

SAN DIEGO AREA CHAPTER ICC

Meeting Minutes for May 20, 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 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"/>
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
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
Susan Murdock	California Contractors Association
Leslie Sabin-Mercado	SDG & E and Co.
Philip Treas	California State contractors Licensing Board
Robert Venter	SD County Department of Environmental Health

3. **Approval of Minutes**

The minutes of the March meeting were approved as submitted.

4. **Treasurer's Report:** Checking account balance is \$ 5,612.97 and the savings account balance is \$ \$6,282.73. Dan Pavao suggested that the savings account be transferred to a CD.

5. **Communications**

a. Chapter President's Report.

- A package was sent to the chapter by ICC that includes a policy for recognizing ICC chapters. The chapter will be amending its bylaws once it is clear which codes are to be enforced by local jurisdictions.
- Dan Fagan asked if there was an interest to receive I code training since the ICC gives the chapter one seminar free of charge. No interest was expressed by the assembled members of the chapter until it is clear that we will be enforcing the I-codes in California.
- The ICC has sent the chapter an e-mail clarifying why the I-codes should be adopted in California. They also suggest contacting legislators and showing support for the I-codes.

b. ICC Report: None.

c. Legislative Report: None

d. CALBO Report:

- Brad Remp distributed several handouts that included a May 13 memo from the CALBO Board that includes an update to the organization's recommendation on the codes to be adopted by the State of California.
- The results of a League of California Cities survey sent to City Managers and Fire Chiefs shows overwhelming support for the IBC and IRC and the IFC codes. The Housing and Community Economic Development Committee voted 40 to 1 to adopt the I-codes. The Public Safety Committee will be meeting on June 26 in Ontario and will recommend to the League's Board which codes the League should be supporting . The Fire Prevention Officers Association support the IBC and IFC. The Cal Chiefs are almost ready to take a position on the codes but are being pressured by the fire fighters unions to support NFPA which would be at odds with the FPOs.
- A state fire Marshall subcommittee, that includes in its membership staff from the State Fire Marshall's office, has endorsed the NFPA 5000 code and NFPA Fire Code.
- All major industry groups with the exception of the plumbing industry seem to be supporting the IBC and IRC.
- The CALBO Board met in San Diego in May and Brad thanked local building officials for attending the meeting.
- CALBO committee memberships, with the exception of the Fire Advisory Committee, have been decided and notices are being sent out.
- Local building officials have no voice at the State level. If both the IBC and NFPA codes are both adopted and they are amended by the State agencies to maintain current levels of protection local jurisdictions may have to adopt numerous local amendments.
- Isam Hasenin of the City of San Diego had attended the CALBO Board meeting and expressed concerns about the structural amendments being considered by the CBSC. The package was sponsored by CALBO and issues were raised late in the game. Proposals need to better reflect the consensus of the membership so that we present a united view.
- The ISO Building Code Effectiveness Grading Schedule is being revised (handout given). 2 to 3 grade reduction due to out of date code edition. Changes are intended to soften the blow of the grading reductions.
- The Building Standards Commission will be meeting on July 16 to select the next base code for California. Agencies must submit proposed amendments by July 1, 2004 for the codes to be adopted by the State in July of 2005 and for the Codes to be published in January of 2006 to be effective at the local level on July of 2006.
- The CBSC is proposing to adopt newer editions of the UMC, UPC and NEC as well as new energy requirements for local enforcement prior to 2006. This out of sync adoption may result in

incompatibility between codes and will cause training and budget problems for local jurisdictions. CALBO would like to push that all codes be adopted and enforced together at one time.

- Regional meetings in San Leandro, Merced and Rancho Cucamonga have been set by the CALBO Board.
- Ed week North is set for October 6 through 10 and Ed Week South is set for November 3 through 7.

