



## **MEETING MINUTES**

DATE: October 15, 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 11:46 a.m. and asked Jay Elbettar to lead the membership in the pledge of allegiance.

Past President Joe Kirkpatrick, Vice-President David Khorram, Secretary Tony Weimholt, and Treasurer Gabriel Linares, were all in attendance.

- B. Hadi asked the Khanh Nguyen to initiate the self-introduction of the membership, during which, Khanh announced Ed Petros, Chief Building Inspector for the City of Costa Mesa was retiring in December.
- C. Meeting Minutes - A motion was made to approve the September 17, 2009 meeting minutes with the correction to the spelling of John Nosse's name. Minutes were approved as corrected.
- D. Treasurer's Report: Gabriel Linares announced that there was a balance of about \$21,611.78 in the checking account and \$15,134.77 in the savings account. Gabe also commented that LA Basin treasurer confirmed that they would be sending the \$5,000.00 contribution for the 2010 CALBO meeting.

### **II. COMMITTEE REPORTS**

- A. Code Committee – Steve Ikkanda announced that the LA Basin hosted a Tri-Chapter Code Development Committee meeting. There was a significant desire for a joint Code Development position on a few issues.

They discussed the IRC intertwining with the IBC (i.e. Townhouse buildings & use of roof to accommodate Green Building construction) Steve reminded the members that local amendments to the Green Building Code still need findings

based on climatic, geographic or topographic conditions. The Committee also discussed the ICC bylaws changes.

Jon Traw indicated that one of the items raised on the adoption of the IRC is the reduction of 1-hour construction from 5' back to 3' for exterior walls. Jon also commented that the ICC bylaws changes are required to be sent to the membership for vote (must be ratified by the membership).

The 1st bylaws change deals with the governmental voting and voting rights (due to feedback from residential sprinkler vote at the 2008 Final Action Hearings). The first parts of the proposed changes disenfranchise the homebuilders groups. The second part allows the ICC Board of Directors to change the code development process without membership ratification. This would reinforce the position that the Board of Directors can take unilateral action to change the process like recently occurred.

The 2nd bylaws change eliminates the geographical regions. Jon commented that this in his opinion was a desirable change along with the proposed change to pool voting for the open Board of Directors vacancies. Jon commented that the members should watch for the bylaws balloting and make sure to vote if they get sent to the membership for ratification.

Steve Ikkanda commented that the comment period for the Green Building Code was ongoing now through to November 15, 2009

Henry Huang questioned the status of the Existing Building Code to which Steve clarified it was in the 45-day comment period.

- B. Education Committee – Dan Kennedy announced that over 150 persons attended the matrix training classes on September 23, 2009 and the net receipts totaled \$7,000.00. Dan also announced that the committee was looking into an Energy Update seminar and that in comparison with last year the education events raised about \$21,000.00 and those figures were at \$12,000.00 this year.
- C. Quality Assurance Committee – Henry Huang commented that the PEX Guideline had been sent out to the membership, but that he had not received any feedback, and invited the members to send him their comments. Henry announced that the committee was working on an inspection checklist and that the committee was meeting at the Tustin Library immediately following the Chapter meeting. He commented that a representative from SEAOC was at the last meeting and showed an interest in helping with the checklist.
- D. Green Building Committee – Roy Fewell announced that there were about 46 signed up for the training matrix on September 23<sup>rd</sup> and 54 people attended the class. Roy also mentioned that he was invited to speak at the “Build it Green” presentation held at the Gas Company on October 7, 2007. Roy added that the

committee would put together a report for the chapter possibly by the December meeting.

- E. CALBO ABM Committee – David Khorram commented that CALBO would be sending out a flyer for the 2010 event within the next two weeks. The board is considering the possibility of inviting City Managers and elected officials to the CALBO meeting to assist in raising the level of the Building Official.

The CALBO structural committee was looking to get speakers for their training classes. Henry Huang, Peter Lui & David Khorram in conjunction with Bill Nagel from the City of Redding put the program together for CALBO.

David also announced that the CALBO Foundation program, “Operation Home Front” is being organized for December 11<sup>th</sup> & 12<sup>th</sup> in the City of Orange, interested parties can contact David Khorram.

- F. Public Relations and Membership Committee – Soroosh Rahbari announced that the committee was also accepting scholarship applications.

