

2009

President: Will Foss
Vice President: Jim Zicaro
Secretary: Mehdi Shadyab
Treasurer: Phil Scattergood
Past President: Pat Healy

Meeting Location:
 City of San Diego, Development Services
 9601 Ridgehaven Court, San Diego, 1st Floor Auditorium

Meeting Time: 9:00 AM – 12:00 PM

1. Call to Order

President Will Foss called the meeting to order at 9:07 A.M. .

2. Roll Call

<u>Building Official</u>	<u>Jurisdiction</u>	<u>Present</u>	<u>Absent</u>
Will Foss	Carlsbad	X	
Lou El-Khazen	Chula Vista	X	
Gary Fausett	Coronado		X
Clay Westling	County of San Diego	X	
Mark Beauchamp	Del Mar	X	
Dan Pavao	El Cajon	X	
Bob Williams	El Centro		X
Mark Beauchamp	Encinitas	X	
Joe Russo	Escondido	X	
Ed Wilczac	Imperial Beach	X	
Jessie Wu	La Mesa	X	
Mark Beauchamp	Lemon Grove	X	
Luis Sainz	National City	X	
Jim Zicaro	Oceanside	X	
Richard Esgate	Poway	X	
Afsaneh Ahmadi	City of San Diego	X	
Carl Blaisdell	San Marcos		X
Richard Esgate	Santee	X	
Mark Beauchamp	Solana Beach	X	
Mark Kratz	Vista		X

Chapter Executive Officers in Attendance

President	Will Foss	City of Carlsbad
Vice President	Jim Zicaro	City of Oceanside
Secretary	Mehdi Shadyab	City of San Diego
Treasurer	Philip Scattergood	City of Oceanside

Associate Members and Guests

Rich Geary, Hoover Treated Wood products
 Scott Pelot, SDG&E
 Joe Rose, Southern Cal. Gas
 Mara Fielding, SDG&E
 Bruce Barnes, SDG&E
 Tiffany Kirk, SDG&E
 Patrick Healy, County of San Diego
 Ken Larsen, San Pasqual/Valley View Casino
 Nancy Martinez, City of San Diego

K. Brickley, Port of San Diego
 Gina Adams, RCP Block & Brick
 Karyn Beebe, APA
 Harlan Tande, AIA
 Steve Zanco, Simpson Strong-Tie
 Jeff Landon, FBC Building Solutions
 Ali Fattah, City of San Diego
 Joe Russo, City of Escondido

3. **Approval of Minutes** :

- Approval of Minutes from February 17, 2009.....(Approved as submitted).

4. **Treasurer's Report:** [Philip Scattergood]

The treasurer reported:

- Checking balance of: \$ 3,288.17
- Saving balance of: \$ 22,106.83

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- Total balance of: \$ 25,395.00(Approved as submitted).

5. **Committee Reports**

a. **Executive:** [Chair: Will Foss]

- County of San Diego, Department of Agriculture, Weights and Measures (Ref.: Letter dated, February 20, 2009) has recently encountered problems associated with unapproved and improperly installed utility sub-meters at apartment and condominium complexes. These sub-meters are those owned and operated by the landlord or homeowner's association. Complexes that sub-meter water, gas, or electricity to their tenants from a master meter must use approved devices installed where tenants can easily read their own meters. The Department of Agriculture Weights and measures enforces State codes and regulations pertain to utility sub-meters. For additional information contact Robert G. Atkins, Agricultural Commissioner, Sealer of Weights and Measures, at (858) 694-2778 or at website www.sdcawm.org .
- Mobile Home Training: Pat Healy is taking the lead. The presenter is coming from Sacramento to discuss fire-resistive requirements and other related issues with mobile home parks in this one-day workshop. Additional information to follow.

b. **Codes:** [Chair: Ali Fattah]

- Committee met on March 11, 09. Here is some of the issues discussed:
 - Chapter policies are being reviewed. Specific topics are Fire walls, Rated corridors, Mixed occupancies, Recognized product listing agencies, Area of refuge for accessible means of egress and Horizontal exits.
 - Code changes must be submitted by June 1, 09. Some of the code changes are related to Eave projections within 2 feet from property line, Existing building walls and their fire-resistive requirements for proximity to property line, Isles, and Single exit from R3-group occupancy.

