |
| Gina Adams | RCP Block and Brick |
| Joe Russo | City of Escondido |
| Don Weber | Electro-test Inc. |
| Jack Gibbard | San Diego Community College |
| Tim Owens | City of San Diego |
| Rich Geary | Western Wood Products Association |
| Aaron Goodman | Willdan |
| Martin Montessoro | City of San Diego |
| Tom Nikzad | City of Chula Vista |
| Julia Rosaler | City of San Diego |

3. Approval of Minutes

The minutes of the March meeting were approved as submitted.

4. **Treasurer's Report:** Checking account balance is \$ 4,861.25 and the savings account balance is \$6,251.59. Additional income from the ATC-20 seminar are expected.

5. **Communications**

a. Chapter President's Report.

- Dan Fagan was not able to attend the meeting.
- Fred Herman is our assigned ICC Board liaison.

b. ICC Report:

- None.

c. Legislative Report: *(more information is available from <http://www.assembly.ca.gov/acs/acsframeset2text.htm>)*

- **AB 699** A.B. Hospital and school construction inspectors seeks to remove authority to inspect schools and hospitals from DSA and OSHPD. This bill is in its second reading and has become a study only. DSA was requested to report back to the legislature next year.
- **AB 1025** This bill would require a developer of any new residential housing development to offer a buyer, at the buyer's expense, the option of making the home entrance, if topographically feasible, and the kitchen and bathrooms fully accessible to persons with disabilities. Violation of this law would be a misdemeanor. No news.
- **SB 289** This bill would prohibit the construction of a single-family residence, that is intended for sale, unless the owner of the property offers potential bona fide purchasers the option of including a solar energy system on the residence before construction. Set for an April 21st hearing.
- **SB 293** This bill would specify that monetary charges or exactions on a development or construction activity, levied or imposed by a local agency, may not exceed the nexus. In addition, the bill states that a local agency may not levy, collect, or impose a monetary charge or exaction on a development or construction project activity for general revenue purposes. Set for May 7 hearing.
- **SB 919** Under current law, when a battery is committed against a specified officer, the punishment will not exceed \$2,000 or one year in jail or both. This would add code enforcement officers to that list of specified officers. This bill was proposed as a result of the battery of a code enforcement officer in Bakersfield.
- **AB 1034** Brad Remp added this bill to the list to look out for. Brad says that this is a big bill that provides code enforcement options where a jurisdiction can take a property for the purpose of abatement. The bill also allows modifications to a building to be based on the code under which the building was built to maintain the character of homes.

d. CALBO Report:

- As a result of a follow up presentation to the League of California Cities, Housing and Community Development Committee the committee voted 40 to 1 to endorse the IBC and IRC for adoption in California. Mayors, City Managers, City Attorneys, City council persons are members of the league. A letter from NFPA was referred to the League's Public Safety Committee. They have not taken a position on the Fire code. The California Fire chiefs Association will meet to make their recommendation on the next codes and will not be deferring to the State Fire Marshall to choose the Building Code; they will not be able to make a recommendation prior to May.
- Stan Nishimura, Executive Director of the Building Standards Commission has stated that the state agencies, via the Code-coordinating Council, and not the Commission would select the next codes. If the agencies cannot agree then the CBSC will make the decision. CALBO is concerned that any decision by the Commission's will be based on political factors rather than technical merit. As a result all interested parties need to work with the State agencies to affect the outcome of their decision. The decision on which codes will be selected for the next code cycle is expected sometime in June.

- The Fire Advisory Committee of CALBO/Fire Chiefs joint committee met and realized that they have no avenue to communicate with the state agencies regarding those building code sections we enforce locally. The Fire chiefs have compared the IBC and NFPA500 sections that the Cal Chiefs enforce.
- The State Fire Marshall review of the NFPA and IBC building codes are based on what they enforce and what they modify in the code.
- A presentation to explain CALBO's endorsement of the IBC/IRC for California has been scheduled before the Cal Chiefs in Ontario on the 14th of May. North and South Fire prevention officers seem to be leading towards recommending adoption of the IBC, IRC, IFC but their opinion may not influence the Cal. Chief's official position.
- CALBO endorses the ICC codes due to a better code development process, more complete codes, a more open process.
- All 35 building officials who sat on the on the NFPA 5000 committee and voted not to publish the code because it was not ready. NFPA leadership, however, decided to go ahead and publish the code, presumably for financial reasons.
- The Fire Marshall is proposing interpretations on adult care occupancies delayed egress control devices. Also they are looking into whether kidney dialysis clinics should be classified as B or I 1.2 occupancy.
- The Sate Fire Marshal has posted their interpretations on their web site.
- The State Fire Marshall's office is planning 2½ day seminars on their requirements for a minimal fee. The class includes Title 19 which is not enforced by Building Officials. 30 persons minimum for class to be held.
- CALBO Committee appointments will be made by next month. The CALBO Board will be meeting on May 8 at the Catamaran hotel.

