

# MONTEREY BAY CHAPTER - ICC

INSIDE THIS ISSUE:	
<i>New Housing Law</i>	<b>1-2</b>
<i>Calbo Director's Report</i>	<b>2</b>
<i>November Attendance</i>	<b>3</b>
<i>November Minutes</i>	<b>4-5</b>
<i>December Agenda</i>	<b>6</b>
<i>Know 'da Lingo</i>	<b>7</b>
<i>Meeting Dates</i>	<b>7</b>



## SINGLE DWELLING HOUSING UNITS WILL NOW REQUIRE ACCESSIBLE FEATURES

A slew of new bills signed by outgoing Governor Gray Davis is now surfacing in various arenas. At the Calbo website, there are twelve new laws affecting local building departments in one form or another. Of particular interest is AB1400 (Wolk) that will mandate certain accessible features for all dwelling units, including single family dwellings.

Existing state law already requires the Department of Housing and Community Development to develop guidelines, in conjunction with other state agencies, that will enhance housing for persons with disabilities.

The new law essentially has two parts. The first part, commencing on January 1, 2005, allows local jurisdictions to modify existing state model ordinance access guidelines. This is a bit confusing, since local jurisdictions can already modify state regulations under the guidelines of alternate materials and methods of construction.

Anyway, the second part is more interesting. Commencing on July 1, 2004 (or within 90 days after HCD adopts a standard form), a developer of any new residential housing project must provide the buyer with a list of "specified universal accessibility features" making the home accessible to persons with disabilities. This includes single family, duplex, triplex, townhouse, condominiums and other homes. (Apartments and motel/hotel rooms are already covered under Chapter 11A of the CBC.) This would include paths of travel (both exterior and interior), accessible entrance(s), kitchens and bathrooms. It also creates a "new crime" punishable as a misdemeanor and mandates a local enforcement program. The bill also details that installation of such accessible features shall be consistent

*(Continued on page 2)*

## NEW STATE LEGISLATION:

- AB 24: DROWING HAZARD INFORMATION
- AB 1034: HOUSING CODE ENFORCEMENT
- AB 1216: URBAN/WILDLAND INTERFACE
- AB 1400: HOUSING ACCESSIBILITY
- AB 1576: HOT WATER HEATER BRACING
- AB 1371: HISTORICAL BUILDING DEFINITION

- SB 37: MOBILE HOME PARK VIOLATION CITATIONS
- SB 54: MOBILE HOME PARK LOT LINES
- SB 262: CERTIFICATION OF ACCESSIBILITY SPECIALIST
- SB 306: MOBILE HOME PERMIT /AGRICULTURAL HSNG
- SB 937: HEALTH CARE CLINIC REGULATIONS
- SB 1025: MULTI-LEVEL HOUSING ACCESSIBILITY
- SB 1077: WORKER'S COMP REPORTING REDUCTION

*Happy Holidays*

Monterey Chapter meeting  
Nov. 20, 2003

### **CALBO report from Sheila Lee**

**(The following report was presented to the Chapter at the November 2003 meeting:)**

1. Nov. 6, 2003 CBSC Coordinating Council meeting – BSC has formed four work groups to study the NFPA codes. The four groups are: seismic safety, fire safety, accessibility and general designs. Each group includes an NFPA consultant and staff from State agencies. NFPA hired SGH (Simpson, Gumpertz and Heger Inc.) and Hughes Associates (Cheryl Dominitch) to work on the work groups. Not much has happened in the work groups so far. The interesting part is the Structural consultant that NFPA hired, agreed that NFPA 5000's structural provisions are significantly vague, conflicting and incomplete. It would take them till the end of 2004 before they could present a cleaned up version, before they can look at the necessary amendments.
2. The Nov. 20, 2003 CBSC hearing is canceled.
3. ICC proposed regional chapters – The members of WABO (Washington Association of Building Officials) expressed their concerns in a letter to ICC president. The addition of another level (regional chapter) stretches the available resources of many members and chapters. CALBO has similar concern and we will discuss this with our membership in our next ABM.
4. CALBO supports Jim Barthman for his re-appointment to the CBSC (Public Member) Commission position. CALBO will support three Building Officials as candidates to the Building Official Commission position. (I will be one of the candidates, and will appreciate your support.) CALBO is considering supporting someone (cannot release the name now) who is interested in replacing Sid Cavanaugh. The SFM position recommends by Cal Chief is different from the Northern and Southern FPO's recommendations. Therefore, CALBO hasn't taken a position yet.
5. Our new Governor has issued an executive order (S-2-03) that directs all agencies to request the return of any proposed regulations, including emergency regulations, not yet fully adopted for further review for a period not to exceed 180 days. This could include CBSC's July 29<sup>th</sup> building code adoption decision and the emergency structural amendments adoption.

