

# Chapter News

Volume 1, Issue 12

December, 2001

Commentary

## Re-Roofing Issues

At the January meeting, the afternoon program was a open forum to discuss re-roofing issues. Several Roofing Contractors were in attendance, and I am grateful for their input. The main issues, as I understand them, are the Contractors want to find some way to eliminate the downtime caused by waiting for inspectors and the need to leave a ladder at a job site for final inspection. Many building departments are now using a self-certification form that eliminates the need for a substrate and in-progress inspection. While most jurisdictions still require a ladder for final inspection, it was suggested that a final inspection (on a pitched roof) could be done from the ground. The Roofing Contractors hope that the tri-county jurisdictions can establish a uniform inspection procedure that will minimize the need for wasted labor.

First lets review the code. Neither section 108 or Chapter 15 of the UBC requires any type of re-roof inspection. However, in appendix chapter 15, section a1515.1 requires that the building official establish certain criteria "by inspection or other evidence" (I think its clear that by using the term "other evidence" the code leaves open the use of contractor certification) and; section a1515.2 requires that a "pre-installation" inspection be made by the building official or a special inspector. Further is goes on to state; "a final inspection and approval shall be obtained from the building official".

With the above in mind I offer two solutions,

1. Perform a per-installation inspection .
2. Require a contractor certification per section a1515.1
3. Perform a final inspection from the ground (on pitched roofs) and from the roof on less than 2 / 12 pitched roofs.

Or; simply do not adopt sections a1515.1 or a1515.2. By not adopting these sections the need for inspections will be eliminated. And; since they are appendix sections no findings are necessary.

By: Craig Oliver, CBO

California Building Standards Commission  
Meeting  
Postponed Until  
March 20th.  
(again)

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## MONTEREY BAY CHAPTER – ICBO

### Meeting of January 17, 2002 Minutes

#### CALL TO ORDER

##### 1.01 Pledge of Allegiance

##### 1.02 Self-Introductions

- The meeting was opened by outgoing President Dave Pasquinelli (City of Salinas) at 11:00 AM.

#### CHAPTER BUSINESS

##### 2.01 Approval of Minutes

- The minutes of the December 2001 meeting were missing the committee reports section. They were approved pending their publication in this month's minutes. For those of you who did not receive the updated copy, here are the missing portions: (Approved: M/Carpenter 2/Walker)

## MONTEREY BAY CHAPTER – ICBO

### Meeting of December 20, 2001 Minutes

#### COMMITTEE REPORTS

##### 3.01 Code Change

- ❖ The State of California Building Standards Committee was scheduled to meet on January 16, 2002, however this has now been changed to the 30<sup>th</sup>, to complete the package of codes that will become part of Title 24. On tap will be a discussion on the elimination of PEX water tubing and Corrugated Stainless Steel Tubing (CSST) for gas lines. CALBO strongly disagrees with these proposals. However, if we don't get off our collective butts and notify the BSC of the same, these items will fall to the will of the special interest groups (guess who that would be?). ICBO ES is revising the specifications for these products. Check out the agenda for the January ES meeting on the ICBO website. Anyway, the target date for mandatory adoption is now around October of 2002.
- ❖ Yvonne Christopher fielded a question about being able to test arc resistance on bathroom receptacles as required in the '99 NEC. This supposedly becomes effective in January, but no one knows where to get the test equipment. There will be more discussion on this item next month. The main question is whose responsibility is it to check, the inspector or the electrician?

##### 3.02 Legislation

- ❖ No report.

##### 3.03 Special Inspection

- ❖ The SI Committee met on December 6<sup>th</sup> and reviewed three companies. Two are still lacking and one was disqualified for submitting fraudulent data. Keep you current lists that expire in March.

##### 3.04 Membership and Honors

- ❖ Dave Pasquinelli distributed ballots for the Building Official and Industry Person of the Year.
- ❖ The annual installation dinner will be on January 25<sup>th</sup> at Bayonet Black Horse Golf Lodge. Get your money into Dave if you are going ASAP. The cost is \$20.00/ person.
- ❖ Responding to our annual reminder from Cabrillo College, the Chapter opted to continue our support of the Construction Technology program scholarships with another contribution of \$500. (M/Stubendorff, 2/Carpenter) Janet Praria attended the last awards ceremony and found the recipients to be very appreciative.
- ❖ John Villalpando announced that John Kuehl was promoted to the position of Senior Building Inspector in the City of Monterey, filling the void left by Mike Stone when he went to Salinas. Yvonne Christopher also announced the advancement of Tom Jason to Supervising Building Inspector for Monterey County. Congratulations to both.
- ❖ Dave read a very nice thank you card from Gwen Wells for the Chapter's donation in memory of her son.

