

MONTEREY BAY CHAPTER ICBO / ICC

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GUARDRAIL HEIGHTS

*Commentary
By Craig Oliver CBO*

Information bulletin 2002-10 (shl) from Department of Housing and Community Development (HCD) states that all outside guardrails in SFD shall be 42” in height.

In a letter sent out last week Deputy Director Norman Sorensen interprets that the exception to section 509.2 only applies to guardrails inside of R-3 and U occupancies and decks and balconies are required to have 42” guardrails. He also hints that building departments have been enforcing this wrong since 1978 when the exception was first codified.

His reasoning is as follows: “exception 1 permits the installation of 36-inch high guardrails only for the interior guardrails within group R, division 3 congregate residences, and within individual dwelling units and guest bedrooms of group R, division 1 occupancies”. “On the other hand, guardrails serving private outside decks and balconies of group R division 3 congregate residences and guest rooms in group R, division 1 occupancies are not within the individual dwelling unit or guest room. Therefore, the top of the guardrail serving private outside decks and balconies must be installed at the minimum 42 inch height requirement”.

What he fails to interpret is the first line of the exception which states: “The top of guardrails for group R, division 3 and group U division 1 **AND** interior guardrails.....may be 36” in height. Its clear to me this means all guardrails at a Single Family Dwelling and garage.

Please contact Mr. Sorensen or David Walls @ 916.445.9471 or dwalls@hcd.ca.gov and let him know what you think.

The June Meeting is back at the Bay Park Hotel in Monterey.



May 23, 2002 Chapter Minutes

CALL TO ORDER

- 1.01 Pledge of Allegiance
- 1.02 Self-introductions

1. The meeting was opened by Chapter President Ray Proffitt

CHAPTER BUSINESS

2.01 Approval of Minutes

The April Minutes were approved after it was noted several names were left off the “attendance page” and that Independent Code Consultants donated \$250.00 to the ABM not \$500.00 as reported.

2.02 Unfinished Business

John Villalpando announced that the Chapter Meetings will be held at the Bay Park Hotel for the rest of the year.

2.03 New Business

1. Treasurer Janet Parria asked the membership if she could look into what we would have to do to accept credit cards for payment of various chapter activities. After discussion a motion was made and passed directing Janet to bring back to the membership all the costs associated with accepting credit cards.
(1st Kostelec, 2nd Villalpando)
2. Craig Oliver asked the Chapter to clarify the Chapters position on refunding monies for seminars that were paid for, but the person did not attend. After discussion it was confirmed that no refund or credit will be given after the date of the seminar. However, if the person cancels prior to the seminar and no monies have been expended , a credit will be given.

2.04 Treasurer’s Report

1. Chapter Treasurer Janet Parria presented the report to the Chapter.
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COMMITTEE REPORTS

3.01 Code Change—No Report

3.02 Legislation—No Report

3.03 Special Inspection—No Report

3.04 Membership & Honors—No Report

3.05 IAEI-

Mike Stone reported on various seminars and invited everyone to the IAEI chapter meeting. Chapter members asked Mike to ask IAEI to sponsor 99 NEC updates seminars in this area.

3.06 2003 CALBO ABM

Craig Oliver reported things are going smoothly with the preparations for the ABM and reminded committees that outlines of their ABM activities and the amount of money they will need to achieve those activities are due to him July 1, 2002 .

3.07 Education

Craig Oliver reported that the photo voltaic (pv) seminar was attended by 23 and the income for the seminar was \$1,300.00 vs expense of \$181.00

David Pasquinelli reported that the Mechanical II seminar had an attendance of 40 and the Chapter should see a profit of around \$2,300.00 Some attendees requested that future seminars not be held on Saturdays.

Craig Oliver reported that the Chapter will hold two half day seminars on 99 plumbing and mechanical code Updates instructed by John La Torra. The first will be August 8, 2002 and the second will be September 12, 2002.

4.0 Other Reports

CALBO– See attached

ICBO

David Pasquinelli reported that NAHB has withdrawn its support of NFPA 5000.

Code Discussion

Daniel Kosteloc reported on a letter he received about guardrail heights in SFDs.