c. **Disaster Preparedness:** [Chair: To be determined]

- No report.

d. **Education and training:** [Chair: Gina Adams]

- The following is a list of seminars/workshops which are scheduled or being planned for the Chapter:
 - April 7 '09: California Green Builder Workshop: by BIA of San Diego County
 - April 27, 09: IREC Solar Water Heating: Center for Sustainable Energy California
 - April 30, 09: 2007 CBC, Chapters 5 and 6: by Mazen Dudar, P.E.
 - 2008 General Overview, Lighting, Cool roofs, HVAC/HERS: by California Energy Commission.
 - California Green Building Code: by CALBO
 - Will Foss: For all trainings, workshops and seminars a copy of the agenda must be submitted to the Chapter President before we commit to the subject, date and time of trainings.
 - Gina Adams: Per ICC rules, any seminar/workshop sponsored by the local Chapter, CEU's are offered.

- e. **Electrical:** [Chair: Nancy Martinez]
- The committee met on March 5, 2009. Here is some of the issues discussed:
 - Low Voltage Lighting-Residential applications: continued discussion on issues regarding approval of systems, listing requirements 2005 CEC v. 2008 NEC.
 - SDG&E letters: "immediate Hazard", "Likely to Pose a Hazard" sample letters still require updated contact information.
 - Electrical Service Disconnect/Reconnect: Permit requirements and advanced scheduling for the required jurisdictional approval and meter release.
 - SDG&E Service Guide and Standards addendums, updates for 2009 are published and are now available on the SDG&E web site.
 - SDG&E 2009 amendments to the SS&G allow for a 150 ft separation between services. Customers are informed to consult with the local jurisdictions about service rules.
 - Vaults for communication equipment in the PROW, on private property: permit and inspection requirements.
 - Seismic design/Special inspection requirements for electrical equipment.
 - IAEI Border Counties Division program for April will be on Arc-Fault Circuit Interrupters, Listing and Labeling of electrical equipments.
 - SDETT is offering free classes to jurisdictional inspectors on aspects of electrical inspection.
 - SDG&E and Southern Cal. Gas Presentation: Information on Natural Gas Odorant
 - The purpose of this presentation was to provide information on natural gas odorant and the potential of odor fade.
 - Even though a distinctive odor is added to natural gas to assist in the detection of gas leaks, under certain conditions, such as odor fade, may cause the odorant to diminish so that it is not detectable.
 - Odor fade (loss of odorant) occurs when the level of odorant in the gas is reduced due to physical and/or chemical processes within the piping system.
 - For additional information on natural gas safety please visit SDG&E website at sdge.com/safety/.
- f. **Green Building:** [Chair: Will Foss]
- No report.
 - A meeting will be held next month.
- g. **Plumbing / Mechanical:** [Chair: James Pine] Reported by Jeff Landon
- The Committee met on March 4, 2009. Here is some of the issues discussed:
 - Electric heaters: when installed in garage, need to be on a 8in. stand only when the installation instruction require it.
 - Tankless water heater: recirculation through tankless water heater limits the warranty, and is not recommended.
 - PEX: A lawsuit is filed in Alameda County challenging the approval of PEX into the CPC, seeking an injunction, claiming that a violation of CEQA based upon the comments made during the administrative process. Pending the ruling by the court on the injunction sought, the State continues to move forward in the publishing the revision in a supplement targeted to be effective August 1, 2009. This legal action impacts the codification of PEX into CPC, and not the use of PEX under request for alternate methods and materials.
 - UPC Shield clarification: A product labeled with IAPMO R&T's UPC certification mark means that such product complies with the Uniform Plumbing Code, as well as to their respective product performance standards.
 - CPC 413.1 Hot water public lavatories: This section of the code requires limitation of hot water to below 120 degrees and specifically says that the water heater thermostat can not be the method of limitation. Not all municipalities were enforcing this section as written.
 - CPC 414.5: Limitation of Hot water in Bathtubs and whirlpool bathtubs: This section of the code requires limitation of hot water to below 120 degrees and

specifically says that the water heater thermostat can not be the method of limitation. Not all municipalities were enforcing this section as written.

