



MEETING MINUTES

DATE: June 18, 2009
TIME: 11:30 a.m. – 2:00 p.m.
LOCATION: Tustin Ranch Golf Course
12442 Tustin Ranch Rd.
Tustin, CA 92782

I. CHAPTER BUSINESS

- A. Hadi Tabatabaee, Chapter President, brought the meeting to order at 11:55 a.m. and the Pledge of Allegiance was conducted.
- B. Hadi asked the other board members present to identify themselves. Secretary Tony Weimholt, Past President Joe Kirkpatrick, Vice-President David Khorram and Treasurer Gabriel Linares announced their presence. A self-introduction by meeting attendees followed.
- C. Meeting Minutes - A motion was made and passed to approve the meeting minutes for the May 14, 2009 meeting.
- D. Treasurer's Report: Recognizing that the treasurer was still busy with registering guests, the item was held to be reported after the committee reports.

II. COMMITTEE REPORTS

- A. Code Committee – No report.
- B. Quality Assurance Committee – Henry Huang announced that a meeting was scheduled at Tustin City Hall at 2:00 PM or immediately following the chapter meeting.
- C. Green Building Committee – No report. The members were reminded that there was a training opportunity scheduled in October with Jay Elbettar and Buster Scholl and a Green Building topic is included in the September Training Matrix.
- D. Public Relations and Membership Committee – Soroosh Rahbari commented that the membership dues reminder had been sent out to all members and thanked those that were current. Soroosh advised all in attendance that we would not be

sending meeting notices and announcements to non-members and urged all that may not have renewed their membership to please do so.

Soroosh announced that the committee was working on two programs: Improving the Image of Building Official's and a School Outreach Program. Additionally, the Ride Along program was still available and anyone interested was encouraged to call for assistance in coordinating the event.

Khanh Nuygen announced that the August 13, 2009 Golf Fundraiser still had available openings and that the \$130.00 fee was \$20.00 lower than last year and reminded the members that the fee included dinner. The registration is limited to 60 players and urged anyone interested to sign up.

Khanh also announced that the next joint meeting with APA scheduled for the Club House in Costa Mesa.

Regarding the "Green Initiative" Khanh advised the membership that he and Soroosh were working on a committee with Orange County representatives. Orange County is the agency and will send out an RFP for third party administration and financing for solar or energy efficiency installations. Businesses and residents can install solar improvements and obtain financing that would be wrapped into the current mortgage payment and spread out over 15-30 years. The program is open to cities in Orange County. Khanh announced that the US Green Building Council Orange Chapter will host a solar workshop in September and he will be seeking OEC board member approval for sponsorship. Program to be held at the Neighborhood Community Center in Costa Mesa.

Khanh also stated that Costa Mesa City Council recently approved a 106kW AC solar power purchase agreement which is cost neutral or with a modest energy cost savings, with the potential for increased savings due to proposed SCE rate increase in October. He noted that this is the first municipal solar project in Orange County. Solar City will install a new type of low cost thin PV panel system on the Neighborhood Community Center. The thin film panels are not as efficient as a traditional system but certainly more cost effective. Khanh provided a short Power Point presentation highlighting the benefits of a solar system installation. Anyone interested was advised to contact Khanh for further information.

- E. Education Committee – Dan Kennedy reminded the members that the Electrical Code seminar was scheduled for June 25th and announced the date for the Structural seminar was set for July 30, 2009 in Anaheim, the date for the Building Department Administration seminar in Laguna Hills in August was forthcoming with a flyer update mid-July, and reminded members about the Training Matrix and the Green Building seminar scheduled for September and October respectively.

Hadi Tabatabaee requested the treasurer's report to which Gabriel Linares announced the balance for the Checking at \$13,300.00, and the Savings balance of \$15,500.00.