May Attendance

Mike Stone	City of Salinas
Salvatore DiSalvo.....	City of Seaside
Dave Pasquinelli	City of Salinas
Jim Hodges.....	Berryman & Heinger
Craig Oliver.....	City of Marina
Ray Proffitt.....	City of Hollister
Janet Praria.....	CBS
Gwen Wells.....	MBX
John Villalpando.....	City of Monterey
Dave Van Etten.....	City of King
Rick Walker.....	Inspection Data Tech
Scott Harrison.....	Inspection Data Tech
Jim Walker	Monterey County, Retired
Avon Carpenter.....	Monterey County, Retired
Michael McMellis.....	Inspection Data Tech
Daniel Kostelec.....	City of Capitola
Alan Low.....	City of Gilroy
Jerry Thome	City of Gilroy
Stanley Wheeler.....	LP2A
Douglas Rick.....	City of Pacific Grove
David Deline.....	David's Electric

Agenda

June 20, 2002 @ 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
- 2.03 Unfinished Business
- 2.03 New Business
- 2.04 Treasurers Report

3.0 Committee Reports

- 3.01 Code Change
- 3.02 Legislation
- 3.03 Special Inspection
- 3.04 Membership & Honors
- 3.05 IAEI
- 3.06 2003 CALBO ABM
- 2.07 Education

4.0 Other Reports

- 4.01 CALBO
- 4.02 ICBO / ICC
- 4.03 Code Discussion

Lunch \$15.00

5.0 Program— Trus Joist Presentation

**MONTEREY BAY CHAPTER ICBO / ICC
ANNOUNCEMENTS**

Meetings

June 7.....Tri Chapter Meeting
June 12.....At the Front Counter Seminar
June 20, 2002.....Chapter Meeting
July 18, 2002Chapter Meeting
August 8, 2002.....Plumbing Seminar
August 22, 2002.....Chapter Meeting
September 19, 2002Chapter Meeting



99 Code
Plumbing and Mechanical
updates
August 8 and September 12
Marina Airport Admin Building
\$50.00 Contact Rex @

**AT THE FRONT COUNTER
SEMINAR**

June 12, 2002

\$125.00

**Call 884.1214 for information
Or e-mail coliver@ci.marina.ca.us**

The following is my CALBO report for the Monterey chapter meeting:

1. CALBO's new website has been launched for a few weeks. Please visit the site and give us your comments. There is an interesting article from the International City/County Management Association (ICMA) regarding Building Codes Standards that is posted on our site.
2. CALBO's Building Standards committee has been restructured and renamed as CALBO Building Standards Coordinating Council (CBSCC) to deal more effectively with the State Building Standards Commission.
3. CALBO will establish liaison with SEAONC and League of Cities. CALBO will have a booth during the League of cities conference.
4. The letter to Governor Davis was e-mail to all members. If you did not received the e-mail, you can view it on CALBO's website. Also, please update your e-mail addresses with CALBO's staff - Julie Cisneros.
5. Governor Davis appointed Barry Broad and Donald Dickerson to the Building Standards Commission a few days before the May 2nd CBSC hearing. Both of them have strong ties with the Plumber Union.
6. About twenty five Building Officials attended the May 2nd hearing. Our presence had clearly shown our unity and concern with what is going on with the Building Standards Commission. Unfortunately, the results of the hearing are:
 - a. The newly appointed Commissioner, Broad, practically ran the entire hearing (Broad is also an attorney/ lobbyist for the Pipe Trade Council). He made preprinted motions to remove PEX from the Plumbing Code, to adopt the 2000 Uniform Plumbing Code and to direct staff to prepare a procedure to review PEX to be consistent with CEQA prior to listening to any public testimonies.
 - b. The 2000 Plumbing Code is actually published prior to it's adoption on May 2nd.
 - c. November 1, 2002 is the effective date for all California codes.
 - d. Many Building Officials spoke (with many valid reasons) in opposition of removing PEX from the Code. The Commission, particularly Broad, simply ignored all our testimonies. An important point that was brought up during the hearing is that removing PEX from the code does not mean we cannot approve its use. Building Officials can continue to approve PEX using alternate method.
 - e. There are several articles published from the San Francisco Chronicle regarding the May 2nd hearing. Quotes: " A trade union that is one of Gov. Davis largest campaign contributors won a key ruling Thursday in its fight to keep plastic water pipe from replacing copper pipe in homes." "Overruling a staff lawyer's recommendation, the commission - at the behest of an appointee who has been on the panel less than a week - decided to require plastic pipe to go through an exhaustive environment review."

Well, you know what we are up against.

Sheila Lee