

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 9:07 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
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	
Rafael Adame	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	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  
 Ali Fattah, City of San Diego  
 Mike Kratz, City of Vista  
 Nancy Martinez, City of San Diego  
 Isam Hasenin, Bureau Veritas  
 Chuck Mendenhall, Esgil Corporation  
 Gina Adams, RCP Block and Brick

Jeff Landon, Lubrizol  
 Karyn Beebe, American Plywood Assn.  
 Russell Ek, Simpson Strong-Tie  
 Ken Bell, Simpson Strong-Tie

3. **Approval of Minutes** :

- Approval of Minutes from meeting of September 15, 2009.....(Approved as submitted).

4. **Treasurer's Report:** [Philip Scattergood], Reported by Jim Zicaro

The treasurer reported:

- Checking balance of: \$ 4,034.73
- Saving balance of: \$ 22,113.31

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- Total balance of: \$ 26,148.04 .....(Approved as submitted).

5. **Committee Reports**

a. **Executive:** [Chair: Will Foss, email: Will.Foss@carlsbadca.gov]

- ICC-San Diego Area Chapter Scholarships: Application will be posted on the Chapter's web page for 2010 scholarship awards.
- Installation Committee: Jim Zicaro will brief the Chapter on the status later in the agenda.
- Nomination Committee: This committee is chaired by the Chapter's immediate Past President, currently Pat Healy, who will recruit for nominations for chapter officers for the year 2010. Submit your nomination to Pat Healy. The Chapter membership will vote on the nominees during the Chapter's monthly meeting of December 15, 2009.

b. **Codes:** [Chair: Ali Fattah, email: afattah@sandiego.gov]

- The committee did not meet last week. No report.
- Ali Fattah will email the list of code changes to be reviewed by committee members today.

c. **Disaster Preparedness:** [Chair: Dan Pavao, email: dpavao@ci.el-cajon.ca.us]

- No report.

d. **Education and training:** [Chair: Gina Adams, email: gadams@rcpblock.com]

- December 3, 2009: Photovoltaic Workshop.
- November 18, 2009: ADA Workshop.
- Flyers for the above workshops providing additional information will be emailed to the Chapter members.

e. **Electrical:** [Chair: Nancy Martinez, email: nmartinez@sandiego.gov]

- The Committee met on October 1, 2009. Here is some of the issues discussed:
  - SDG&E's Plug-in Vehicle Charging Stations: Society of Automotive Engineers is expected to vote on Standards for 110V/120V (Level 1) Electrical vehicle charging and 240V charging (Level 2). Standard 1772 will require a universal connector (US and Canada) for vehicle charging. San Diego, along with Phoenix, Portland, Seattle, Vancouver are West Coast communities (concept of charging corridor being developed) participating in the Vehicle Electrification program and has received federal stimulus money for the program. SDG&E is coordinating the program. E-tech, an industrial vehicle charging company has been selected to provide the charging systems. All portions of EV charging shall be UL listed to UL Standards 255, 256. Charger will be listed for indoor and outdoor use. Possible code issue-the charging could be considered a continuous load for the purpose of calculations and branch circuit rating.
  - Microinverter Grounding Electrode Conductors: Inverter has the provision for terminating a minimum #8 Cu conductor as required by CEC 690.47.
  - Microinverters and other PV Systems: AC wiring through a residential structure. Can nonmetallic sheathed cable ("Romex") be used when the inverters are located on the roof? There appears to be no code restriction, however, there are concerns about the potential hazards of such and the possibility of someone inadvertently or intentionally

