
January 1999

MINUTES OF JANUARY 15, 1999

CALL TO ORDER (6:00 PM)

President Tom Garcia called the January 15, 1999 meeting of the I.C.B.O. Napa-Solano Chapter to order at approximately 6:00 P.M. This was the night of the installation dinner and was held at the Legends and Heroes Banquet facilities at the Paradise Valley Golf Course in Fairfield. Many members and their guests were present. Outgoing President, Tom Garcia, was the Master of Ceremonies for the event. Tom thanked everyone for attending. He also thanked the board members and general membership for supporting him throughout the year. Tom presented Jay Salazar and Richard Tash with a gift certificate to Merchant Main in Vacaville for their outstanding contribution to the Chapter in arranging and monitoring the Chapter sponsored seminars.

The guest speaker was Fred Cullum, Building Official for the City of Burlingame, and our chapter liaison to ICBO. Fred presented to Tom Garcia a plaque commemorating the Napa/Solano Chapter 20-year anniversary. Tom suggested that the plaque be shared among all the Building Departments in the Chapter, perhaps being displayed at various Departments throughout the next year. Fred installed the following members: President, Harvey Higgs; Vice-President, Eric Walter; Secretary, Paul Siegel; and Treasurer, Tom Garcia.

Outgoing Vice-President Harvey Higgs presented Tom Garcia with a plaque from the chapter in thanks for his outstanding job as Chapter President.

Harvey gave a short acceptance speech in which he thanked all chapter members for supporting him. Harvey gave a speech on the history of the Chapter from its humble beginnings on January 3, 1979. The original intention in starting a chapter was to promote a more uniform interpretation and enforcement of the building codes among the building departments in the area. Carl Crawford, one of the original founding members and president in 1981 and 1982 was present. A spirit of continuity was created as we listened to Harvey describe our history as a Chapter and how we have grown to help sponsor various annual business meetings of CALBO and in recent years sponsor educational seminars and classes.

ADJOURNMENT: (8:00 PM)

There was a motion to adjourn and a 2nd. President Harvey Higgs adjourned the meeting at 8:00 PM

Respectfully submitted,

Paul Siegel
Secretary

February 1999

MINUTES OF FEBRUARY 3, 1999

CALL TO ORDER (6:00 PM)

The February 3, 1998 meeting of the I.C.B.O. Napa-Solano Chapter was called to order at approximately 6:00 P.M. by President Harvey Higgs. There were 28 members and 1 guest speaker in attendance.

ROLL CALL OF OFFICERS

The following officers were present:

President, Harvey Higgs
Vice-President, Eric Walter
Secretary, Paul Siegel
Treasurer, Tom Garcia

SELF INTRODUCTIONS

Self introductions of dinner attendees.

APPROVAL OF THE MINUTES

The January minutes were approved.

SPEAKER OF THE EVENING (6:30 PM)

President Harvey Higgs introduced Michael J. McDonnell of the American Plywood Association (APA). His topic was engineered "I" joist products and the APA performance of rated panels. APA uses three standards: PS1-95, which is UBC 23-2(plywood), PS 2-92, which is UBC 23-3 (wafer board and plywood) and PRP –108, which is a proprietary standard. All these standards should be on file at the building department. Michael stated that now plywood is being produced with 6, 7, or even 8 plys and these different ply layers are being incorporated into the new performance standards. Wafer board is now over 50% of the annual production.

Michael next spoke on the ability of the glue in wood panels to hold up to the weather. There are two main groups of products: exterior and exposure 1. Exterior is for permanent exposure to the elements. Products that meet this rating are marine plywood and others like "smart panels" used on overhangs. The majority of the products sold have an exposure 1 classification. Exposure 1 products have limited construction exposure. These products should be covered up as soon as possible. With increase exposure to moisture these panels will expand, warp, and buckle. In years of heavy rains, when panels are left uncovered, look for signs of damage. To reduce panel buckling, application of panels should allow for 1/8th inch expansion on all edges. Exposed to moisture panels will expand 6 –12%. Without this 1/8th inch gap between board an increase likelihood of buckling would occur. The standard cut from the factory

anticipates this gap and the panels come pre-cut at 47 7/8 inches. At time of inspection, the panels may have already expanded and the 1/8th inch gap is closed. Do not assume that a gap was not provide for at installation. The key is to look for buckling or other signs of stress due to expansion. The panels are designed to allow for some exposure and expansion. Michael spoke of his experience with roof problems. When called out on a roof problem the first thing he looks for is poor roof ventilation. He will calculate the area of ventilation required, check to see vents are not block by insulation, and that adequate air flow around all areas of the attic. Without this air circulation, panels will continually absorb moisture and may eventually buckle.

Michael next spoke on the engineered wood systems division of APA. This covers item such as, glue-lam's, and composite lumber, such as, LVL (laminated veneer lumber) where the veneers run parallel. A new glue-lam product is the framing appearance lumber. This lumber comes in 3 ½ and 5 ¼ widths to match the standard ~~all~~ depths. It is designed to be used as framing lumber, such as, headers and beams. These are only for simple spans where the beam is supported at both ends. This product is not surfaced and is specifically designed to be covered. The strength is the same as regular glue-lam's at 24F and 1.8E. Other more common grades of glue-lam's are architectural and industrial grades.

Quality control has improved in recent years with destructive testing on full scale beams. They found that shear values in the past were too conservative. Shear values for a glue-lam have increased from 190 to 270 lbs. per square inch. Another discovery from the full scale testing was the strength of beams that are installed upside down. In the past the value of the beam would be cut in half. Now the test show that beams need only be reduce 25%. In many residential applications a simple beam installed upside down may still be adequate to perform as designed.

Michael spoke of APA's "I" joist product for floor joist applications. Joists may be used in simple, continuous, and cantilever conditions. APA's performance standard uses a deflection limit is L/480 as a starting point. Check the tables for spans. Bearing requirements for "I" joist are 1 ¾ inches end bearing and 3 ½ inches for intermediate bearing. Items to watch for are that flanges are designed for a minimum use of 8d nails and the flanges should never be notched. (*See the attached sheet for an outline of the talk*)

For questions contact Michael at:

Michael J. McDonnell
(APA) Engineered Wood Specialist
Field Services Division
1129 Cabot Street
Davis, CA 95616

Phone/Fax (530) 753-8110 • Product Support Help Desk (253) 620-7400 • e-mail: help@apawood.org

A question was raised about concerns when is a nail overdriven on structural panel. Michael stated the 1997 wording on skin breakage of panels has change, and as long as the nail is not overdriven the strength of the panels are not reduced. APA has a white paper on this subject and Harvey requested a copy for the chapter. Presentation ended at approximately 7:30 PM.