##### 3.05 IAEI

- ❖ No report

### 3.06 2003 CALBO ABM

- ❖ No report

### 3.07 Education

- ❖ Rex Wyatt has volunteer to head up the Education Committee along with some help from Dave Pasquinelli and John Villalpando.

## 4.0 OTHER REPORTS

### 4.01 CALBO

- ❖ Calbo's position letter was distributed. There was no discussion about it.

### 4.02 ICBO / ICC

- ❖ ICBO Director John LaTorra (City of Redwood City) discussed the pending merger of ICBO, SBCCI and BOCA. There should be more explicit details distributed around June 2002, so that members can be informed prior to the September ICBO ABM.
- ❖ John discussed the Attorney General's opinion on the ability of local building officials to be able to interpret and modify codes on a case-by-case basis. This is a battle about special interest and he disputed the AG's finding that the building officials are not empowered to make such decisions within their jurisdictions. ICBO will continue to hammer away at the BSC over this matter.
- ❖ It is not certain what will become of ICBO President Jon Traw after the merge in relation to the ICC. SBCCI's CEO William J. Tangye has been voted in as the Chief Executive Officer and BOCA's president has yet to be tacked for assignment within the ICC organization. ICBO's Bob Heinrich will be the Chief Operating Officer. Of course, we hope that Jon will continue at a high level capacity within the ICC.
- ❖ There is a very good possibility the NES and IES will become one, and the same. In the same note, it is very up in the air where the ICC offices will finally settle, especially the regional offices. The individual organization members will have to decide together what to do with their holdings in the consolidation.
- ❖ Daniel Kostelec (City of Capitola) aired the question of "why should we care about the ICC codes, if California is headed for NFPA codes under the present climate"? Dave Pasquinelli responded that he would allow the use of the ICC code on a case-by-case basis. The problem would be mixing completely different codes together. The confusion it would cause in the private sector is unfathomable. Architects and engineers have enough trouble following a code that has been in effect in California since the thirties. (In fact, a few are still probably using the old codes.) There is also the possibility that FEMA will not certify the NFPA code in California. Remember the NFPA code is also almost entirely by reference, with the structural portions spawning from the EPCOT codes. In short, it is a lesser code compared to the IBC. Anyway, the arguments went back and forth over the merits and deficiencies of both codes with no real resolution. It is critical that ICBO and CALBO work in California to clear this veil of haze. Ray Proffitt also suggested that the League of Cities should become involved in this issue. The California Building Industry Association has not taken a stand due to political weakness. However, the Utah BIA battled alongside building officials to the successful adoption of the I-Codes in Utah.
- ❖ The adoption of alternate codes must be a group consensus. Alone, individual jurisdictions will not survive the heat from the State. It would seem that once the playing field and rules for the procedure are clear, then the individual jurisdictions can make the decision to jump in or not. We have a responsibility to prove that the ICC is a better code for the people of this state than any other code. If that is not the case, then there is no battle. (The ICC Code Campus is available at [www.icccampus.org](http://www.icccampus.org).)

### 4.03 Code Discussion

- ❖ J.D. Jones led a discussion on the proper use of UL 181 tapes for duct sealing. J.D., who is a certified CHEERS rater, talked about a variety of different tapes out there including some UL 181 tapes that not being used properly. There are 181A and 181B tapes and specific applications for them as well as 181 mastic. When ducts are tested, they are limited to a maximum of 6% leakage. All in all, we could use a short seminar on the subject. The Chapter will look into setting up the training.

### 4.0 PROGRAM

- ❖ (The program was centered on the adoption of codes in California. The main discussion is contained in the ICBO/ICC report above.)