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- tapping into the system. The system does have over current protection at the service and is utility-interactive. Though 690.14(D) does require both an AC and DC disconnect within sight of the inverter when utility-interactive inverters are mounted in not-readily accessible locations, it is questionable whether the "quick connect" assembly can be considered this disconnect. (Can it be disconnected under load?) Can requiring metallic raceways and/or identifying the wiring through the building as PV output be warranted? Patrick Healy will follow-up with Code experts on the subject. Suggestion to look at 2011 NEC to see if this issue is addressed.
- Ground-mount arrays: Plan reviewers are seeing some plan submittals with inadequate grounding requirements, anchorage and lateral support.
  - ICC San Diego Chapter request re: PV installations: Looking at possible conformance for jurisdictional Information Bulletins, Plan Review and Inspection Requirement standard comments. Chair has received documents from Chua Vista, City of San Diego, and City of El Cajon. Request for jurisdictional representatives to send in this information for Chapter President's consideration.
  - Wind Turbines: County is working on plan review and inspection criteria; possible development of Chapter Newsletter? CG Utility Disconnect, equipment evaluation requirements, accessibility of components for inspection are issues where conformance of requirements would be helpful.
    - ❖ Will Foss: How many jurisdictions will allow wind-turbines? San Diego City and San Diego County responded.
    - ❖ Clay Westling: San Diego County allows single-pole wind turbines with some limitations. Wind-turbine farm requires a discretionary review. Wind-turbines must comply with County's noise ordinance.
  - Temporary Power: Discussion of what is considered temporary vs. permanent power requirements. SDG&E considers up to 3 years the criteria for temporary power metered usage. Some jurisdictions – during the course of construction. Some concerns with 2007 fire-damaged properties have had temp power released to properties where rebuilds have yet to begin.
  - Question from Jurisdiction: for an outdoor air conditioning unit, can the branch circuit breaker serve as the only equipment disconnect if the panel is within sight of the equipment? Yes.
  - Question from Engineer: 1) would plan and a permit be required for permanent wiring alterations from a generator to a test bank? Yes. 2) Would approval from the generator company be required for the modification? Yes.
- f. **Green Building:** [Chair: Will Foss, email: Will.Foss@carlsbadca.gov]
  - No report.
- g. **Plumbing / Mechanical:** [Chair: James Pine, email: James.Pine@sdcounty.ca.gov]  
(Reported by Jeff Landon)
  - The Committee met on October 7, 2009. Here is some of the issues discussed:
    - Fire Ratings: A sample of Engineered Judgment from Hiliti with an F rating of either 1 or 2 hour was circulated showing a CPVC copper transition adapter penetrating the wall. In regards to CPC Section 1505.4 which states that when piping penetrates a rated assembly combustible piping shall not be connected to non combustible piping unless the specific insulating covering material has been tested as part of penetrating firestop system.
    - IAPMO Conference: Several committees' attendees commented positively on both the seminars and the attendance.
    - Gray Water Regulations, CPC Chapter 16A, Section 1: At the IAPMO Conference it was reported that there are many jurisdictions having questions regarding Gray Water and the new code provisions.
    - Cross Connection Annual Testing: The Department of Health reported that they will continue to do post installation inspection of backflow devices only. Annual inspections are the responsibility of the water authorities. The water authorities (although not present) are currently only demanding and tracking annual inspections at the street connection and do not enforce annual inspection of the internal backflow devices.

- CPC Chapter 16A, Part 2, Recycled Water: Pat Healy volunteered to receive and collect comments from anyone associated with the ICC Plumbing and Mechanical Subcommittee on the proposed changes, and upon review would bring comment to the subcommittee. Pat Healy can be reached at [Pat.Healy@sdcounty.ca.gov](mailto:Pat.Healy@sdcounty.ca.gov). For additional specific information please see the following web links;  
<http://www.water.ca.gov/recycling/DualPlumbingCode/>  
<http://www.water.ca.gov/recycling/plumb/2plumb.doc>
- New Regulations on Sewer Agencies FOG: Rainbow Water District called and asked the county of San Diego for notification when permits for restaurant were being obtained. They are interested in protecting the sewer systems via proper applications of grease traps and interceptors. Mr. John Kinley is the consultant for the Rainbow Water District. For information and questions regarding these new regulations, Mr. Kinley may be contacted by phone at (949) 888-6536 or by email at [JKinley@ECISGlobal.com](mailto:JKinley@ECISGlobal.com).
- CPVC Use: The National Association of Home Builders announced that the use of CPVC in year end 2008 jumped to record levels. CPVC usage for residential applications reached a high of 33.7% up from 26.5% at year end 2007.
- Presentation: Terry Pond from Broan Nutone gave a presentation on changes by the CEC on whole house ventilation (which goes into effect January 1, 2010). The changes include:
  - The new code requires a bath fan regardless of presence of windows.
  - Kitchens and bathrooms shall have local exhaust systems vented to the outdoors.
  - Intermittent fan's need to be 3.0 sones or less.
  - There is a prescriptive duct sizing table (Table 4-9) for single fan exhaust.
  - The perceived low cost option for a builder to achieve the required air flow rating will be a continuous ventilation option.

h. **Special Inspections:** [Chair: Mehdi Shadyab, email: [mshadyab@sandiego.gov](mailto:mshadyab@sandiego.gov)]

- No report.

i. **Valuation:** [Chair: Ali Fattah, email: [afattah@sandiego.gov](mailto:afattah@sandiego.gov)]

- No report.
- Ali Fattah: Chapter spreadsheet was updated by Clay Westling.
- Will Foss: At Chapter's level, we should adopt that version.
- Ali Fattah: We will present a version at Chapter's monthly meeting of November 17, 2009.

j. **Nominating:** [Chair: Pat Healy, email: [Pat.Healy@sdcounty.ca.gov](mailto:Pat.Healy@sdcounty.ca.gov)]

- Will Foss: Submit your nominations for the 2010 Chapter officers to Pat Healy. Chapter will vote on the nominees at Chapter's monthly meeting of December 15, 2009.

k. **Installation 2010:** [Chair: Jim Zicaro, email: [jzicaro@ci.oceanside.ca.us](mailto:jzicaro@ci.oceanside.ca.us)]

- The Chapter's Installation Dinner event to install Chapter officers for the year 2010 is tentatively scheduled for Saturday, January 9, 2010.
- For the location of the event, two options are being considered: 1) Sheraton at Carlsbad, 2) Paula Casino.