OLD BUSINESS:

No report

COMMITTEE REPORTS:

No Report

NEW BUSINESS: (7:31 PM)

Harvey Higgs announced that Bruce Gunn, City of Napa, Dan Kasperson, City of Suisun, are interested in attending the 1999 ABM to be held March 1999, in Costa Mesa. Harvey stated that the cost to the chapter would amount \$150 per day per member sent. Dan spoke about the format of the meeting. The first week will focus upon the building code (IBC) and the second week will focus upon the new residential code and the Fire Code. After some discussion, Dan felt that he would be more helpful attending the first week of the conference. A motion to pay for Bruce for two days and Dan for 5 days and a 2nd was made. The motion was approved.

Harry Higgs announced that there is still room in the upcoming seminars. The three days for the non-structural at the end of February (February 23, 24, and 25) is almost full and there is still plenty of room for the structural seminar at the end of March (March 30 and 31). Both seminars are being held in Vacaville.

Harry announced that the Board meeting for the chapter will now be held the same day as the chapter meeting at 4:00. Any member is welcome to attend.

Tom Garcia, Treasurer, announced that only about half the dues have been collected and encouraged all members to send in their yearly dues.

INDUSTRY REPRESENTATIVE:

No report

INSPECTORS TIME: (7:50 PM)

Jose Jaimes, City of Davis, questioned other jurisdictions on drywall installers damaging electrical wires caused by the routing around boxes during installation. Others felt that this was a problem a few years ago, but have not seen this issue as of late.

Harvey raised the issue that some HVAC installers are charging homeowners to run a bond between the hot and cold lines at the water heater during a water heater replacement. Most inspectors felt this was not needed as the brass in faucets at sinks ensures the bond between the hot and cold lines. Though the City of Davis requires a bonding jumper at water softeners.

Another issue was raised as to the need for a drip loop on the gas line at the water heater to collect condensation from the natural gas. It was noted that PG&E has made the claim a drip loop is not required in Solano County because the distance to the substation is close enough that condensation is not a problem.

ANNOUNCEMENTS: (8:10 PM)

Tom Garcia mentioned that he had received a letter from the East Bay Chapter expressing a concern about the new policy of ICBO to allow non class A members to call

for interpretations. *An article in this months CALBO newsletter explains the history of this issue.* Chapter members also felt a concern that interpretations from ICBO given directly to an architect or engineer may be used to undermine the authority of the Building Official.

Tom Garcia announced that the chapter board was considering having a web page created and have an internet address. The web page would initially be fashioned after the Sacramento Valley Chapters web page. Their address is www.icbosvc.org. Check out the address and think about any ideas that you might want to include in our web pages. Tom wanted to get an initial approval to obtain a web address. This would cost approximately \$75.00. There was a motion and 2nd to approve Tom to obtain a web address. Paul Siegel, Secretary, mentioned the need to have a logo designed for the web page and ask if any members could design or knew of any persons who could design a logo. Harvey thought we could have a contest between designs and have the Chapter members pick the one they thought best.

ADJOURNMENT: (8:20 PM)

There was a motion to adjourn and a 2nd. The meeting was adjourned by President Harvey Higgs at 8:20 PM

Respectfully submitted,

Paul Siegel
Secretary

March 1999

MINUTES OF MARCH 3, 1999

CALL TO ORDER (6:00 PM)

President Harvey Higgs called the March 3, 1999 meeting of the I.C.B.O. Napa-Solano Chapter to order at approximately 5:30 P.M. There were 28 members and 1 guest speaker in attendance.

ROLL CALL OF OFFICERS

The following officers were present:

President, Harvey Higgs
Vice-President, Eric Walter
Secretary, Paul Siegel
Treasurer, Tom Garcia

SELF INTRODUCTIONS

Self introductions of dinner attendees.

APPROVAL OF THE MINUTES

The February minutes were approved.

OLD BUSINESS: (5:35 PM)

Harvey announced reminded members of the discussion from the February meeting on the new Chapter logo and the need for designs to be submitted by anyone of the members. Harvey had Benicia's graphic illustrator draw up a design. He passed it around for viewing. The members were not deciding upon a design at this time and were asked to bring any new design to the next meeting. Since, we are at the twentieth anniversary of the Chapter, Harvey suggested that be incorporated into the design. It's about a 3 month process to get a pin designed and we would like to have one for the ICBO ABM.

NEW BUSINESS: (5:45 PM)

Paul Siegel, Secretary announce the creation of the Chapter web page. The page is up and running and our address is: www.napasolanoicbo.org

This is your web page and you are requested to visit the site and make suggestions. Anything you would like to see added or changed let Paul or Tom know. There are only two chapters in California that have web pages: Sacramento Valley's and now Napa Solano. It is possible now to obtain you Chapter minutes on the Internet. At the next Chapter, we can discuss if members feel comfortable obtaining their copy of the minutes on-line or would they still like them mailed. Using our web site for the dissemination of information and the

source for our minutes of Chapter meetings a practical and expeditious method to keep it touch with each other and to be informed members. It will also save the time and cost of mailing the minutes to members and makes the Secretary's job that much easier.

SPEAKER OF THE EVENING (6:30 PM)

Vice President, Eric Walter, introduced Matt McCabe (510) 562-7775 and Jerry Gridly of Simpson Strong Tie that will speak on the new Strong Wall system. Matt told of the updated literature available on the "Strong Wall" and passed the brochure out to members. You can learn more about the Strong Wall @ www.strongtie.com.

The Northridge earthquake showed that many field applications of shear wall did not perform as designed. Simpson did R&D to create a shear wall that would perform better. Under the new building code, all site built shear wall will have to meet a 2 to 1 aspect ratio in zone 4 and a 3 1/2 to 1 in zone 3. The new Strong Wall allows for less than 2 to 1 Aspect Ratio. The procedures used to test this wall are AC130, the ICBO Acceptance Criteria for Prefabricated Wood Shear Walls, used to evaluate the Strong-Wall.

Some of the design features of the wall are:

1. to limit the top of the wall deflection to 1/2 inch. A cause of deflection is mud sill crushing. By having full length studs on the outside that bear directly on the stem wall they have eliminated this problem.
2. to use only machine stress rated Southern Pine
3. to use blocking above all hold downs to reduce bending
4. to use a new type of HD that comes pre-attached and is designed to reduce deflection
5. to use metal channel straps around the perimeter to nail through to prevent over driving nailing and provide a protection to the OSB from moisture.

Jerry Gridly spoke on the field installation of the product. Simpson realized that the installation of this product was critical to its successful performance in the field. Simpson created templates for different wall thickness so the proper location of anchor bolts and HD's. The HD's that are pre-attached to the Strong Wall have up to a 1 inch adjustment to allow for location of bolts.

Simpson attaches a poster on penetrations to each wall built that describes what electrical and plumbing holes can be drilled. The walls are designed for a maximum of one (1) inch hole in studs and a maximum four (4) square inch hole in the panel. Two types of walls are available: the garage portal wall and the standard wall. The garage walls come with longer OSB on one side to be nailed into the garage header. This is the only field nailing required.

The walls are designed to be 1/2 inch shorter than a standard wall height. This allows the wall to fit easily into place. Shims come with all walls to take up this gap.

