



# MEETING MINUTES

## February 17, 2005

### **SELF INTRODUCTION**

### **NO MINUTES FOR THE JANUARY 23, 2005 INSTALLATION BANQUET**

### **TREASURER'S REPORT**

Joe Kirkpatrick gave the Treasurer's Report.  
Checking account balance:           \$246.53  
Savings account balance:           \$3705.05

### **CITY CORNER**

Item deferred until resolution of by-laws and speakers scheduled.

### **UNFINISHED BUSINESS**

#### **Overhead Pool Clearances:**

Roy Fewell, reported:

A resolution by Jim Martin requests the state agencies involved to resolve this conflict through the adoption of the NEC provisions regarding this issue. Roy suggested that now is the time to get it into HCD for adoption.

Faisal Jurdi motioned for review.  
Jim Martin seconded motion.  
Floor approved.

Jay Elbettar suggested clarification of the process for forwarding the resolution to the applicable state agency.

Jon Traw suggested the preparation of CALBO letter to consider the issue in entirety, i.e. statewide versus local chapter resolution. Jay Elbettar volunteered to draft this letter.

#### **Ongoing By-laws discussion:**

Faisal opened discussion giving status of the draft by-laws as edited by members of the chapter.

Scott reiterated that the onus of updating the by-laws is to bring it into compliance with ICC instead of ICBO, to account for revisions, and to put the by-laws to vote for acceptance.

Jon Traw motioned to send it out for ballot.

Soroosh added that he understands acceptance of the by-laws is required by 2/3's of the entire voting membership.

John Gustafson seconded John Traw's motion the floor approved and open discussion took place regarding the by-laws:

John Gustafson questioned article 1 pertaining to consistency with IRS definition of a non-profit organization. Faisal responded that this is still the case.

Jim Martin raised issues regarding membership, termination of membership, impact of membership to the Chapter, and traditional class A membership being an entity and not a person [i.e. city, municipality, government agency that assigns a person to represent it.] He suggests to look at, clarify, and to possibly include proxies in the language. Clarification of the issue is pending.

Jim Martin suggested to include "Or projects as deemed by the Board as approved or as directed by the Board membership" for special projects.

Faisal to include results of discussion into draft and will redistribute for discussion at next meeting. Scott suggested distribution via email of the final product with an attached ballot for vote consistent with the process regulated by the current by-laws.

## **New Business**

Chapter President Scott Fazekas reiterated Chapter's direction of Communication, Participation and Education.

Scott introduced the Board Officers Memorandum that will be occurring in the Meeting Notices. The memorandum to consist of new ideas, issues, opinions or general discussion.

Linking of other chapter minutes will be available for perusal by chapter members. Please see the attachment section for these links.

### **Membership Renewals:**

Joe Kirkpatrick is currently taking applications for membership renewal. Please renew prior to the proposed membership fee change that is currently being drafted into the by-laws.

### **Letter of Recommendation for Jay Elbetar to CALBO for Executive Board Position:**

Faisal Jurdi motioned to send a letter to CALBO Nomination Committee endorsing Jay Elbetar to the position of Treasurer to the CALBO Executive Board. Motion was seconded and approved by the floor.

### **Outside the box ideas from the President:**

- Cultivate the recruitment process and professionalism of our trade through:
  - Task group: Committee for mock interview panels to train to interview.

Faisal supported the idea of mock interview panels posed what type of venue will be effective to deliver this service to the Chapter members.

Jay Elbettar contributed best venue is through the Education Committee as part of the Chapter's Education/Seminar program.

- Building Official Mentoring Program:
  - Faisal Jurdi mentioned the idea of Building Official for a day.

## **COMMUNICATIONS**

### **Bob Fowler Memorial Ride:**

Jon Traw gave a short presentation on the upcoming memorial ride dedicated to Bob Fowler. This is a combined effort of the AIA and ICC creating a memorial/scholarship fund in his name. The ride is a way of raising money. Cincinnati the reception location and the ride venue will occur in Detroit in September of this year. There is a raffle available for \$25 the first prize is a Harley Davidson Motorcycle or cash equivalent. Please contact Jon Traw for raffle tickets. With the interest being generated this will not go into a 50/50 drawing.

Jim Martin relayed that the CALBO raffle did not generate enough interest and is now going to be a 50/50 drawing in lieu of the car or bike.