6. **Old Business:** AB 939 recycling of construction and demolition materials. (for more information see www.sandag.org under Integrated Waste Management Citizen's Advisory Committee)

- Clay Westling passed out a model ordinance drafted to comply with AB 939 under the California Waste Management Act. This act intends for a reduction in the amount of building materials deposited in land fills.
- The annual cost to enforce such an ordinance could be very large.
- Similar to energy conservation requirements, if the program is made too complex Building Department staff will not spend a lot of time on reviewing complex forms submitted. The process needs to be simplified for it to work and should be more prescriptive. The form should identify locations where the recyclable building materials should go by type of item and for the vendor recycling the materials to stamp a certificate that can be collected at final inspection.
- The draft ordinance applies to projects larger than 1,000 sq ft.
- A jurisdiction should decide whether bonding or holding occupancy until compliance is demonstrated be the enforcement tool.
- The model ordinance was prepared by a local committee and modeled after one passed by the City of Oakland.

The membership decided to form an Ad-hoc committee to investigate the issue and for the committee to report the consensus opinions back to the chapter. The committee will include Clay Westling, Rusty Price of Oceanside, Dan Pavao of El Cajon, Tom Nikzad of Chula-Vista and Joe Russo of Escondido. Items to be investigated are: identify concerns and rank them as to major impact on time, cost. Investigate a bonding procedure.

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

- Chula-Vista has an opening for a building inspector.

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

9. **New Business:**

- Dan Pavao proposes that the Chapter look into developing a strategic plan. Will be discussed again at a future meeting with better attendance.

10 **Committee Reports**

- a. Education and Training: Aaron Goodman has been carrying a heavy load without some help for some time and needs chapter members to help.
- b. Executive:
 - We are reviewing the bylaws to look into the various membership categories.
 - The bylaws will be updated in late June once the state has selected the NFPA or ICC codes so that we can decide what organization we will be a chapter of.
- c. Codes:
Lou El-Khazen said that the committee did not meet.

- Lou will meet with the Regional Standards committee on May 22nd in the county of San Diego Director's Conference Room. Some items in addition to the retaining walls that need to be updated in the Regional Standards book include curb ramps and curb cuts. The Federal Government is threatening to withhold highway funds from cities that do not conform, to ADA.
 - d. Electrical:
 - In multi-family dwellings CMX Communication Cable will not be allowed in concealed spaces.
 - Photovoltaic Systems. Wiring from array location at conductors shall be in a conduit for the entire length when entering a structure to the inverter or when it exits and attic.
 - An assembly bill was discussed that prohibits Homeowners Association from not permitting the installation of photovoltaic systems. An additional bill in progress allows a homeowner with a photovoltaic system to prohibit landscaping and building development on an adjacent lot that casts a shadow that interferes with the operation of the photovoltaic system.
 - e. Plumbing/Mechanical:
 - The PUC has ordered utilities to require an independent gas meter to each vented appliance, such as a gas fireplace, when the appliance is located in a multi-family or multi-tenant building served with a common gas meter.
 - Leslie handed out a service manual from SDG& E
 - CSST was discussed and per an evaluation report is not allowed underground or outside the building.
 - Waterless urinals pros-cons. Encouraging use however maintenance and installation problems.
 - The CEC requires an economizer on heat pumps with a design supply greater than 2,500 cfm and a total mechanical cooling capacity greater than 75,000 btu/hr.
 - PEX piping decision appealed by State.
 - 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 encourage posting of the selected jurisdiction's profile making the information less stale.
 - Lou needs input on what items to include on the web site.
 - How information is to be provided to Lou needs to be discussed.
 - Committee pages to be developed.
 - Chula Vista is developing an IVR fax back system that notifies the utility of a final.
 - Acela has a post disaster management program that is a part of the Acela permit software.
 - g. Valuation: Ali Fattah discussed the memo circulated with the minutes and efforts under way to update the valuation tables. Tom Nikzad and Trish from the city of Poway have volunteered to work on it. Ali will forward the updated spread sheet in the coming weeks when completed by City of San Diego staff.
10. **Program:** Robert L. Venter of the County Department of Environmental Health and Lettie Ayala of the Environmental Health Coalition provided helpful information on lead paint abatement. Items discussed were the State Law, methods of testing for the presence of lead paint, who the law is trying to protect in the population, and shortcomings in the reporting method for determining lead poisoning cases.

12. **Adjournment**

President Fagan adjourned the meeting at 11:55 a.m.

MINUTES RESPECTFULLY SUBMITTED BY:

Ali M. Fattah
Chapter Secretary