III. ORGANIZATION REPORTS

- A. CALBO – Jay Elbetta, CALBO Past-President announced that the Green Building Committee was working on proposals for changes to the Green Building Code. Jay stated that there was a growing concern, mostly in northern California, about the number of Building Official positions that were being eliminated and/or assigned to City Engineer or Planning staff by jurisdictions throughout California. Jay commented that AB 717 requires the Building Official to be certified; however many cities are not following that requirement in the state law. The Northern California cities may be seeking a support letter from the local chapter presidents.

Jay announced that the City of Newport Beach had just completed the ISO evaluation and received the top rating classification of 1. Jay offered to assist anyone interested in tips for increasing their ISO rating number, and used issuing the inspection staff the Code Check lists as an example.

Jay also announced that CALBO CTI is coordinating new classes that no longer focus on code updates and that Buster School is serving on the CTI committee along with him. Jay also announced that he had a Chief Building Inspector position open in Newport Beach.

Hadi asked about the efforts CALBO previously indicated that they were seeking regarding CASp to which Jay replied that Jay Salazar and Tom Garcia were trying to meet with the bill author to discuss CALBO membership concerns.

- B. ICC – There was no report from ICC.

IV. UNFINISHED BUSINESS

- A. Hadi Tabatabaee announced that the LA Basin chapter had voted to contribute \$5,000.00 to assist with the cost of the 2010 CALBO ABM and expressed his appreciation of their generous commitment.
- B. Hadi Tabatabaee announced that there was committee consensus on the format for the quality of plan check and inspections guidelines being created in cooperation with SEAOC. The checklists include separate lists for tilt-up buildings, wood-frame buildings, and steel buildings. Hadi, Henry Huang and Eric Tolles were serving on the committee. SEAOC was generating a letter to City Managers and City Council members emphasizing the importance of building code enforcement in relation to state law and also the importance for qualified staff, and the need for quality inspections. Hadi also noted that he is serving on the CALBO Public Relations committee and they were working on a similar letter.

V. NEW BUSINESS

Hadi commented that the LA Basin chapter had requested consideration by the OEC for co-authoring the "Exiting" code change proposal put together with Stuart Tom. Hadi asked Laura Blaul to open the discussion and Laura commented that she had co-chaired a committee with Stuart Tom and that the committee had developed the exiting code change which requires a second exit for residential dwellings with floors more than two floors above or below the grade floor exit where the floor area exceeds 1000 square feet. A motion that the item should be turned over to the code committee for review and a recommendation be brought back to the membership for consideration received approval from the members. Laura Blaul commented the code change had been submitted and that the SFM has indicated support for the code change.

VI. GOOD OF THE ORDER

- A. David Khorram announced that committee member Christine Tafolla had developed some artwork for the 2010 CALBO ABM in Anaheim. David commented that the LA Basin Chapter contribution of \$5,000.00 was a much appreciated gesture. CALBO is continuing to work with the Disneyland Hotel and David announced that he would have some plans to present at the next chapter meeting. The 2010 CALBO ABM Committee would be meeting immediately following the chapter lunch program and interested members were invited.
- B. David Khorram also commented that most cities are participating in the stimulus grants and receiving funds to be used for public works departments and administrative interests. David indicated that his position was that building departments should play a larger role in determining where monies should be spent. That there was a greater potential benefit for energy savings if monies were spent on the private side. David acknowledged that the timeline for submittal of grant applications was closing and offered additional information to anyone interested.

Hadi commented that the City of Fullerton had designated \$200,000.00 for energy related improvements.

- C. Jon Traw reported that as co-chair of the Quality Assurance Committee he will be sending out a quality control survey to the members and was looking for ideas from their staff. In other words, what do building inspectors and plan checkers think about what should be done to improve the quality control of the delivered product.

Jon also stated that at the ASTM E 05 Fire Standards Committee meeting they were looking to promote the involvement of Building Official's in the development and revision to fire test standards. He mentioned that there is the capability for committee members to participate by a conference call line connected into the meeting rooms. This would allow participants to listen and participate in the discussion taking place in the technical committee's meeting. The ability to vote

had not yet been facilitated, but they were working on it. Anyone interested in participating should contact Jon directly for further details.

