

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, 1<sup>st</sup> Floor Auditorium

**Meeting Time:** 9:00 AM – 12:00 PM

**1. Call to Order**

President Will Foss called the meeting to order at 9:12 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	
David Calvani	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 Wilczak	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	
Rick Snider	Vista	X	

Chapter Executive Officers in Attendance

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

Associate Members and Guests

Martin Montessoro, City of San Diego  
 Ali Fattah, City of San Diego  
 Mike Kratz, City of Vista  
 James Pine, San Diego County Fire Authority  
 Patrick Healy, County of San Diego  
 Gina Adams, RCP Block & Brick  
 Joe Russo, City of Escondido

Jeff Landon, FBC Building Solutions  
 Kurt Brickley, Port of San Diego

3. **Approval of Minutes** :

- Approval of Minutes from meeting of June 16, 2009.....(Approved as amended).

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

The treasurer reported:

- Checking balance of: \$ 4,161.31
- Saving balance of: \$ 22,110.53

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- Total balance of: \$ 26,271.84 .....(Approved as submitted).

5. **Committee Reports**

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

- Mehdi Shadyab has proposed a revision to the Chapter Bylaws to also allow 'Affiliate Members' to serve in the position of Secretary and Treasurer. Mehdi will send a draft copy of this proposal to Chapter members for review and consideration. We will vote on this issue in the Chapter's monthly meeting in August.
- Status of PEX:
  - Pat Healy: The court in Alameda County has not yet ruled on the injunction sought challenging the approval of PEX into CPC. Pending the ruling by the court, the State BSC continues to move forward in publishing the revision. No further information is known at this time.
- Chapter sponsorship of a charity remodeling project: Dan Pavao proposed the chapter members volunteer assisting in a remodeling project for a disadvantaged person. No additional information is known at this time.

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

- The Committee did not meet in July.
- ICC accepted the proposed code changes submitted on behalf of the ICC-San Diego Area Chapter.
- Anchor Bolts: Per 07 CBC, Section 2304.9.5, fasteners for preservative- treated and fire-retardant-treated wood shall be of hot dipped zinc-coated galvanized steel....Under 2009 CBC, this provision is revised to show different requirements for different types of treated lumber specified.
- Pat Healy: The Housing and Community Development are proposing emergency building standards for graywater. Detailed information will be emailed to Chapter members.

c. **Disaster Preparedness:** [Chair: Dan Pavao]

- No report.
- Dan Pavao has volunteered to chair this committee.

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

- The following is a list of seminars/workshops which are scheduled or being planned:
  - November 18, 2009: ADA: A presentation is being planned for November 2009 with the assistance of AIA Palomar. For more information visit AIA Palomar web site at [www.aiapalomar.org](http://www.aiapalomar.org) .

e. **Electrical:** [Chair: Nancy Martinez] Reported by Martin Montessoro

- The committee did not meet in July.
  - At the request of the Chapter President, available members of the Committee met June 18, 2009 to discuss the draft of the County of San Diego's Fire agencies Solar Photovoltaic Installation Guidelines. It was noted that a few of the guideline requirements differ from Code or jurisdictional zoning requirements. Upon review,

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- the Committee will consider adding language in the Area Electrical Newsletter that reflects agreed-upon interpretation of the California Electrical Code.
- James Pine: On behalf of the Fire Fighter Association, building officials should take into consideration the fire hazards imposed by Photovoltaic (PV) panels' installation and access on the roof structure by fire rescue personnel, where PV panels are installed. Many jurisdictions have already implemented guidelines and enforcing requirements to safeguard against these hazards. Recommended to create a Chapter policy addressing the issues stated above.
    - Carl Blaisdell: We should allow each jurisdiction do what they want to do and how they see it appropriate to address these issues. It is important for the jurisdiction's fire marshal to establish requirements and policies concerning the venting of roof for smoke. There is no provision in the building code requiring venting of roof for smoke.
- f. **Green Building:** [Chair: Will Foss]
- No report.
- g. **Plumbing / Mechanical:** [Chair: James Pine] Reported by Jeff Landon
- The Committee met on July 1, 2009. Here is some of the issues discussed:
    - PEX: New information regarding the court ruling on the injunction is not yet known. The State BSC is proceeding with the codification of PEX into CPC as planned, with publishing the revision in a supplement targeted to be effective August 1, 2009.
    - Cast Iron: The Cast Iron Pipe Institute reported that there is a new 301 Standard. The new standard allows for inspections by third-party inspection agencies.
    - Graywater: New emergency standards concerning graywater submitted to the Building Standards Commission.
    - Restaurant modification: In addition to approval from the County of San Diego, Department of Environmental Health (DEH), approval from the jurisdiction's building department is required for any modifications to the building's plumbing system by any restaurant. When and where needed DEH will make sure that modification that warrant building permits get routed to the appropriate authority having jurisdiction.
    - PHCC Building Official Luncheon: is scheduled for November 12, 2009 at 11:30a.m.. Additional information will be provided when available.
- h. **Special Inspections:** [Chair: Mehdi Shadyab]
- Comparing the structural observation forms used by a few major jurisdictions, it appeared that the 'Structural Observations' report form used by the City of Los Angeles Department of Building and Safety to be a thorough and easy-to-use form. The referenced form was revised and marked-up to reflect the requirements of Chapter 17 of the 07 CBC. Jesse Wu, Building Official of the City of La Mesa graciously offered to have the form created. The form will be presented to the Chapter membership for approval in Chapter's next monthly meeting. Upon approval, the form will be posted on the Chapter's web site for it to be used by all jurisdictions. Section 1709 of 07 CBC requires a written report to be submitted to the building official stating for the work which structural observations are required to be provided, site visits have been made and list any unresolved deficiencies observed.
- i. **Valuation:** [Chair: Ali Fattah]
- Will Foss: Ali Fattah will chair the Valuation Committee. Mark Beauchamp will co-chair and assist Ali in this committee.
    - President Foss acknowledged and thanked Clay Westling for his work and effort in the preparation of the valuation table.
    - President Foss instructed Ali F. to obtain an electronic copy of the valuation table from Clay W. to revise and present to the Chapter.
  - Ali Fattah: City of San Diego fee study is completed. Negative comments were received from BIA and AIA. As a result of this study, fees for some services are increased and for some are decreased. Fees for a lot of services provided under the current fee schedule,