Soroosh commented that he had sent out an e-mail announcing the opportunity for advertisement on the chapter’s website and advised anyone interested to contact him for additional information. Soroosh also announced that he would send out an e-mail inviting any one interested to contact him regarding participation at the CALBO run event.

Soroosh also congratulated Bryan Starr and BIA for winning the National Home Builders Award. Bryan will provide a presentation at our next meeting.

Khanh Nguyen announced that the Holiday Luncheon to be held at Trinity Broadcasting Network in Costa Mesa on Wednesday, December 9, 2009.

Khanh informed the members that Governor Schwarzenegger signed SB 32 and AB 920 into law. SB32 requires utilities to purchase solar electricity from facilities that produce up to 3 megawatts (the old limit was 1.5 megawatts). AB 920 sets a rate for utilities to compensate customers who’s solar or wind systems produce more than they use in a year (currently customers are not paid for any surplus electricity they feed back into the grid).

Khanh reported that the American Solar Energy Society (ases.org) was looking for cities to donate the use of a room for them to hold meetings (7PM) Khanh will send an e-mail with contact information.

### **III. ORGANIZATION REPORTS**

- A. CALBO – Jay Elbettar congratulated Dennis Bogle. Jay also thanked David Khorram and Henry Huang for teaching the CTI structural classes in San Ramon.

Jay announced that CTI had restructured many of the classes since we were all more familiar with the IBC general requirements, and reminded members that the CTI education week in Ontario was quickly approaching.

Jay expressed his disappointment that the Green Building Code seminar was so poorly attended. Jay advised the membership that he would provide his portion of the presentation so that the information could be posted on the Chapter website.

Jay also mentioned that CALBO's effort to approach the State regarding the CAS's certification process did not result in any modifications to the process.

Jay commented that at the CALBO meeting regarding the Target pre-approved plan agreement there was one dissenting vote, and expressed disappointment that CALBO had considered that type of partnership without consulting with the membership.

B. ICC – No report.

#### **IV. COMMUNICATIONS/ANNOUNCEMENTS**

Hadi announced that the Board was considering a Scholarship program named the Presidents Scholarship to be offered in the name of a past Orange Empire Chapter President with Floyd McClellan and Howard Larnard as possible honorees and invited the membership discussion.

Jay Elbettar commented that the Bob Storcheim Scholarship was created by a vote of the membership and that the name should not be changed without a vote of the membership.

After a brief discussion about the scholarship program a motion to rename the scholarship was defeated. A new motion to create a second scholarship (in addition to the Bob Storcheim Scholarship) titled the Presidents Scholarship with an amount to be approved by the Board was made and approved by majority vote. The President's Scholarship honoree will be Floyd McClellan this year.

#### **V. PROGRAM**

Hadi Tabatabaee announced that due to the urgency of the gray water language adopted by the state, Fady Mattar had put together a presentation for membership consideration.

- A. Fady Mattar commented that the Gray Water Emergency Standard 45-day ratification period ends Monday (10-21-09) and provided a brief explanation on the history and installation requirements of gray water systems. Fady explained that a historical key component of gray water systems has always been that effluent be completely absorbed by the soil with no above ground drainage.

Fady commented that as adopted the gray water standards allow for above ground drainage. Fady also commented that the California Department of Public Health recommendations were ignored and the Building Standards Commission adopted the gray water amendments.

A motion to send a letter in support of the proposed revisions was approved unanimously.

A copy of the presentation is attached for further information.

- B. Katie Wilson with Willdan Financial Services provided a Building User Fee Study Presentation. After a brief history on the fee for services regulations, Katie commented that Willdan's performs their fee studies combining both the Financial Services aspects and their Building Services expertise. Katie also provided background information on current case law related to building permit related fees. Katie presented a synopsis on the various methodologies for calculating fees including valuation, square footage, and time & material approaches. Jurisdictions interested in obtaining additional information were invited to contact Katie at Willdan Financial Services.

## **VI. GOOD OF THE ORDER**

No comments

Hadi adjourned the meeting at 1:58 PM and announced that there was no meeting in November due to the CTI Education Week. The next meeting will be the Employee Appreciation Luncheon at TBN on December 9, 2009.

Respectfully submitted:

Tony Weimholt  
Chapter Secretary