Jon also commented that he has been trying to work with ASTM-E 05 regarding the concept of test standards not put the pass/fail criteria in the test standard since the pass/fail criteria is a topic for the codes. He further commented that the missing component in the whole system is quantifying the levels of fire exposure. As a result of his bringing this concept forward, Jon was appointed chairman of a new task group under subcommittee E-05.14. The committee's responsibility is to quantify the exposure metrics of fires between buildings and the urban wild-land interface. The scope of the new task group efforts will be to look at attempting to quantify the fire exposures for the two different conditions. He gave the example of wildland fire exposures including radiant effects of heat energy exposures based upon vegetation, slope of ground under the vegetation, wind, external temperatures, moisture of the wood, etc., and also deal with the accumulation of debris and embers as well as flame impingement from such things as vegetation next to the structures. Jon stated that this issue will probably drive where Chapter 7A goes in the future. Jon encouraged anyone with a desire to participate to let him know and he especially wanted the Fire Official's to get involved.

- D. Jay Elbettar commented that seeing no one from ICC, he wanted to announce that nominations were being taken for ICC Board members. He also stated that since John LaTorra's code development committee report and the changes to the code development process that many ICC members were disappointed and he had heard that many cities in the east and mid-west are proposing to amend out the sprinkler provisions of the IRC. Jay advised the members that there was much expressed dissatisfaction with ICC's direction; they feel that ICC has failed them and a movement was underway to create a new organization "National Association of Building Officials."

Jay also commented that the Seismic Safety Commission Building Official seat was open and that CALBO was putting forward four names: Andrew Adleman, William Shock, Bill Nagle and himself.

- E. Laura Blaul announced that the Orange County Fire Authority had organized a community outreach program entitled "Ready! Set! Go!" The program was put together to assist homeowners in wildfire home risk assessment. The check list assists property owners in identifying how to minimize their risk in a wildfire event. Laura stated that the Board of Directors may be looking to get relief from permit fees for property owners wanting to make some of the improvements that could help mitigate the fire risk during a wildfire event. The outreach program will be conducted from June through September.
- F. Bob Payne commented that the state has not delayed approval of PEX piping and that anyone looking for training for his or her staff could contact his office. Hadi asked Bob to provide an update about the lawsuit. Bob stated that the unions had

filed an appeal to challenge the EIR procedure, but unless a Judge rules in favor of the unions, PEX will be allowed by code beginning August 1, 2009.

Henry Huang commented that the Quality Assurance Committee was putting together installation inspection guidelines for PEX and invited anyone interested to attend the meeting at Tustin City Hall at 2:00 PM.

VII. COMMUNICATIONS/ANNOUNCEMENTS

Hadi congratulated Henry Huang for developing the 2006 IBC Checklist for Structural Provisions. The book was published and is available for purchase at ICC and that information handouts were available at the registration table.

VIII. PROGRAM

Hadi introduced Wayne Winthers, Senior Assistant City Attorney with the City of Orange for his presentation on the Chronology of a Code Enforcement Case. Wayne proceeded to provide a thorough outline of the issues involved in municipal code enforcement from why cities have code enforcement to the state laws that authorize the process, as well as the steps in taking an initial complaint through the criminal complaint and sentencing process to achieve compliance.

The presentation included inspection authority issues, areas considered public or accessible, inspection consent vs. the warrant process, when and how to obtain an inspection warrant, how to file a criminal case and some alternatives, as well as the court process and sentencing.

A copy of the presentation outline is attached for additional information.

Hadi Tabatabaee entertained a motion to send a letter to CALBO indicating Orange Empire Chapter support for Jay Elbettar as the Building Official representative on the Seismic Safety Committee. The motion was approved.

IX. ADJOURNMENT

Hadi adjourned the meeting at 1:47 PM.

Respectfully submitted:

Tony Weimholt
Chapter Secretary