6. **Communications**

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

- CALBO letter, dated October 5, 2009: President Foss read the referenced letter to the Chapter which stated that Target stores has employed Willdan and Interwest, two independent third party plan review companies, to perform review of plans for tenant improvement (t.i.) and remodeling of several Target stores. Target's intent is twofold; 1) is to create a standard for t.i. and remodeling of stores and, 2) to have all applicable code issues resolved in advance and have the t.i. plans "permit ready" for submittal to the authority having jurisdiction over the project, hoping to shorten the time which is necessary for plan review.

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- b. **CALBO Report:** [Dan Pavao]
    - No report.
  - c. **ICC Report:**
    - No report.
  - d. **Legislative:** [Jim Zicaro]
    - California Civil Code Section 55.53(d)(1): Commencing July 1, 2010, a local agency shall employ or retain at least one building inspector who is a certified access specialist (CASP). For additional information refer to the web at <http://www.leginfo.ca.gov/calaw.html> .

7. **Old Business:**

- Hardy Frame: Clarification of ICC Evaluation Report # ESR-2089, Section 3.1.1.
  - Ali Fattah: ICC Evaluation Service letter dated September 18, 2009 stated that “It was not the intent of *the evaluation report* to limit the structure to one story. However, the maximum vertical load on the Hardy Brace Frames and Hardy Panels must not exceed the values noted in the subject report tables.”
  - Mehdi Shadyab: Read entire content of the referenced letter to the Chapter. A copy of the referenced letter will be mailed to the Chapter membership.

8. **New Business:**

- None.

9. **Question of the Month:**

- Can a jurisdiction modify the requirement of Section 1204.1 of 07 CBC, for heating of storage spaces intended for human occupancy, based on climatic condition (Sec. 108.6.2) and/or practical difficulties (Sec. 104.10) reasoning?
  - Joe Russo: We have to use common sense to enforce this code provision.
  - Ali Fattah: Jurisdictions can enforce a more restrictive, but not less restrictive, set of code requirements.

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

- Ali Fattah:
  - Sub-metering: The City of San Diego Council Committee approved a draft version of an ordinance which requires installation of sub-meters for each living unit of new construction of multifamily occupancies to measure and charge for water consumption.
  - Marriott Towers Remodeling: After exhaustive discussions, it was determined that in addition to providing disabled accessible guest rooms in accordance with the requirement set forth in Table 11B-3 and 11B-4 (Section 1111B.4.2.4), bathrooms in other suites which are being remodeled must also comply with the requirements of Section 1111B.4.6.
- Clay Westling: Does anyone have any knowledge of a requirement for requiring landscape projects be prepared and stamped by a California licensed architect?
  - Ali Fattah: We do not perform plan review of landscaping for projects of Single Family Residences. However, if a discretionary review is required, then it may be necessary for a landscape review and plans are required to be prepared, stamped and signed by a California licensed landscape architect.
- Mike Kratz: Did anyone have an opportunity to review the conventional framing construction document which was distributed to the members present at the Chapter monthly meeting of September 15, 2009?
  - Ali Fattah: I am going to format it and then send it to Chapter members for their review.
  - Will: Please send it to Mehdi Shadyab, he will then distribute it via email to the

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Chapter members for their review. We will discuss it during the Chapter monthly meeting of November 17, 2009.

- Rick Snyder: Lead certification of installed pipes based on the date of installation. A certificate must be issued at the end of each installation certifying the lead content of the pipes installed.
- Jessie Wu: Modular buildings used as classrooms: Where modular buildings are used as class rooms, can the restrooms be located outside of such modular units?
  - Will Foss: Yes. However, such restrooms must comply with disabled accessible provisions of the code.
  - Joe Russo: You must also comply with applicable provisions of the plumbing code, providing fixtures based on the number of students served.
- Karyn Beebe: State of California will be adopting the 2009 edition of IRC in about a year. I am offering a training seminar regarding the bracing requirement for resistance to lateral loads.
  - Will Foss: Please coordinate with Gina Adams for a presentation to be scheduled for next year.
- Russell Ek:
  - Does earthquake retrofit of existing structures require a building permit?
    - Will Foss: Yes.
  - What is the policy on hot-dipped galvanized anchors in concrete?
    - Ali Fattah: The City of San Diego will soon have a policy clarifying issues associated with anchors in concrete and requirements for hot-dipped galvanization?

#### 11. **Adjournment**

President Will Foss adjourned the meeting at 12:01 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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