*(Continued from page 1)*

with the installation requirements of CBC Chap. 11A. Unfortunately, there is an oxymoron (or Catch 22) in the bill in that while this a State mandated program, there is no provision requiring reimbursement for enforcement by the State.

There appears to be one out in that the developer and buyer may agree in writing to variations of these standards and there is clear disclosure upon sale. There are a few mixed messages in the bill, however the features may be limited to a single level to at least one bedroom, bathroom and kitchen from the primary entrance. The bill also contains a large number of specifications for various features that are currently commonplace in multi-family housing projects.

What really appears confusing is a section of the law that seems to imply, that a developer can opt out, which is then followed by another section again making it a crime to violate the law.

I think I need an aspirin.



INTERNATIONAL CODE COUNCIL



# MONTEREY BAY CHAPTER

## MEETING ATTENDANCE FOR NOVEMBER 2003

Ray Proffitt.....	City of Hollister
Gwen Wells.....	Builders' Exchange of the Central Coast
Daniel Kostelec.....	City of Capitola
Douglas Rick.....	City of Pacific Grove
John Kuehl.....	City of Monterey
J.D. Jones.....	Development Consultants
David Chantler.....	CSG Consultants
Stanley Wheeler.....	LP2A
Dick Stubendorff.....	City of Santa Cruz
Craig Oliver.....	City of Marina
John Villalpando.....	City of Monterey
Brian Washko.....	County of Monterey
Tom Jason.....	County of Monterey
Moe Tavakolian.....	PSI
Mike Stone.....	City of Salinas



# **MONTEREY BAY CHAPTER – ICBO/ICC**

## **Meeting Minutes of November 2003**

### **CALL TO ORDER**

#### **1.01 Pledge of Allegiance**

#### **1.02 Self-Introductions**

### **CHAPTER BUSINESS**

#### **2.01 Approval of the Minutes:**

- Dan Kostelec made motion to approve the minutes of the October 2003 meeting as amended. (2nd/Proffitt). Minutes approved.

#### **2.02 Unfinished Business:**

- Craig Oliver discussed the recent State of California Executive Order #S-2-03 initiated by our new Governor. Ray Proffitt suggested that CALBO attorneys review the State Order with recommendations.
- Ray Proffitt brought up that Habitat for Humanity is still looking for qualified help on the construction of the Marina home. Stop by on Saturdays, or call Ray Proffitt with any questions.

#### **2.03 New Business:**

- Craig Oliver stated that CALBO is looking for financial donations and support on the code adoption process from the Chapters. Discussion followed. Dan Kostelec made motion to send a letter to CALBO California Code Coalition stating our support, provided we get additional information on who will manage this project and Chapter expectations. (2/nd/Stubendorff).
- Craig Oliver distributed information from ICC regarding the training awards programs, IAPMO information and San Diego jobs flyer for various positions needed as a result of the recent fire-damage reconstruction.

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

- Mike Grace did not give a report.
- Craig Oliver stated that funds are decreasing due to refunds back to the Chapter for CALBO ABM, and lack of educational income.

### **COMMITTEE REPORTS**

#### **3.01 Code Change:**

- None

#### **3.02 Legislation:**

- None

#### **3.03 Special Inspection:**

- None

### **3.04 Membership and Honors:**

- Gwen Wells reported that the barbecue attendance was low, however, the event turned out very well. Next year the barbecue may be moved to September to encourage more attendance. The Builders Exchange did subsidize the barbecue, and Gwen thanked everyone who helped out.
- Craig Oliver made motion to change the \$50.00 barbecue raffle donation to the Builders Exchange Christmas party. (2<sup>nd</sup>/ Proffitt). Motion passed.
- Gwen distributed flyers for the Builders Exchange Christmas party.
- Gwen spoke with Dorothy Mitchell who expressed thanks and gratitude for Chapter support.
- Rex Wyatt is now Deputy Building Official with the City of Livingston.