Simpson is starting a library on fixes and will incorporate changes into the wall and field instructions as they learn more about the real world use of this product.

If changes or fixes are needed then the engineer should contact Simpson for a fix. This is Simpson's product and they are the best source for field fixes.

Presentation ended at approximately 7:00 PM.

ANNOUNCEMENTS: (7:05 PM)

Harvey Higgs, attended the ABM of CALBO in Santa Rosa. He passed on some of the information he learned there. The California Board of Architects and Consultants, CBAC, will review the work of a licensed architect if requested to do so by a Building Official. This program is to aid building officials and architects in the resolutions of questions and issues concerning documents submitted with reoccurring problems, on issues of code, procedure, completeness, scope of practice and signature/stamp requirements. The program will not address specific code issues or usurp the regulatory authority of the building official. The program is intended to assist both parties in understanding and interpretation of the standard of care as it applies to the Architects Practice Act and their respective responsibilities. The program goals are to resolve or prevent formal complaints, to prevent reoccurring submittal problems or deficiencies, and to improve communication and understanding between architects and building officials. For a "Review Request Form" call CBAC Architect Consultants: 800 991-2223 or e-mail: cbae@dca.ca.gov

Harvey also mentioned that the time of the new code adoption is July 1, 1999. Plans submittals for building permits received before the effective date will be reviewed under the current 1994 code.

The Contractors State License Board has a web site where you can check out license numbers of contractors, their current status and licenses. This link is available on the Chapters Web site. Visit it and see how it works.

Discussed the new codes that will be coming up for adoption in three years. CALBO passed a resolution that says they support all the International Codes and urges everyone else to do the same. This means CALBO support the codes as created by ICBO. UPC and the UMC created by IAPMO are not being supported by CALBO. CALBO wants one code to be used by all. This will create a checks and balance system. So if a code change is passed in on code it must work and be consistent and conform with the other codes.

Currently, there is an Assembly Bill in the State of California that is supported by IAPMO that to make the UPC and the UMC the required code books for California. CALBO opposes this bill, because CALBO wants to have one code representing all: the International Code.

The meeting in May will present a speaker from the Building Standard Commission. So if you have questions about this issues be sure to be there.

COMMITTEE REPORTS:

No Report

INSPECTORS TIME: (7:20 PM)

Jose, from the City of Davis, asked what was the distance to property lines for swimming pool heater vents. UMC specifies 4 feet. The measurement is to the center of the vent. Harvey mentioned and others agreed that many cities have zoning ordinances that specify distances further than the UMC. In Benicia, the distance is 5 feet to property lines for mechanical venting.

INDUSTRY REPRESENTATIVE:

No report

ADJOURNMENT: (7:15 PM)

There was a motion to adjourn and a 2nd. The meeting was adjourned by President Harvey Higgs at 7:15 PM. The next meeting is on April 7, 1999 at the Paradise Valley Golf Course.

Respectfully submitted,

Paul Siegel
Secretary

April 1999

MINUTES OF APRIL 7, 1999

CALL TO ORDER (6:15 PM)

Secretary Paul Siegel called the April 7, 1999 meeting of the I.C.B.O. Napa-Solano Chapter to order at approximately 5:30 P.M. There were 27 members and 1 guest speaker in attendance.

ROLL CALL OF OFFICERS

The following officers were present:

Secretary, Paul Siegel
Treasurer, Tom Garcia

SELF INTRODUCTIONS

Self introductions of dinner attendees.

APPROVAL OF THE MINUTES

The March minutes were approved.

SPEAKER OF THE EVENING (6:15 PM)

Randy Collins of the Osborne Company gave a presentation on the Omega Flex "TracPipe" corrugated stainless steel tubing flexible gas piping system. He distributed a code and technical packet: this packet is available by calling (925) 449-1700. He showed a video tape on the installation methods for the "TracPipe" system. He stated that only individual contractors are certified to install this gas piping system. Omega Flex does not certify companies, only individuals. He spent a few minutes highlighting the items in the packet and showing the members some of the important items to look for during inspections. A very important item will be nail protection. The system is listed only for 1/2 lbs. of pressure. The main line entering a home goes directly to a manifold from where individual lines are sent to each appliance. The product is ICBO approved. The new code address this product line as an approved gas piping material under the heading of CSST: Corrugated Stainless Steel Tubing. This is a direct replacement for black steel pipe. Omega is not the only manufacturer of this product. Randy said there were about five other manufactures of CSST. Randy said the CSST was the fastest growing product in his line. In answer to a question, Randy stated that all the products in the system are listed and labeled. He stressed that this is a complete system and not just the tubing is listed. All the components must be used together. This product is not available to the general public, it is only available to licensed contractors. This is because of the certifications required by AGA/ANSI. This product is to be use only in type V residential construction. Randy described the various testing the CSST had to comply with in order to be listed. He displayed the CSST tubing with other products on

the market. There were many questions from the members and concern about the certification process and the problem that might arise in the inspection process.

OLD BUSINESS: (6:45 PM)

Harvey had announced at the last meeting that any Chapter members with design ideas for the Chapter pin to bring them to this meeting. A couple of designs had been made up and comments were requested from the Chapter on which one they would like to represent the Chapter for 1999. There was again discussion about creating a logo for the Web page. If anyone has an idea please submit it to any of the board members.

A item was brought up about the web page from the Secretary. The new web page was designed for use with Microsoft's Internet Explorer 4.0 or higher. If you are using another browser, then not all the features will be available to you.

Also, remember to send in your comments from the survey that was sent with the last months minutes. We need your input.

NEW BUSINESS: (7:00 PM)

There was discussion of AB 1626 which is the bill IAPMO is trying to get passed that would require the Building Standards Commission to adopt "Uniform" codes. Please make your feelings about this bill known to your representative. At the May Chapter meeting, Pete Guisasola from the Building Standards Commission, will be speaking. So come and here all the latest news. Jim Hodges, from ICBO will also be speaking about this bill.

It was decided to have a meeting of all the Building Officials to discuss the new code adoption process and to compare notes on the amendments that each jurisdiction will be adopting. The meeting is scheduled for April 29th at the Fairfield community center at 12 p.m.

ANNOUNCEMENTS: (7:05 PM)

Richard Tash discussed the last structural and non structural seminars. He mentioned that persons from throughout California attended the seminar. Some seminars, like the non-structural bring in extra moneys for the Chapter, while seminars that are not as popular sometimes just break even. We encourage all Chapter members to attend the seminars. Richard said that we have not reached the break even point for the Plumbing Code update. Also, all the cups and pens that are given as gifts to persons participating in the seminars now have our web address on them. The address is www.napasolanoicbo.org.

COMMITTEE REPORTS: (7:10 PM)

No Report

INSPECTORS TIME: (7:20 PM)

John Bento had a question regarding the problems that one coat stucco was having with moisture related issues. Another inspector also heard about this, but it was related to a stucco system being applied in the South where the foam was glued directly to the studs without a moisture barrier.

