



MEETING MINUTES AUGUST 21, 2003

MINUTES OF JULY 17, 2003 WERE VOTED ON AND APPROVED

IN ATTENDANCE

<u>Name</u>	<u>Jurisdiction</u>
Julie Seay	Anaheim
Michael Hudson	Buena Park
Ray Schuller	CA Code Check
Howard Larnard	Fountain Valley
Jim Martin	Garden Grove
Gerald Caraig	Huntington Beach
Robert Payne	KSI
Bill Makshanoff	Laguna Niguel
Greg Griffith	Laguna Hills
Buster Scholl	Mission Viejo
Faisal Jurdi	Newport Beach
Jay Elbettar	Newport Beach
Steve Hook	Newport Beach
Mark Ibrahim	Orange
Chi Tran	Orange
Mike Jorgensen	San Clemente
Stephen Ahuna	San Clemente
Scott Fazekas	SFA
Khanh Nguyen	Tustin
Ahmad Tabbaa	Yorba Linda
Dan Kennedy	Yorba Linda
Soroosh Rahbari	Westminster

TREASURER'S REPORT

Checking \$ 1,371.40
Savings \$11,724.81

UNFINISHED BUSINESS

- No unfinished business was brought forth.

CITY CORNER

- Khanh Nguyen, building Official from Tustin gave a presentation on the status of the MCAS development. He provided two maps showing City boundaries. Current City area is 10.2 square miles including the base which represents 2.5 square miles or 1600 acres. In 1999 the City adopted the MCAS Tustin Specific Plan in anticipation of the base closure. The Zoning map illustrated all use zones.

- Some of the residential communities on the base are summarized as follows:

PA20 (parcel 33) Development –Tustin Field 1

4 Communities:

- 126 detached clustered SFD's (4 plans)
 - 1400-1500 sf, 3br/2-1/2ba, 2-story
- 52 Duplexes
 - 1600-1900 sf, 3br/2-1/2ba-4br/3br. 2-story
- 58 Townhomes (work/live)
 - 1600-1900 sf, 3br/3ba, 3-story
- 140 U-shape 10 –plex Townhomes (5 plans)
 - 1200-2000 sf, 2br/2ba-3br/3ba, 3-story

PA 21 (parcel 34) Development – Tustin Field 2

Total units – 189 on 38 acres

2 communities:

- 51 Patio Homes (3 plans)
 - 1500-2300 sf, 3br/3ba-4br/3-1/2ba, 2-story
- 138 SFDs (6 plans)
 - 2400-3400 sf, 4br/3ba-5br/4ba, 2-story, 3-car garage

Total Units=565

Projected built-out on the order of 230 units by June 04, the remaining 335 by June 05.

Total built-out of the MCAS at 4500 units by 2012.

Demographic:

	<u>Population</u>	<u>Housing Units</u>
2003	69,754	25,745
2012	83,000 (+16%)	30,300 (+15%)

NEW BUSINESS

- Scott Fazekas distributed handouts on two topics; Chapter 13 CPC regarding medical gas and vacuum systems in health facilities and a Draft Policy on corridors as plenums as addressed by the revised CMC provisions. Both will be open for discussion at the next meeting.
- Soroosh brought up firewall penetration criteria for modified residential/garage firewalls. Consensus was that membrane penetrations still applied and that plastics could not penetrate the membrane, however, approved tested assemblies with intumescent sealants offered an acceptable alternative.

NEW COMMUNICATIONS

- Jay Elbettar offered Kudo's to Soroosh for representing the Chapter professionally at the July 16th and 29th BSC Hearings.
- Ray Schuller mentioned the LA and Ventura Chapters of ICC are working with fire officials on the NFPA5000.

COMMITTEE REPORTS

- Faisal Jurdi, Deputy Building Official for Newport Beach reported on the Code Change Committee. Jay Elbettar will shepherd the Chapter's proposals for the IBC and IRC in Nashville.
- Jim Martin, Building Official for Garden Grove reported on Calbo activities.
 - A recent Board meeting took place in Oakland during August. The upcoming ABM in Long Beach was discussed.
 - A regional update meeting will be held on September 23, 2003 in Garden Grove between 9:00-11:00am.
 - The Calbo Newsletter is available on the website but will also be distributed on paper.
 - By-law change now includes an Associate Technician category.
 - The next ABM inspector's day will cover 1) Calbo's success, 2) Fire Service Collaboration, 3) Accessibility and 4) Contractor outreach.
 - Friday's ABM program will cover Structural Amendments to the CBC. Both Thursday and Friday afternoon will offer prime technical sessions for B.O.'s on the direction of code adoption.
 - Calbo seeks input and feedback on the code adoption process regarding:
 - How to keep up the fight.
 - How to make lemonade from lemons.

- Long term solutions to avoid future “Sacramento Experiences”.

PROGRAM

- Jim Miller with the Orange County Health Care Agency (OSHCA) is a Supervising Environmental Health Specialist II. He gave an excellent overview of their Health Department staff makeup and operations.

Staff consists of seven plan checkers. Unique to OCHCA, they also review wholesale food service operations which are normally reviewed by the State. Five pages of outline information were provided and reviewed by Mr. Miller. A hardcopy is provided with the mailed minutes. Anyone desiring a copy if reviewing these Minutes on the Chapter’s website may request them from Scott Fazekas, Chapter Secretary, at (949) 475-2901.

GOOD OF THE ORDER

None brought forth.

MEETING ADJOURNED

MINUTES RESPECTFULLY SUBMITTED BY:

Scott Fazekas
Chapter Secretary