## **JANUARY MINUTES CONT:**

### **2.02 Unfinished Business**

- Mike Stone (City of Salinas) discussed the new requirement in the 1999 National Electrical Code for arc fault interrupters (Art.210-12). The requirement, effective upon adoption by the State of California, (not the Jan '02 date in the code) specifies that these interrupters need to be installed in all bedrooms. The problem is finding appropriate test equipment and determining the responsibility for testing.
- Craig Oliver stated that he reviewed the requirements of the bylaws in modifying the collection date for dues from FY to CY. There is no requirement to change anything in the bylaws so the change will become effective immediately. You may already have received a notice from the treasurer.

### **2.03 New Business**

- Doug Riparetti (Louis and Riparetti, Inc.) has offered to make available a Power-Point presentation from the Independent Roofing Contractors on various roofing types and their installation practice. The seminar will be presented in March and geared for both building officials and inspectors. Because of the length of the seminar, the Chapter will have to work it outside of the regular business meeting. Also, because of the CALBO ABM in March, the best time will probably be in April. We will try to finalize the date, time and place next month.
- There was a brief discussion regarding attendance and the minimum number of people the hotel requires for lunch. It is possible the hotel is preparing to raise the fee for lunches, however, until that time the Chapter opted to hold the cost to the membership. The Chapter also has authorized a one-dollar increase for lunch if the hotel imposes a fee increase. This may be subject to change in the future. So all of you who do not attend on a regular basis try to make a commitment to come to the meetings so we don't have to hook people off the street. (Approved: M/Kostelec 2/Wells)
- Craig Oliver (City of Marina) reported that ICBO is offering an IMC seminar on May 10 & 11 in Monterey. This is in direct violation of our agreement with ICBO that they will not put seminars on in the area without involving the Chapter. Dave Pasquinelli will contact ICBO to sort out the problem.
- It appears the Monterey Bay Unified Air Pollution Control District wishes to add a layer of review to the permitting process by requiring approval from the district for all demolitions and remodels where asbestos removal or disturbance is involved. Mike Sheehan of the district has been invited to a Chapter meeting to discuss the proposal.

### **2.04 Treasurer's Report**

- Treasurer Janet Praria (CBS) presented the report on the financial shape of the Chapter. She pointed out the need to approve the new budget that must be approved by the Board of Directors.

## **COMMITTEE REPORTS**

### **3.01 Code Change**

- Daniel Kostelec (City of Capitola) returned with information on the development of a boilerplate package of amendments, which can be approved locally. There are specific deficiencies in the series of codes proposed to be mandated by the State that does not reflect the current state of the art in the construction industry. Under the provisions of CBC Sec. 104.2.8 (Alt. Materials, Alt. Design and Methods of Const.) there is reason to adopt a statewide series of amendments to rectify the problem. A draft sample was presented to the members present to discuss and make comments on. The Chapter moved to direct him to further develop a packed of standard amendments with findings for local adoption. This is not a proposal to blanket adopt the "I" codes in place of the mandated state codes, but rather a limited series of amendments which are defensible under the law. It was also suggested that the ICC become involved with legal support for the proposal. Part of this whole thing is the ability to move off of long standing code sections that may or may not have been acceptable in other areas of the country. Training will also be important for inspectors and contractors who would be affected by the amendments. A show of hands of all Class A members present demonstrated unanimous support for this proposal. If you are a Class A member who was not able to attend the meeting you need to get involved now, and you should contact Daniel to obtain the draft via the internet. (Approved: M/Stubendorff, 2/Villalpando)

### **3.02 Legislation**

- No report.

### **3.03 Special Inspection**

- Dick Stubendorff (City of Santa Cruz) reported that the committee reviewed the application for KC Engineering to expand to a full service agency. There were only minor items remaining and they should be approved very soon.
- There was a presentation from Specified Technologies on the correct installation of fire safeing and fire proofing in buildings. They have offered the seminar to the Chapter and we will try to bring it to the members in the near future.
- Rainey Engineering has been trying to do work in the local area, however their Cement and Concrete Reference Laboratory (CCRL) report is outdated and their lab is currently not certified. The Committee has curtailed processing of their application until a current report is received. It is up to local building officials if you want to independently allow them to work in you jurisdiction.

### **3.04 Membership and Honors**

- John Villalpando (City of Monterey) introduced his new Senior Building Inspector, John Kuehl to the Chapter.
- Dave Pasquinelli said that he invited Miki Craig (and Cliff Craig) as our guests at the installation dinner for her tireless work on our web site. Because of a previous commitment, they will be unable to attend, but thank you so much Miki for all your work. We really appreciate it.
- Our founder, Joe Mitchell, has been a bit under the weather and the Chapter sends their best wishes to get better soon.