INDUSTRY REPRESENTATIVE:

A comment was made that a handy man can now do \$500.00 worth of work without a permit. We can also check a contractors license on line through the Contractor's License Board web site.

ADJOURNMENT: (7:25 PM)

There was a motion to adjourn and a 2nd. The meeting was adjourned by Secretary Paul Siegel at 7:25 PM. The next meeting is on May 5, 1999 at the Paradise Valley Golf Course.

Respectfully submitted,

Paul Siegel
Secretary

May 1999

MINUTES OF MAY 5, 1999

CALL TO ORDER (5:45 PM)

President Harvey Higgs called the May 5, 1999 meeting of the I.C.B.O. Napa-Solano Chapter to order at approximately 5:45 P.M. There were 34 members and 2 guest speaker in attendance.

ROLL CALL OF OFFICERS

The following officers were present:

President, Harvey Higgs
Vice-President, Eric Walter
Secretary, Paul Siegel
Treasurer, Tom Garcia

<p><i>Remember that the June meeting is located in Napa at Mrs. McDonald's. See Web page for details.</i></p>
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SELF INTRODUCTIONS

Self introductions of dinner attendees.

APPROVAL OF THE MINUTES

The April minutes were approved.

SPEAKER OF THE EVENING (6:20 PM)

Two guest speakers were present at the May meeting. Pete Guisasola from the Building Standards Commission and John Henry from I.C.B.O. Pete was the main speaker of the evening and spoke on the 2000 code partnership process, 1999 California Electric code, and the IAPMO bill in the state assembly. Pete started of the talk with an overview of the Building Standards Commission and its role in building Inspection for the State. The Building Standards Commission is the coordinating body of the state amendment process. So when state agency's amends the building code the group of amendments come together in a tri-annual edition of the California Building Code. While the process is modeled after the ICBO code change process, the State's code amendment process has slowed down and the timing has gotten stretched.

The Building Standards Commission does not write any codes. The Building Standards Codes are a grouping of all State agency's amendments to the Uniform codes. The distinction between agency's is one the Title 24 becomes a usable document. It can be used any where in the State and each agency's requirements are listed in Title 24. The new Title 24 is a more usable document. All the pages come all ready intermixed. You don't have to spend hours inserting them. They are the same color as all the other pages. The matrix table has now been moved to the front. The matrix table is important because it tells you whose regulation it is and who enforces it. Check the 101 section of the Standards to see what occupancies apply to what agency and who is the enforcing

agency. Under state code only sections that apply to commercial buildings are the sections for disabled access and energy. The California Building Standards Codes incorporates the model codes plus the State amendments. The State amendments are only applicable to the State occupancies that they regulate. Title 24 applies to all occupancies in the state, but State amendments only apply to the specific occupancies which they regulate. You can use the model codes for commercial buildings, except for the disabled access and energy.

The Building Standards Commission is a referee among the various state agencies to look for duplication and overlap among the various amendments to get the State Codes adopted, formatted, and published. That is the primary role.

The adoption at the local level is also a vital role of the Building Standards Commission. A bulletin from Travis Pitt that came out a few weeks ago was to help clarify, at the local level, what is the adoption process and what need to be part of that process to make your ordinances legal. What you want to do at the local level is to (1) make reference to the state code, (2) justify your amendments based upon local climatic, topographic, and geologic conditions, and (3) be sure your local include a section on administrative and non-building regulations. So a good local ordinance will adopt the State Code, and also adopt the administrative and non-building regulations of the model codes. Then any amendments must have "finding" and these must be adopted by local Council's or Board of Supervisors and then get sent off to the Commission. The Commission does not review findings for content, only for format. Remember, your ordinance with findings are not legal unless they are on file with the Building Standards Commission.

Plans are to have the next code ready for adoption on January 1, 2002. This is the target date for the IBC and all the other codes. Because there is more competition in the code world the Building Standards Commission has planned out the next code cycle very thoroughly. They have formed the code 2000 partnership. Made up of advisory committees. These committees have been formed to address which model code will be selected for inclusion in the State Code. For example, the Fire code committee as already decided to recommended that the Uniform Fire Code, instead of the International Fire Code, will be the code for the year 2000 adoption process. After the codes have been select, then the next step will be to resolve conflicts between the various codes selected. Then the next step will be to try and remove unnecessary state amendments. Also, there is a trend to use the model code language when ever possible. Another, idea is to do away with the matrix and just write the code change to reflect the occupancy that it refers to. The Building Standards Commission has the power to make this happen because that is their charge: format of the State Building Code.

Pete spoke of the California Electrical Inspectors meeting that he attended last week. This is a new group and will be a good source of information in the future. Pete said the electrical inspectors raised an important issue concerning the 1999 Electric code. Pete said that the 1999 electric code will not become effective in the State until the year 2002. So there is a movement underway to adopt the 1999 electric code next year.

The assembly bill 1626 is sort on bypassing the Commission's code 2000 partnership, and specifying which codes will be used during the next adoption process. It could happen though that the advisory committees will choose the same codes as the assembly bill requires. The feeling is that the bill will pass. The IBC will be building code during the next cycle as the assembly bill has been amended to use the this code book.

John Henry of ICBO spoke on the new logo of ICBO. Check it out! He also spoke of the IRC code changes that took place at the Costa Mesa code committee meetings. Code changes will be allowed at the ABM in Saint Louis but only challenges to the 60 changes where the assembly voted differently from the committee will be allowed.

Check out the ICBO web site for more information at www.icbo.org.
AT the committee there were many changes in the IBC. Over 1900 proposed changes to the final draft. Over 826 proposed to the fire code, 1096 to the IRC, and 217 to the Mechanical Code, 184 to the Plumbing code, 94 to the fuel gas code. Out of this you will find that over 40% of the proposed code changes passed as submitted or as amended.

John looked at a few of the changes concerning Chapter 10 on egress. Perhaps the biggest change was the reduction in exit width and distance when fire sprinklers are used from .3 to .2 on stairs and from .2 to .15 at other locations. Are there too many tradeoffs for sprinklers? Another good change was that handrails will only be required on 2 or more risers.

OLD BUSINESS: (7:42 PM)

No Report

NEW BUSINESS: (7:43 PM)

Steve Hupner submitted a code change that would require 18 inch underfloor distance from flooring girders to earth. This would allow greater access to underfloor areas. Bruce Gunn and Dan Kasperson will review the code change for its merits and report back to the chapter at the next meeting.

ANNOUNCEMENTS: (7:49 PM)

Remember our web address is www.napasolanoicbo.org. Please start to use this for getting your minutes and other information about the Chapter. We still intend to mail out your minutes unless you let me know that you don't need them mailed to you any longer. The City of Fairfield no longer receives their minutes in the mail. One member prints the minutes off the web site and distributes it to the other inspectors in the department.

Remember to attend the Plumbing and electrical seminars. Check out the web page for information.