### **3.05 IAEI:**

- Mike Stone stated that the 7<sup>th</sup> annual California Electrical Inspectors' Conference is scheduled for March 31<sup>st</sup>-April 3<sup>rd</sup> (Wednesday through Saturday) in Lake Tahoe.

### **3.07 Education:**

- Dan Kostelec mentioned that the East Bay is holding off on ICC training for now. Dan will work on IRC training.

## **4.0 OTHER REPORTS**

- None

### **4.01 CALBO:**

- Sheila Lee sent Craig Oliver a letter. See attached.

### **4.02 ICBO/ICC:**

- Craig Oliver distributed a booklet from Andrew Adelman, City of Los Angeles, regarding the comparison of the IBC vs. NFPA 5000.

### **4.03 Code Discussion:**

- Discussion regarding fire station code requirements.
- Elevator requirements on existing buildings.
- Requirements of kitchens.

## **5.0 PROGRAM**

- Ray Proffitt gave the nomination report, and are as follows:

Dick Stubendorff - President  
Mike Stone - Vice President  
JD Jones - Secretary  
John Kuehl - Treasurer

The election of officers will be held at the December 18<sup>th</sup> Chapter meeting.

- Dan Kostelec made motion to subsidize the installation dinner for Chapter members and one guest. (2<sup>nd</sup>/ Proffitt). Motion approved.

***MONTEREY BAY CHAPTER—ICC***

***Agenda***

December 18, 2003 @ 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 Education

***4.0 Other Reports***

4.01 CALBO

4.02 ICC

4.03 Code Discussion

***5.0 Program***

***Election of Officers for 2004***

**Lunch \$15.00**

## **MONTEREY BAY CHAPTER ICC ANNOUNCEMENTS**

### **Meetings**

November 20, 2003...Chapter Meeting

December 18, 2003... Chapter Meeting  
(Officer Election)

January 15, 2004...Chapter Meeting

January 30, 2004...Chapter Installation Dinner  
Tarpy's Road House  
2999 Monterey-Salinas Hwy  
Monterey (Library Room)  
6:30 –10:30

This will be the last issue of the Chapter News that I will publish, at least for a while, as I assume the duties of Chapter president.

I hope you have enjoyed the past issues and I will continue to contribute articles in the future.

As always, your input and support is always appreciated and I hope you take the time to also contribute articles to the Chapter News.

### **KNOW 'DA LINGO:**

**These are the hardest ones I could find.  
I'm not even sure their legal in Boston!  
Can you guess what they mean?**

**Bed Piece, Bradrawl, Hypsometer, Landing Board, Poker Work**

### **Monterey Bay Chapter—ICC Officers**

**President: Craig Oliver, City of Marina**  
**Vice President: Dick Stubendorff, City of Santa Cruz**  
**Secretary: John Villalpando, City of Monterey**  
**Treasurer: Mike Grace, Grace & Assoc.**

The **Chapter News** is published and distributed by:

Craig Oliver, Dick Stubendorff and Gwen Wells.

If you have an item you wish to contribute and comments about the news letter, please contact us .

(coliver@ci.marina.ca.us)

(rstubendorff@ci.santa-cruz.ca.us)



INTERNATIONAL CODE COUNCIL



## MONTEREY BAY CHAPTER

EACH YEAR THE MONTEREY BAY CHAPTER OF ICC SELECTS TWO INDIVIDUALS WHO HAVE DEMONSTRATED EXCEPTIONAL SUPPORT AND PARTICIPATION IN THE CHAPTER. AS A MEMBER OF THE CHAPTER, YOUR VOTE IS VERY IMPORTANT. PLEASE INDICATE WHO YOU BEST THINK DESERVES SUCH RECOGNITION AND HONOR

### BUILDING OFFICIAL OF THE YEAR

---

### INDUSTRY PERSON OF THE YEAR

---

PLEASE RETURN YOUR BALLOTS NO LATER THAN THE DECEMBER 18TH MEETING. IF YOU CANNOT ATTEND PLEASE MAIL OR FAX YOUR BALLOT

TO

RAY PROFFITT, BUILDING OFFICIAL  
CITY OF HOLLISTER

375 FIFTH ST, HOLLISTER, CA 95023  
(FAX) (831) 636-1834