### **3.05 IAEI**

- Mike Stone said the local Chapter still has the 1999 NEC update class scheduled for Saturday, May 18<sup>th</sup>. Contact Mike at Salinas for info.

### **3.06 2003 CALBO ABM**

- The pins advertising the 2003 ABM are ordered and will be ready for distribution at San Diego in March.

### **3.07 Education**

- Dave Pasquinelli said that he would work with Rex Wyatt in setting up some educational opportunities for the Chapter.

## **4.0 OTHER REPORTS**

### **4.01 CALBO**

- CALBO will be working on a new improved web site that should be ready in about 2 months. Additionally, they have stated they are not going to take a position on the use of PEX and Stainless Steel Corrugated Tubing, however there is a possibility that ES may be reviewing the products.

### **4.02 ICBO / ICC**

- The ES Committee is looking at a clip system for hanging fluorescent lights that would eliminate the need for separate diagonal support wires on the fixture, but instead would provide for support from the grid by mechanically fixing the light to the grid. However, they did not have enough information at the last meeting to come to a conclusion. Another product being looked at is fiberglass-reinforced materials for wood products. This would improve their strength, for example in compression and tension. They still need a little more information to complete the approval process.

### **4.03 Code Discussion**

## **4.0 PROGRAM**

## December ATTENDANCE

John Villalpando.....	City of Monterey
Daniel Kostelec.....	City of Capitola
Dick Stubendorff.....	City of Santa Cruz
Ray Proffitt.....	City of Hollister
Doug Riparetti.....	Louis & Riparetti
Craig Oliver.....	City of Marina
Jim Walker.....	Monterey County (retired)
Avon Carpenter.....	Monterey County (retired)
Dave Van Etten.....	City of King City
Dave Pasquinelli.....	City of Salinas
Imad Naffa.....	Naffa International
J.D. Jones.....	Development Consultants
Al Norman.....	I.I. Retired
Janet Praria.....	CBS
David Zabala.....	CSG Consultants
Bob Smith.....	CSG Consultants
Gail Browne.....	City Of Wattsonville
Judy DeFranco.....	Burkleo Roofing
Bill Burkleo.....	Burkleo Roofing
Gwen Wells.....	MBX
Mike Asbury.....	CMA Salinas
John Kuehl.....	City Of Monterey
Carl Henn.....	Santa Cruz-Seaside Co.
Ian Nixon.....	Synertech Systems
Douglas Rick.....	City of Pacific Grove
Tony Alamenda.....	Alamenda Roofing
David Gran.....	Monterey County
Ron Meredith.....	A/E Consulting Associates
Mike Stone.....	City of Salinas
Louis Fiori.....	Monterey County
Wendell Montes.....	Monterey County

# AGENDA

February 21, 2001 @ 11: a.m.

Bay Park Hotel, Monterey

## 1.0 Call to Order

1.01 Pledge of Allegiance

1.02 Self- Introductions

## 2.0 Chapter Business

2.01 Approval of Minutes

2.02 Unfinished Business

2.03 New Business

2.04 Treasurers Report

## 3.0 Committee Reports

3.01 Code Change

3.02 Legislation

3.04 Special Inspection

3.05 Membership & Honors

3.06 IAEI

3.07 2003 CALBO ABM

3.08 Education

## 4.0 Other Reports

4.01 CALBO

4.02 ICBO / ICC

4.03 Code Discussion

Lunch—\$15.00 Each

5.0 Program — Mike Sheehan

Monterey Bay Unified Air Pollution Control District

California Building Officials  
Annual Business Meeting

March 11-14 2002  
San Diego



Meetings:

- February 21, 2002.....Bay Park Hotel
- CALBO ABM March 11—14 San Diego, Doubletree
- March 21, 2002.....Bay Park Hotel
- April 18, 2002.....Bay Park Hotel
- May 16, 2002.....Bay Park Hotel

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**Topic:** Electrical Inspection of One & Two Family Dwellings. (Part Two)

**Date:** Feb. 21st , 2002, **Time:** 8:30 to 1:00

**Instructors:** TBA

**Location:** Call for info

**ALL SEMINARS \$50.00**

For More Information Contact:  
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