COMMITTEE REPORTS: (7:50 PM)

No Report

INSPECTORS TIME: (7:50 PM)

Tom Garcia ask a question on whether the flexible connector that connect water heaters to the house plumbing could be substituted for the UPC requirement for a union at water supply piping and water heaters. Section 609.5. The inspectors felt that the copper flex tubing complied with the intent of the section.

INDUSTRY REPRESENTATIVE:

No Report

ADJOURNMENT: (7:55 PM)

There was a motion to adjourn and a 2nd. The meeting was adjourned by President Harvey Higgs at 7:55 PM. The next meeting is on June 2, 1999 at the Mrs. McDonald's Restaurant at 3392 Solano Ave. in Napa.

Respectfully submitted,

Paul Siegel
Secretary

June 1999

MINUTES OF JUNE 2, 1999

CALL TO ORDER (5:50 PM)

Vice-President, Eric Walter called the June 2, 1999 meeting of the I.C.B.O. Napa-Solano Chapter to order at approximately 5:50 P.M. There were 26 members and 1 guest speaker in attendance.

ROLL CALL OF OFFICERS

The following officers were present:

Vice-President, Eric Walter
Secretary, Paul Siegel
Treasurer, Tom Garcia

SELF INTRODUCTIONS

Self introductions of dinner attendees.

APPROVAL OF THE MINUTES

The May minutes were approved.

SPEAKER OF THE EVENING (5:55 PM)

The speaker of the evening was John Henry of ICBO Pleasanton Office. He is a senior staff engineer and is a registered Civil Engineer and is a member of the Structural Engineers Association of California. He is a certified plans examiner. His topic for the evening was to discuss some of the new structural changes occurring with the 1997 UBC.

John presented an overview of the structural changes without getting too technical. Volume two the UBC has been reduced in size from 1300 pages down to 492. This has been accomplished by adopting standards by reference. Chapter 35, Volume 1 lists the adopted standards. Codes in the future will be smaller and smaller and all the standards will be adopted by reference. This will mean that building departments will have to purchase these standards on their own.

Next item was the changes to the code because of the Northridge Earthquake. This is the number one event that has resulted in most of the structural changes in the 1997 UBC. An item of importance is the increased strength on anchorages for out of plane connectors on concrete walls with flexible diaphragms. This refers to concrete tilt-up buildings and the connection of the plywood roof to the ridged concrete or masonry walls. The code increased this connection. The embedded strap must now be tied to reinforcing.

1806.6 UBC—Another item is the increase to 5/8 inch anchor bolts in seismic zone 4 for anchoring wood frame buildings.

A new item is that all foundations must now have reinforcing in seismic zone 3 and 4.

The UBC now requires that soil types be based upon a geo-technical report. Within Seismic Zone 4 the code will require site specific soils analysis unless you use the default value of S_D .

In the 1997 code you must now design for near-source faults. If you are within 15 km of a type A or type B fault then your load values will change.

A new requirement in zone 3 and 4 is the 2 x 2 x 3/16 inch washer on all anchor bolts. The reason for the washer is that they found shear walls in the Northridge earthquake failed because of the cross-grain tension in the sheathing before the anchor bolts become immobilized. By putting a square washer on the sill plate you can hold down a lot more wood and prevent cross-grain splitting.

Chapter 23, the wood chapter, has been revised entirely. It has been reduced down from 389 pages to 105 pages. This was done by adopting the NDS-91 by reference. Building Departments will have to buy the NDS-91 because these tables are no longer in the code.

Another important item discussed was the controversial footnote 3 on page 293 of the UBC. If the design of a shear wall is greater than 350 lbs/ft. then the sill plate will have to be a 3x member and a 3x on abutting panel joints. An exception allows for if the shear wall design is not greater than 600 lbs/ft. then a 2x sill can be used if the anchor bolts are designed for $\frac{1}{2}$ their capacity. John Henry ran some calculations and came up with in Zone 3 with $\frac{1}{2}$ inch bolts for a design of 600 lbs/ft. with a 2 x sill plate you would end up with anchor bolts at 8 inches on center. This will cause problems for the size of sill plates. When a builder gets to the shear wall the sill plate will have to be changed from a 2x to a 3x. On a raised floor foundation this may create height problems with the floor levels.

A major code change is the changing of the aspect ration of height to width on shear walls in zone 4 from $3\frac{1}{2} : 1$ to 2:1. There is an exception for Single Family Dwellings on the front of garages on a single story buildings (footnote 3).

OLD BUSINESS: (7:20 PM)

Steve Hupner had asked the Chapter to support him in a code change that would raise the underfloor clearance from 12 inches to 18 inches on raised floor foundations for Single Family Dwellings. Bruce Gunn and Dan Kaspersen had researched the merits of Steve's suggestion. Bruce spoke for the committee and stated that the this code change would probably not succeed because of a number of reasons. These are:

1. No past changes have occurred in this section of the code. It is a long standing section.
2. The ICC panel weighs two reasons for code changes:
 - a. That the proposed change is superior to the current language and
 - b. It does not cost more.

This section of the code deals with protection against decay. Since the language in the code has been doing a good job, what would be the motivation for changing the code. The committee felt that because this proposal would definitely cost more for builders and not improve upon the issue of decay that the code proposal would probably not succeed. A vote was taken of the membership and the motion failed.

NEW BUSINESS: (7:25 PM)

A question about certain chapters in the UPC have code changes, but are not highlighted with side bar lines. The answer is because the chapter has a whole has been rewritten and therefore specific items are not detailed.

INSPECTORS TIME: (7:30 PM)

No Items

INDUSTRY REPRESENTATIVE: (7:30 PM)

Question of why some items change in the code yet do raise the cost of construction. Bruce Gunn answered this. He said that if the item is a life safety issue that cost is not a concern of the code committees. Bruce used an example of the many code items that SEOAC has proposed in the past few years dealing with the seismic sections of the code. These have been adopted because of the need to ensure the safety of occupants in an earthquake.

ANNOUNCEMENTS: (7:31 PM)

Remember our web address Please start to use this for getting your minutes and other information about the Chapter. We still intend to mail out your minuets unless you let me know that you don't need them mailed to you any longer. The City of Fairfield no longer receives their minutes in the mail. One member prints the minutes off the web site and distributes it to the other inspectors in the department.

COMMITTEE REPORTS: (7:31 PM)

The education committee announced that the Chapter will be sponsoring two classes on the 1996 NEC in July. Check out the web page for the latest information: www.napasolanoicbo.org.

Other seminars being considered for later this year are the "Load Path Seminar" that deals with shear transfer. This will probably be given in October.

ADJOURNMENT: (7:45 PM)

There was a motion to adjourn and a 2nd. The meeting was adjourned by Vice-President, Eric Walter at 7:45 PM. The next meeting is on July 7, 1999 at the Paradise Gold course in Fairfield. The speaker will be Scott Groves, Kitec Representative of T. Christy Enterprises Topic: Kitec Product (Hot/cold water piping Alternative to copper, CPVC, and PEX).