### **Illegal conversions of SFD's:**

Jim Martin raised an issue regarding the increased problem, likely experienced in many Orange County cities, of over-crowding and the illegal conversion of single family dwellings into substandard, multi-family dwellings for the impoverished. He suggested that since this is an issue not limited to Garden Grove, that perhaps the Chapter would be interested in spearheading an effort to develop a regional public information/education campaign with funds provided by cities wishing to participate in the effort. The regional funding approach would facilitate a broader, more effective campaign which could reach many more people, particularly those with English as a second language.

The thought was to suggest the formation of an ad-hoc committee that would contact member cities in an effort to better identify the problem and to determine if interest exists in developing a regional public information program. If interest and funding should exist, the next logical step would be to bring in experienced assistance.

Roy Fewel suggested collaboration with the County Wide Realtors to create an education program.

Scott's observed that this can be made into positive marketing to give owners insight on how it can make their properties more valuable by having legal square footage. He added that there are other ways to deliver this message other than the negative "do this or else" mantra that may be more effective.

BJ contributed that there is already a Real Estate Disclosure Law that addresses this issue. He added that the general buying and selling public is apathetic toward this issue it can not be corrected.

Scott responded that there is no prevention of such real estate transaction which is one issue, the other being the sale of a permitted structure as opposed to one that is not and the repercussion associated with it from a code enforcement action down the road.

Scott asked the floor for a motion to table the discussion for the next meeting or for Jim Martin to provide a presentation on the issue for further discussion.

Ray mentioned a prior sale non-residential inspection program in the City of Inglewood in the late 60's that gave some benefit.

Steve Hook supplemented that the City of Newport has a similar residential program for the past 20 years. It was a hard sell at first but it really cut back on the issue of illegal conversions. An inspection report is created and disclosed to the buyer as part of the transaction. Recent challenge that is occurring is failure of the seller to disclose to the buyer the City Inspection report. There is a draft ordinance currently being penned that would require the escrow company to be responsible party to disclose this report to all parties rather than relying on the seller or buyer's agents.

Jay Elbettar adds that the real estate industry is very supportive of this program. When meeting with the professionals of this industry there was a 90% in favor of such program being implemented. He recommends forming a task group regarding this issue.

Scott clarified Jim's issue: Is there a concerted interest in doing a marketing blitz program where everyone would contribute to fund a professional PR firm? Not having a motion to create a task group on this issue, Scott recommends to table and continue this discussion for next month.

#### **Ongoing PEX Issue:**

Bob Payne reported that HCD is now recommending approval of PEX in the next code cycle after further testing.

Bob was invited to the Water Symposium in Orange County and was made aware of an ongoing study revolving the purification method utilizing Chloramine, which is a combination of chlorine and ammonia, and its effect on copper piping. Studies show that the ammonia in Chloramine causes corrosion in copper piping. The professor giving the lecture, performed testing on various animals ingested with copper corrosion tainted potable water for a long period of time. Bob reports that this contaminated potable water is the cause of Alzheimer's –

Jim Martin interceded and clarified that it is not the cause of Alzheimer's but contributes to it and that he, the professor, hasn't drawn conclusion without a doubt a parallel between the effect of short term memory loss and copper in water.

#### **Last Communications:**

Jon Traw provided information that Carl Marburry is no longer with ICC and that he is now with IAPMO.

## **COMMITTEE REPORT**

### **Education Committee:**

Faisal Jurdi is heading the Education Committee and is looking for volunteers. He has already started formulating a syllabus for the year and welcomes any suggestions from members at large.

### **Code Development Committee:**

Scott proposed to the floor a creation of a Code Interpretation Committee to be composed of 3 to 4 people to address Q&A issues similar to the ICC format. The vision of the Q&A is to attain uniformity of code issues and to provide this service via the Chapter's web site.

Jon Traw suggested posing questions that go directly to the interpretation committee. Jay Elbetar added that the LA Basin Chapter, with the addition of Henry Wong to their Code Development Committee, has recently developed a code chat forum through Yahoo. Jay further added that adding chat capability through our web site will increase the cost of the web hosting and will require more resources to maintain. LA is looking for a joint effort and has already developed the code discussion group which we may already tap into thereby saving cost and development time. Also a great benefit is exposure for our chapter as their website gets more hits.

Scott suggested emailing these questions to the committee chair instead of making them public for review and response by the committee and then posting the Q&A onto the chapters web site in lieu of chat capability.