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which were not covered, are now reflected in the new fee study. The fee study is now before the City Council for their review and approval.

**6. Communications**

- a. **Chapter President's Report:** [Will Foss]
  - No Report.
- b. **CALBO Report:** [Dan Pavao]
  - No Report.
- c. **ICC Report:**
  - No report.
    - Will Foss: Concerning the Chapter sponsorship of a charity remodeling project which Dan Pavao has proposed, no detail is available at this time.
- d. **Legislative:** [Jim Zicaro]
  - No report.

**7. Old Business:**

- None.

**8. New Business:**

- None.

**9. Question of the Month:**

- Does any jurisdiction have any existing or proposed 'bio-diesel' manufacturing facility?
  - Carl Blaisdell: There was a bio-diesel manufacturing facility in Sam Marcos about two years ago. This facility was built without any approvals, permit, or inspections by the City of San Marcos. Four months after the facility began to operate, there was an explosion and as the result the operator was killed.
  - Joe Russo: Building Officials should be aware of these types of facilities and the hazards they pose.

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

- Pat Healy: For underground heating ducting, code requires insulation. There is only one company found to have an approved code complying insulation, because it does not require concrete encasing.
- Ali Fattah: Underground vaults installed by telecommunication companies in public right-of-ways and private properties are subject to the jurisdiction's permit requirements, since they are not considered as a public utility companies.
  - Phil Scattergood: City of Oceanside only requires and issues an electrical permit but not a building permit.
- Ali Fattah: Where a person making or causing an excavation to be made, the City of San Diego requires the owners of the adjoining buildings to be notified in writing advising them that the excavation is to be made and that adjoining buildings should be protected. Such notification must be filed with the City of San Diego. For additional information refer to 07 CBC, Section 3307, Protection of Adjoining Property.
  - Carl Blaisdell: City of San Marcos requires pad notification in order to assure that proper and adequate shoring is provided.
- Ali Fattah: Due to negative impact by the current economy on construction projects, City Council recently enacted an Ordinance granting a 12 month extension of time beyond the limitations set forth by the Municipal Code for expiration of construction building permits. For more information refer to the City of San Diego, City Council Meeting Documents,

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Tuesday, 07/21/2009 Docket Results, Item #55, Ordinance# 0-2010-1, or by visiting City Clerk's website at [www.sandiego.gov/city-clerk](http://www.sandiego.gov/city-clerk) .

- Ali Fattah: Skylights traditionally are required to be listed by ICC, having a current and valid evaluation report. In addition to ICC, City of San Diego also accepts listing and certification of such products by the most current edition of ANSI (American National Standards Institute) or NWWDA (National Wood Window and Door Association).
  - Mehdi Shadyab: The City will also consider certification of products by other nationally recognized listing agencies. Examples of such agencies are U.L., Warnock Hersey, Omega Laboratories, etc.
- Lou El-Khazen: Concerning the inspection of roof-mounted Photo Voltaic (P.V.) systems on sloped tiled roofs, City of Chula Vista will not make inspections to protect safety of City inspectors. Instead, City will ask for a certificate of installation by the P.V. installer.
- Carl Blaisdell: City of San Marcos is concerned with access to swimming pool through a club house in a mobile home park by children. Investigation is underway by City officials to prevent access by children through a club house, protecting them against possible injuries.
- Carl Blaisdell: A code change was submitted to specify construction tolerance dimensions in the code, where dimensions are not specified to be absolute.

#### 11. Adjournment

President Will Foss adjourned the meeting at 12:10 P.M..

MINUTES RESPECTFULLY SUBMITTED BY:

*Mehdi Shadyab*

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

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