Respectfully submitted,

Paul Siegel
Secretary

July 1999

MINUTES OF JULY 7, 1999

CALL TO ORDER (5:45 PM)

President Harvey Higgs called the July 7, 1999 meeting of the I.C.B.O. Napa-Solano Chapter to order at approximately 5:45 P.M. There were 27 members and 1 guest speaker in attendance.

ROLL CALL OF OFFICERS

The following officers were present:

President, Harvey Higgs
Vice-President, Eric Walter
Secretary, Paul Siegel

SELF INTRODUCTIONS

Self introductions of dinner attendees.

APPROVAL OF THE MINUTES

The July minutes were approved.

ANNOUNCEMENTS: (5:45 PM)

The annual picnic will be held on Friday August 6th at Pena Adobe Park in Vacaville. A family event: Bring side dish and plate and utensils. BYOB-- Barbeque steak provide by Chapter. Starts @ 5:30 p.m.

SPEAKER OF THE EVENING (6:25 PM)

Vice President, Eric Walter, introduced Scott Groves Representative of the T. Christy Enterprises speaking on Kitec a product developed by Ipex that replaces (Hot/cold water piping Alternative to copper, CPVC, and PEX)

Ipex is a Canadian company and is the largest producer of PVC and CPVC

Kitec, a water piping system, originated in the Netherlands in the 1970's and is used throughout Europe. Today the product is used worldwide.

Kitec is used for both hot and cold water systems. It comes in sizes from 3/8 to 1 inch. There are two colors for the different water systems: orange pipe for hot and blue pipe for cold water.

The piping system is an extruded aluminum between layers of polyethylene. It comes in 100 foot coils and 1000 foot coils. It is a very light weight product.

Kitec reduces the number of fittings needed for a job when compared to a copper installation. The product will not corrode and is a 100% oxygen barrier. Because of the aluminum core the product can be detected in a slab.

This is a rigid pipe and only needs to be supported at eight foot intervals. It expands and contracts just like copper. It can withstand 200 psi.

The pipe is marked every 2 feet. Fittings for the pipe are brass compression with an metal O-rings.

The pipe is listed ASTM 1281, 1282. All fittings and pipe is labeled. Scott distributed a catalog and had examples of the pipe and fittings.

OLD BUSINESS: (7:05 PM)

None

NEW BUSINESS: (7:05 PM)

None

INSPECTORS TIME: (7:05 PM)

John Bento had a question on smoke detectors in a hallway located next to a return air grill. Said manufactures listing requires that no smoke detectors be located within 2 feet of return air. The discussion centered on putting the smoke detector on the wall and making sure that all the detectors were interconnected.

Bill Turgeon had a question on the need for a stem wall on a garage conversion. His questions was this, can the wall filling in the garage rest on the exterior garage entrance or does a stem wall need to be erected to ensure the 6 inches to grade. The main concern was about wind driven rain that would hit the wall and get in to the garage.

INDUSTRY REPRESENTATIVE: (7:10 PM)

None

COMMITTEE REPORTS: (7:15 PM)

The education committee announced that the Chapter will be sponsoring a class on October 19th and 20th on the Load Path for Wood-frame Buildings. Check out the web page for the latest information: www.napasolanoicbo.org.

ADJOURNMENT: (7:20 PM)

There was a motion to adjourn and a 2nd. The meeting was adjourned by President, Harvey Higgs at 7:20 PM. The next meeting is on September 1, 1999 at the Paradise Gold course in Fairfield. The speaker will be Jason Fell, Area Representative of Drywall Information Trust Fund. Topic: Drywall products and fire resistive details.

Respectfully submitted,

Paul Siegel
Secretary

September 1999

MINUTES OF SEPTEMBER 1, 1999

CALL TO ORDER (5:45 PM)

President Harvey Higgs called the September 1, 1999 meeting of the I.C.B.O. Napa-Solano Chapter to order at approximately 5:45 P.M. There were 17 members and 1 guest speaker in attendance.

ROLL CALL OF OFFICERS

The following officers were present:

President, Harvey Higgs
Vice-President, Eric Walter
Secretary, Paul Siegel
Treasure, Tom Garcia

SELF INTRODUCTIONS

Self introductions of dinner attendees.

APPROVAL OF THE MINUTES

The July minutes were approved.

SPEAKER OF THE EVENING (6:45 PM)

Vice President, Eric Walter, introduced Jason Fell the technical director of the Drywall Information Trust Fund.

Jason made an announcement that there is a short supply of drywall product because of all the building going on in the country. The reason behind this is that commercial and residential construction is in sink. Both have been up for approximately two and a half years. Also, because of the warm winter in the East last year, building was able to continue all year round. New plants are being built, but these are only replacing the manufacturing plants that were lost in the recession years in the early 90's.

Jason was going to bring the new design manual for the Chapter members, but they were not ready in time. So if any member would like a copy free of charge call Donna (she will take your order) at **408 255-7272** and a manual will be sent to you. Also they have a web page at www.drywallca.com (this page will be added to our web site under Links) Good articles on the sprinkler tradeoffs in the new code.

New Products. Jason mentioned how the WR board or Green board that has been around for many years is starting to be replaced with new and better products. Also, a new Type X ½ inch drywall that will be a lighter product. There is also a high impact drywall. With the new Type X ½ inch drywall the entire residential home will be one hour construction.

The other main topic is the Head of Wall issue. Section 706 UBC has undergone major changes. The section requires shear walls to be tested under seismic conditions. To

pass this test walls must undergo 500 cycles per hour of a motion test. Jason said that only 5 wall assemblies have passed this test. Jason said that this code change is the biggest change to hit the drywall industry in years. Jason said that this section is the one that is giving plan checkers and inspectors in the field the most problems. Jason said call him anytime if you have questions regarding this section.

Jason answered a question about what is the most important issue facing the drywall industry. He said the sprinkler trade off that is in the IBC. Jason said there are two types of safety systems in buildings: passive=Drywall, and active=Sprinklers. Jason feels that both are needed. Yet he feels that the code is moving away from passive and toward active systems. He felt that the new code is being designed around the least restrictive portions of the BOCA code. He said he didn't want someone in Alabama designing a high-rise building in California. Everything in BOCA is sprinklered. Jason felt that the IBC is being compromised to sell it to the International community. Good discussions of this topic will be discussed at the ABM.

Jason, commenting to a question on green board on the ceiling, felt that the biggest code mistake was to allow openable windows in lieu of a fan in bathrooms. With the tightness of homes the moisture has no where to go except in to the drywall with the resulting deflection problems and dry rot. Jason said he goes to court often with this issue, where you have a home three years old with dry rot in the bathrooms. Since few people open their window in the bathrooms, fans are needed to expel the moisture.

Jason mentioned that the wall separating the house from the garage is not a rated wall. The Type X on the garage is in lieu of a one hour assembly. He did feel that we should treat it as a one hour assembly for inspection purposes and make sure that all penetrations are sealed with hot mud. Hot mud passed a membrane fire test. Jason thought very highly of hot mud.

ANNOUNCEMENTS: (6:45 PM)

Suisan has an opening for a part time inspector. So spread the word.