Jim Martin recommended the Code Development Committee be the same group as the Code Interpretation Committee. It would be simpler to have a single committee than having multiple ones.

Scott asked for volunteers to man the Code Interpretation Committee, whose task would be to develop a format of dispersing the Q&A information to the general membership.

Jon Traw, Joe Kirkpatrick, and Roy Fewel volunteered. A motion by Soroosh was made, seconded by Faisal of which the floor unanimously approved.

Scott informed the floor that Chuck Daleo has sent in a question for interpretation and that would probably be the first month's Q&A.

### **Revenue Committee:**

Scott suggested about having a Revenue Committee whose tasks is to come up with a means and method to increase revenue other than the through the chapter seminars. Please be prepared to have some suggestions in this regard at the next chapter meeting. This added revenue can maintain a scholarship fund or offer training where the presenters are compensated.

## **ORGANIZATION REPORTS**

### **CALBO Update:**

Jay Elbettar gave the following update:

Side bar: Newport Beach follow up on the Architect who forged survey documents for developments in the City pleaded to 13 counts of forgery, is serving a 60 day jail term, with 3 years probation, and his license was revoked as of January 28, 2005. Kudos to the Police Department, Administration and City Attorney's Office.

The Coordinating Council met on February 8, 2005 everyone, with the exception of Newport Beach's Fire Marshal, who showed up to speak on behalf of the model code adoption were in favor of the I Codes.

The February 22, 2005 Coordinating Council Agenda, please see link attached [ [http://www.bsc.ca.gov/cal\\_evnt/documents/CC\\_Agenda-2005-02\\_Feb22\\_.pdf](http://www.bsc.ca.gov/cal_evnt/documents/CC_Agenda-2005-02_Feb22_.pdf) ] will focus on the progress of the adoption of the NFPA 5000 and the challenges that are evident in transforming this model code to the State code. March 8, 2005 is the date that the Coordinating Council will provide their recommendation, see attached link for agenda [ [http://www.bsc.ca.gov/cal\\_evnt/documents/CC\\_Agenda-2005-03\\_Mar8\\_.pdf](http://www.bsc.ca.gov/cal_evnt/documents/CC_Agenda-2005-03_Mar8_.pdf) ].

CALBO working with a vendor to create a Title 24 Accessibility training video that will be available on the CALBO website for members use.

Outgoing CALBO President Brad Remp spearheading the hiring of a PR firm to help our membership hone their public relations skills and to come up with formats, guidelines, and tips to help us when we talk to the media, government officials, legislators or our community leaders to describe who we are and what we do in 30 seconds or less. An RFP was put together and a firm from Sacramento was selected. Their first presentation/training will be at the Yosemite ABM. This will be followed up with further training sessions through CTI.

Jay encouraging membership to apply for CALBO committee positions. CALBO will be heavily involved with certifications with ICC at the local level and so committee involvement will be crucial.

Faisal received a letter from CALBO soliciting sponsorship for a break for this years ABM for \$350.00. He motioned to sponsor the CALBO break and send a check for \$350.00 to CALBO, it was seconded and approved by the floor.

## **GOOD OF THE ORDER**

None.

## **PROGRAMS**

None.

Respectfully Submitted,

Gerald Caraig  
Secretary

## **ATTACHMENTS**

Links to Various Chapter Minutes:

LA Basin Chapter:

<http://www.icbolabc.org/minutes/minutes.htm>

San Diego Chapter:

[http://www.iccsandiego.org/uploads/SD%20ICC%20Minutes%201\\_18\\_05.pdf](http://www.iccsandiego.org/uploads/SD%20ICC%20Minutes%201_18_05.pdf)

East Bay Chapter:

<http://www.eastbayicc.org/120804Minutes.pdf>

Napa Solano Chapter:

[http://www.napasolanoicbo.org/ICBO/min\\_2005/min\\_Feb2005.htm](http://www.napasolanoicbo.org/ICBO/min_2005/min_Feb2005.htm)

Peninsula Chapter:

<http://www.iccpeninsula.org/meeting/2005/minutes010505.pdf>

Redwood Empire Association of Code Officials:

[http://www.reaco.org/minutes\\_of\\_the\\_meeting\\_of\\_01042005.htm](http://www.reaco.org/minutes_of_the_meeting_of_01042005.htm)

Sacramento Valley Association of Building Officials:

<http://www.svabo.org/chapmin/CPMN0205.html>