- Copper Lawsuit: There is a lawsuit currently under litigation concerning copper erosion and corrosion on recirculation systems, primarily in hi-rise buildings.
- AB 1020: This bill would require a public swimming pool, as defined, to be equipped with anti-entrapment devices or systems that meet federal requirements. This CA bill is identical to the Federal Virginia Graham Baker Act that was passed into law, with the exception that it has implementation dates.

h. **Special Inspections:** [Chair: Mehdi Shadyab]

- The Committee did not meet in March.
- Contractor's Statement of Responsibility: Pursuant to the requirement of CBC 07, Section 1706, drafted a 'Contractor's Statement of Responsibility' as a suggested standard form to be used by the jurisdictions and, to be posted on the Chapter's web site. Presented this form to the Chapter membership. Motion was approved unanimously by members. This policy will be posted on the Chapter's web site.

6. **Communications**

a. **Chapter President's Report:** [Will Foss]

- Add 'Valuation' to the list of Chapter committees. This committee to be chaired by Clay Westling, of the County of San Diego.
- Valuation Table:
 - Ali Fattah: ENR magazine has published valuation table.
 - Will Foss: ENR magazine does not show all building types. Historically we have used the valuation table which is created by ICC-San Diego Chapter.

b. **CALBO Report:** [Dan Pavao]

- ICC Education and Training:
 - Dan Pavao: ICC is changing the education module.
 - Ken Larsen: ICC is scaling back on the education and training. ICC board is moving forward with offering training and workshops in the form of webinars.
- February 2010: CALBO-ABM is scheduled to be held in Anaheim, in Disneyland.
- April 27, 09: The Leadership/Advocacy day in Sacramento. Call CABO or visit its web site for additional information.
- HCD has decided to adopt the 2009 IRC, without the mechanical/plumbing provisions.

c. **ICC Report:**

- No report.

d. **Legislative:** [Jim Zicaro]

- A.B. 333: Map Extensions: this bill proposes to extend expiring subdivision maps a full five years.
- A.B. 1084: Fee reform: This bill seeks to tighten up the state's existing Mitigation Fee Act to ensure that home builders are being charged a fair amount for their projects' impacts.
- S.B. 310: Water quality: This bill seeks to change the program to allow watershed-based runoff management strategies and eliminate project-based regulation.
- S.B. 793: Affordable housing: This bill is the homebuilding industry's proposal to create a permanent source of funding for low and moderate-income housing through redevelopment funds.
- Important Dates to remember:
 - March 23-25, 2009: ICC Code Form in New Orleans Louisiana. For registration details refer to the web site at ICCsafe.org .
 - April 28, 09: CALBO Leadership & Advocacy Day at the State Capital. See schedule at calbo.org.

7. **Old Business:**

- None.

8. **New Business:**

- None.

9. **Question of the Month:**

- None.

10. **Good of the Order/Uniform Code Interpretations**

- Ali Fattah: City of San Diego is moving forward with the Sustainable Energy Policy for residential and non-residential projects.
- Lou El-Khazen:
 - HCD Green Building Standards Code and Energy Efficiency Standards are scheduled to be presented to the Chula-Vista City Council in May 2009.
 - How many jurisdictions allow or have an ordinance which allows 'electric fences'?
 - ❖ Will Foss: I believe electric fences are prohibited in most jurisdictions.
- Gina Adams: Design, specifications and detailing of CMU retaining walls and free-standing walls are now available.

11. **Adjournment**

President Will Foss adjourned the meeting at 12:25 PM.

MINUTES RESPECTFULLY SUBMITTED BY:

Mehdi Shadyab

Mehdi Shadyab, P.E., J.D.
Secretary, ICC-San Diego Area Chapter

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