There are still plenty of openings for the load path seminar in October so please sign up. Applications are available on the Web or call Richard at 707 678-7004 Ext 113.

The annual picnic that was held on Friday August 6th at Pena Adobe Park in Vacaville was a big hit and everyone had a great time.

OLD BUSINESS: (6:50 PM)

None

NEW BUSINESS: (6:50 PM)

None

INSPECTORS TIME: (6:50 PM)

Question arose about a pool contractor that was not following the inspectors request and plastering a pool without an inspection. An inspector asked what was the recourse of the building department. Beside the obvious recourse of contacting the contractors license board, a good practical solution was it drain the pool so the inspector could see the seal on the bond for the light.

Another question was about the requirement for two exits when a SFD is greater than 3000 square feet. The consensus was to allow the rear yard to be an area of safe refuge.

INDUSTRY REPRESENTATIVE: (6:55 PM)

None

COMMITTEE REPORTS: (6:55 PM)

The board has been working on a three year budget. This should be done in the next two months and will include a list of priorities. ***Remember that at the October meeting is the nominations of new officers and at the November meeting we will vote on new officers.***

ADJOURNMENT: (7:10 PM)

There was a motion to adjourn and a 2nd. The meeting was adjourned by President, Harvey Higgs at 7:10 PM. The next meeting is on October 6, 1999 at the Paradise Valley Golf Course in Fairfield. The speaker will be Robert Broadhurst, P.E. Geotechnical Engineer of Phoenix Geotechnical. Topic will be geotechnical related issues and questions.

Respectfully submitted,

Paul Siegel
Secretary

October 1999

MINUTES OF OCTOBER 6, 1999

CALL TO ORDER (5:45 PM)

President Harvey Higgs called the October 6, 1999 meeting of the I.C.B.O. Napa-Solano Chapter to order at approximately 5:45 P.M. There were 28 members and 1 guest speaker in attendance.

ROLL CALL OF OFFICERS

The following officers were present:

President, Harvey Higgs
Vice-President, Eric Walter
Secretary, Paul Siegel
Treasure, Tom Garcia

SELF INTRODUCTIONS

Self introductions of dinner attendees.

APPROVAL OF THE MINUTES

The September minutes were approved.

ANNOUNCEMENTS: (5:50 PM)

Suisan has an opening for a part time inspector. So spread the word.
Harvey Higgs and Dan Kasperson spoke about their trip to the annual business meeting. All three code groups were at the meeting: ICBO, BOCA, and SBCCI. This maybe is the only ABM for some time where all three code making bodies will be attending the same ABM. Next year all three code groups will be meeting separately. It may be three or fours years from now before they all get together again. There were over 2000 voting members present. At the conference they have two rooms going at the same time. Members had to choose which area they were most interested in. The meeting lasts a full week and each day lasts well into the evening. The group did vote on the new International Residential Code, which will be used by the State of California during the next code cycle.

Some of the speakers at the ABM were very interesting. One that was special was the head of FEMA, James Witt. He was very pleased with what the three code groups had done and was very much in favor of the new International Codes. (You can read his entire address @ <http://www.fema.gov/library/wittspch23.htm>). This is good news for ICBO to have such a supporter in the Federal Government, in relation to all the political issues between IAPMO and ICBO. The current code adoption process in California, is recommending the IBC by ICBO and the Uniform Plumbing and Mechanical Codes by IAPMO. There is a move to make the entire United States be under one code. And the movement is for adoption of the International Codes, as published by ICBO. Though this movement is not to go unchallenged. IAPMO , backed by the unions, will be spending millions of dollars in support of their Uniform Codes. The outcome has yet to be decided.

Harvey brought some information sheets about this subject back with him from the ABM: *2000 International Code Development Supplement* can be obtained from ICBO or give Harvey a call and see if he has any more to give out, if you are interested in learning more.

SPEAKER OF THE EVENING (6:30 PM)

Vice President, Eric Walter, Robert Broadhurst, P.E. Geotechnical Engineer of Phoenix Geotechnical. Topic. His office is out of Napa. Soils reports result in design criteria for grading, foundations, and drainage. Foundations are the least problematical, while grading and drainage require, at least during construction, the most attention; particularly drainage.

A question typically asked of geotechnical engineers is why do they insist on updating soils reports every 3 to 5 years. The main reason is the ask the question, has the site changed. Most of the updates they do prepare are just one page letter that just adds information to the existing report. The motto of the soils engineer is that it is cheap to do when you're building and a lot harder to fix after the project is done

In speaking about pier review, Robert, told about the City of San Rafael that not only required that the findings of the soils report be incorporated within the design of the building, but required a pier review. This means that the soils engineer would review the plans for inclusion of their recommendations. Not every architect or structural engineer wants his plans reviewed by a soils engineer. But Robert stressed that the geotechnical engineer does not look at very much on the plans: the foundation details and the site drainage and perhaps a cross-section of these. It doesn't take very long to do this and again it's so easy to fix problems on the plans before they become larger issues in the field. Robert felt that the planning stages were the most critical for the geotechnical engineer to be involved in a project. The two most important things that can happen are the plan review by the geotechnical engineer and a pre-construction meeting. Robert also felt that having someone from the agency at the pre-construction meeting was extremely beneficial. The soils engineer wants to be present during construction at the grading, foundation, and drainage.

Robert would like to see a more consistent approach from agencies on what is required of the geotechnical requirements of a project. To put on the plans the requirements of the soils report. Such as, when a letter from the soils engineer is required, when is a site visit required, etc.

There were many comments from the Chapter members and the tone was mixed. Some jurisdictions felt that the soils engineering report shall be followed exactly, while other jurisdictions felt that the items in the report were only recommendations and therefore optional.

COMMITTEE REPORTS: (7:30 PM)

The nomination committee, represented by Tom Garcia, stated that the nomination for President is Eric Walters, for Vice President is Paul Siegel, and for Secretary David Cliche. Tom Garcia, will continue as Treasure.

The board has been working on a three year budget. This should be done in the next two months and will include a list of priorities.

The education committee is reminding members to sign up for the Load Path Seminar that is scheduled for October 19 and 20 at the Vacaville Cultural Center. Space is still available.

Remember at the November meeting we will vote on new officers.

INSPECTORS TIME: (7:35 PM)

An observation by a special inspector has viewed catwalks being installed at wineries where the welding was not being inspected. The inspector voiced his concern that these catwalks were being used for the operation of the winery and sometimes considerable loads were being applied to these walkways. He felt that more attention should be paid to the welding and anchoring systems of these walkways.

INDUSTRY REPRESENTATIVE: (7:40 PM)

None

OLD BUSINESS: (7:40 PM)

None

NEW BUSINESS: (7:40 PM)

None

ADJOURNMENT: (7:40 PM)

There was a motion to adjourn and a 2nd. The meeting was adjourned by President, Harvey Higgs at 7:40 PM. The next meeting is on November 3, 1999 at the Paradise Valley Golf Course in Fairfield. The speaker will be Joann Bosenbark the Associate Dean for Special Services @ Napa Valley College and the second speaker will be Jan Browne, Volunteer Advocate for Building and Transportation.