6. **Old Business:** None.

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

- Isam Hasenin shared with the chapter that the City Council's Land Use and Housing Committee heard the fee proposal and that the department received a lot of negative comments from small business owners. The Department has postponed going back to the City Council until May to resolve the issues of the small business community. One way of addressing their concerns is the creation of a Small Business Permit Assistance Group within the department to be more responsive to their unique needs. The Sunday paper article was a shocker to all involved since it was supposed to be a positive article on what the Department does and in the name of Building Safety week.
- Brad Remp of Chula Vista also shared with the chapter the results of their City Council's retreat that identified the need to enhance Code enforcement programs as the number one theme for the City. The program will be expanded through the addition of 3 new staff as well as the hiring of a Code Enforcement Manager.
- Gina Adams said the Suzan Murdoch thanked the chapter for the flowers and that Susan is on the way to a speedy recovery.
- Greg Anderson wanted to acknowledge Brad Remp's hard work in CALBO and for the San Diego Chapter.

Tim Owens discussed the CBSC and HCD questionnaire that was e-mailed about Article 800 in the proposed electrical code. HCD does not want to adopt the chapter into the CEC. The City of San Diego exempts low voltage wiring from permit (phone, cable, DSL, etc..). However the City inspects for it when it is being installed as a part of a new building.

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

9. **New Business:**

Brad Remp stated that he had provided a copy of CALBO's current Strategic Plan to Dan Pavao because Dan had expressed a desire to have the Chapter consider developing its own Strategic Plan.

- There is a new County ordinance being developed that requires the inspection of all Food Warehouses. The County Health Department has authority over food processors and restaurants but did not have authority of the storage of food.

10 Committee Reports

- a. Education and Training: No report.
- b. Executive:
 - The Chapter sent flowers to Suzan Murdoch who recently had surgery.
 - Bylaw changes to include different membership categories will be discussed at the next chapter meeting.
 - The executive committee will look into the purchase of a laptop for web site maintenance and will compare the cost of having the web site professionally managed by an outside vendor.
- c. Codes:

Lou El-Khazen said that the committee met on April 9th. The Regional Standard Drawing retaining wall designs were discussed as well as a 1998 comparison report by the City of Chula Vista. The regional standards are more conservative however assume a higher soil bearing value and require special inspection. The level backfill 8 ft high wall in the San Diego ICC Chapter design had sliding and stem problems. Both the chapter policy and the regional standards need to be updated. The specifications are also out of date.

A survey of jurisdictions in the area that accept the SD ICC Chapter design revealed that some limit the use to 6 ft height, some accept regional standard drawing with a project engineer's stamp (soils report, special inspection, etc.. required). Some jurisdictions accept both as they are without special treatment. The City of San Diego revised their information bulletins to a maximum 6ft height and will incorporate some of the regional drawing designs.
- d. Electrical: No report
- e. Plumbing/Mechanical:

Isam Hasenin asked if the committee reviewed the issue of using copper pipe for gas piping.
- f. Technology:

The Web Site was discussed by Lou el Khazen and the need to look for more content. Some topics explored were jurisdiction profiles every month that force posting of the selected jurisdiction's profile making the information less stale. Construction permit activity could be posted requiring more updating.
- g. Valuation: Ali Fattah reported that committee's activities will be restarted using the Building Standards Magazine valuations with minimal updating of the miscellaneous valuations. Ali also shared with the chapter that the valuations are necessary for reasons other than collecting fees: census data, dodge reports, etc..

10. Program: City of San Diego Row Home Policy by Mehdi Shabyab

12. Adjournment

Vice-President Beauchamp adjourned the meeting at 11:20 a.m.

MINUTES RESPECTFULLY SUBMITTED BY:

Ali M. Fattah
Chapter Secretary