Respectfully submitted,

Paul Siegel
Secretary

November 1999

MINUTES OF NOVEMBER 3, 1999

CALL TO ORDER (5:45 PM)

President Harvey Higgs called the November 3, 1999 meeting of the I.C.B.O. Napa-Solano Chapter to order at approximately 5:45 P.M. There were 21 members and 2 guest speaker in attendance.

ROLL CALL OF OFFICERS

The following officers were present:

President, Harvey Higgs
Vice-President, Eric Walter
Secretary, Paul Siegel
Treasure, Tom Garcia

SELF INTRODUCTIONS

Self introductions of dinner attendees.

APPROVAL OF THE MINUTES

The October minutes were approved.

ANNOUNCEMENTS: (5:50 PM)

John Bento will be stepping down from the Building Official position at Rio Vista and will be entering private practice in architecture. John stated that he would still maintain his membership with the Chapter.

In last months mailer, there were three inserts: the yearly dues form, an information sheet that each member should fill out, and an information request sheet for possible speakers for next year. Please take a minute to fill out these sheets and send them in to Tom with your yearly dues. Thank you.

One question on the form is to ask how you would like to receive your minutes: mail, Internet, or e-mail. Also, if you would like to get your minutes over the Internet, would you like to receive an announcement about the next meeting via mail or e-mail. If you do have access to the Internet and e-mail, than receiving your announcements via e-mail would be a great savings in time and expense to the Secretary. Think about it and let Tom know by what method you would like this information delivered to you.

The installation dinner will be held at the Paradise Country Club on the first Friday in January. That is on January 7, 2000. Please RSVP for the installation dinner and, after you RSVP, please be sure to mark it down on your calendar. The Chapter pays for the installation dinner for you and a guest. The Chapter feels that it is important for you to attend and see the installation of officers and, if you don't show up, it cost the Chapter

money. Harvey announced that Fred Culmen, a board member on ICBO, will be the speaker for the installation dinner.

SPEAKER OF THE EVENING (6:25 PM)

Vice President, Eric Walter, introduced Joann Bosenbark the Associate Dean for Special Services at Napa Valley College and a City Council member of the City of Napa City and the second speaker, Jan Browne, Volunteer Advocate for Building and Transportation.

Joann is the compliance officer for Title III and Title IV of the ADA. Joann became involved in the politics of accessibility because she saw new buildings that had accessibility problems. She wanted to talk about those issues that still are present in some areas and wanted to make the Chapter members aware of them. First is the flexibility of the toilet seat height. The code states the height can be between 17 and 19 inches. Joann recommends 18 inches. Joann also would prefer curb cuts to ramps at parking stalls. This would follow the ADA regulations as opposed to Title 24. This arrangement (curb cuts) is helpful to persons with a visual impairment.

Joann asked what does accessibility really mean in relation to walkers, seniors, crutches and women with strollers. That mind set that not only addresses the code but the next step to include all these other groups. She would like people to start think in terms of the benefits of accessibility for all these other groups too.

Another comment from Joann is that when she speaks to inspectors a wall goes up between the accessibility advocates and the building departments. Joann would like to improve the communications between these two groups.

Jan began speaking about the accessible parking spaces. She sees a lot of van accessibility with the access on the wrong side. Van accessible space requires the access lane to be on the passenger side. Not the driver side. The spaces also need to be both painted and posted to be legal spaces. Also, the parking spaces need to be on the shortest possible path of travel to the main entrance. Jan also spoke of the need to have counter heights at the correct height of 34 inches at registers and check writing areas. Jan works with the City of Napa in the plan checking of sites. Jan was involved in the changing of the check stands at Target Stores. The concern at Target was the check writing space. They needed to have a writing area at 34 inches for the disabled. Eric suggested that at pre-construction meetings all the issues about accessibility be raised to so you don't end up with major issues at final.

Jan raised some other issues about motels: Closet bars in closets have to be at correct heights. T.V. controls and telephones need to be by beds. Sinks in the bathrooms of motels need to be lower: 42 inches is too high in the standard rooms. If all the disabled rooms are full the sinks at 42 inches are not accessible. This is only a consideration and not required, but it is worth thinking about. Toilet seats are best at 18 inches. The 18 inch is usually a wall mount, while a floor mounted toilet is 19 inches. This height will be most accommodating for the most numbers of persons.

There was a lengthy discussion on the differences between the ADA and Title 24. But the discussion ended on a good note and everyone was pleased with the active discussion.

COMMITTEE REPORTS: (7:30 PM)

The Chapter voted and elected the following officers for the year 2000. For President: Eric Walters; for Vice President, Paul Siegel; for Secretary, David Cliche; and for Treasure, Tom Garcia.

Tom Garcia presented the financial report. The Chapter's fiscal year ends on October 31 of each year. A report will be presented to the Chapter in November of each year. The Chapter's main source of income is from the seminars. This money is planned to be

used to produce interest to help run the Chapter in lean years. The Chapter will still need to take in about \$3,000 in profit from the seminars to offset expenses. The projected average expense was presented to the Chapter members and they voted to approve the budget but they did increase the amount for the ICC meetings from \$1,600 to \$2,200 a year.

INSPECTORS TIME: (7:35 PM) Bruce Gunn spoke that the real code changes are being made not at the ABM but at the code development hearings. It is at these meetings that real code development occurs. But the question for all Chapter members is: does the Chapter want to be involved in code development or perhaps put its efforts into other areas, such as, education. Bruce thought we should be into both. Bruce stated that he would like to see two members of the Chapter attend the ABM or code development hearings so our voice is heard. If our voice is not heard we could end up with a predominately BOCA code.

Bruce brought up the new plumbing code appendix that is very aggressive with increasing the number of plumbing fixtures. He was most concerned with remodels that involve a change of use. Dan Kasperson said that it needs to be a common sense approach to plumbing fixtures. Jay Salazar agreed with the common sense approach.

INDUSTRY REPRESENTATIVE: (7:40 PM)

John Bento will be stepping down from the Building Official position at Rio Vista and will be entering private practice in architecture. John stated that he would still maintain his membership with the Chapter.

Steve Hupner brought up the issue of uniformity of local jurisdictions on code enforcement. Eric Walter, the next president of the Chapter stated that this was going to be a main focus of his administration.

OLD BUSINESS: (7:40 PM)

None

NEW BUSINESS: (7:40 PM)

None

ADJOURNMENT: (8:05 PM)

There was a motion to adjourn and a 2nd. The meeting was adjourned by President, Harvey Higgs at 8:05 PM. The next meeting is on January 7, 2000 at the Paradise Valley Golf Course in Fairfield. The next meeting will be the installation dinner. Please RSVP for the installation dinner and then please attend as the cost to the Chapter is \$25.00 per person. All members and guests are welcome.

Respectfully submitted,

Paul Siegel
Secretary