



City Council adopts new building code

Starting Nov. 1, permit applications must comply with new codes

The City Council met on Sept. 9, 2002, to review proposed amendments to the San Diego Municipal Code and to adopt the 2001 California Construction Codes. As a part of the public hearing process, the City Council considered input and recommendations by a number of individuals, organizations and the Board of Building Appeals and Advisors.

The City Council unanimously approved the adoption of the proposed construction codes and approved the proposed Municipal Code amendments as presented. The amendments incorporate revisions due to previously submitted public comments.

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Bycor created the futuristic, open interior of High Tech High in a renovated Navy building as part of the Naval Training Center conversion.

Development Services seminars help Bycor build

As senior vice president of Bycor General Contractors, Van Smith has faced all kinds of construction, permitting and workforce challenges. He has taken a problem-solving approach that includes educating his staff and working closely with City of San Diego staff to accomplish his business goals as a commercial contractor for new construction and renovation of office, industrial and retail construction.

One of Smith's best resources has been the construction industry seminars offered by the Development Services Inspection Division staff. These seminars were started by Building Inspection Supervisor Joe Harris to help customers navigate through the inspection process more efficiently.

"All of our supervisors, principals and managers want to attend these seminars, where they update us on the latest issues," Smith said. He has been pleased with the improvements he's seen in the Development Services Department and the assistance provided by the inspection team. He shared his positive comments in an email message to Director Tina Christiansen complimenting the staff.

"Our Inspection team works hard, not only to complete inspections quickly, but to educate and work with the industry to improve the whole process," said Director Tina Christiansen. "They are leaders in the inspection profession with their outreach efforts."

Smith and other senior members of Bycor have been working with the field inspection staff for years, and developed a rapport with Harris as well as Deputy Director Art De Bolt and Senior Structural Inspectors Bill Sears and Martin Montessoro, Senior Electrical Inspector Tim Owens and Senior Mechanical Inspector Frank Hernandez. This rapport has grown into a more effective means of industry education.

"Whenever I feel I have a problem, I call and let Joe and Bill know what we're trying to achieve," Smith said. "If it's achievable, they'll give us a road map to get there as soon as possible."

• Bycor, continued on page 2 •

Holidays

City of San Diego offices will be closed:

Monday, Nov. 11

Veteran's Day observed

Thursday, Nov. 28

Thanksgiving Day

Wednesday, Dec. 25

Christmas Day

Wednesday, Jan. 1

New Year's Day

Friday, Nov. 29

All Development Services Department offices will be closed

Thursday, Dec. 26 – Tuesday, Dec. 31

Downtown Development Services offices will be closed. Field Inspection office will be open 7 a.m. – 3 p.m. for misc. permits.

Please note that staffing levels are reduced during the last week in December, as part of the City's voluntary furlough-budget savings plan.

The seminars cover a wide range of issues, from the new storm water pollution prevention standards to new procedures for making minor plan changes at the field office with Matt Papuga, and all are well-attended. Smith said that Bycor managers also poll their supervisors to determine problems they're encountering in the field. When they identify trends in inspection problems, they discuss them with Development Services inspectors to better understand how to properly do the work and then pass inspection.

"The more we communicate with the City and avail ourselves to ask questions, get involved and utilize the seminars, the more we get to know," Smith said. "We don't look at the City as an adversary. To the contrary, we look at them as a partner in getting our projects done on time. We've never had a better relationship with the inspectors and that is a compliment to the direction that the department is heading."

Some of Bycor's recent projects include construction of High Tech High, the charter school built in a renovated Navy building as part of the Naval Training Center conversion, and the Waldorf School in City Heights. Smith credited inspector Dave Field with helping him untangle an old permitting problem with the site. This cooperation enabled the school to open on schedule. (See web page for seminar information.)

The California Construction Codes are a part of Title 24 of the State Code of Regulations. The 2001 edition of the California Construction Codes will include amended versions of the **1997 edition of the Uniform Building Code published by ICBO, the 2000 edition of the Uniform Fire Code published by the Western Fire Chiefs Association, the 1999 National Electrical Code published by NFPA, as well as the 2000 editions of the Uniform Plumbing Code and Uniform Mechanical Codes published by IAPMO.**

Numerous state amendments will be published to correlate the selected and unrelated codes and to update the fire protection standards referenced in the outdated 1997 UBC. No major changes are expected in the 2001 California Building Code in areas other than disabled access regulations and sprinkler requirements in multi-family and hotel buildings.

Construction permit applications submitted on or after Nov. 1, 2002, will have to comply with the new construction codes as well as approved amendments in the San Diego Municipal Code. Construction permit applications that are closed when a permit is not issued within 360 days of the initial application file date must be resubmitted as required in Section §129.0211 "Closing of Building Permit Application" of the San Diego Municipal Code. The department will determine the applicable codes based on the acceptance date of the submitted permit application and associated plans and documents. Permit applications submitted prior to the effective date of the new construction codes will be processed under the existing codes. Check the Permit Press for future updates or call Ali Fattah at (619) 446-5092 for more information.

New Preliminary Review Process

Project Management Division has changed the process for Preliminary Review meetings. These meetings will no longer be mandatory nor included in the general Preliminary Review fee. Instead, the meetings will become an additional service, held at the request of the applicant or recommended by the Development Project Manager. The fee for the Preliminary Review meetings will be at the existing hourly rate for the number of staff that attend.

The change will allow staff to better prepare for project meetings when they are truly needed. This optimizes the use of staff time to benefit the applicant,

because many projects in the Preliminary Review process do not have issues or items that require a meeting with staff. The new process will go into effect Dec. 1, and will be offered for both Multiple and Single Discipline Preliminary Review Process. Information Bulletin 513 is being updated to reflect the new process and the related fee. Check our web site, www.sandiego.gov, for this information.

For questions about this change in process, please call Deputy Director Marcela Escobar-Eck at (619) 557-7999, or Project Submittal Supervisor Afsaneh Ahmadi at (619) 446-5061.



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Energy reduction program offers rebates to homeowners

City of San Diego homeowners may qualify for up to \$875 in rebates for installing energy efficient items in their pre-1978 homes. Two-thirds of the homes in the City of San Diego use excess energy. The Whole House Energy Retrofit Incentive Program, launched in October, is administered by the Development Services Department and the Environmental Services Department Energy Conservation & Management Division.

To participate, homeowners install R-30 attic insulation, double-pane windows, low-flow showerheads, and wrap water heaters where appropriate. Additional rebates can be earned by also installing a new high-efficient furnace. A \$50 or \$75 inspection fee is required so that Development Services Department

building inspectors can verify successful installation, and an application form must be completed.



No City funds are used in the program, which is initially funded by a \$1.45 million grant from the California Public Utilities Commission (CPUC). The program provides a sliding scale of incentive payments based on income to boost participation of low-income homeowners. To offset the estimated energy requirements

for new residences expected to be constructed in the City by 2020, the program's ultimate goal is to retrofit 28,750 pre-1978 homes in the next two decades. Additional funding may be available to extend the program after it ends in December 2003.

Applications for the rebate program are available at the Development Services Department, 1222 First Ave., third floor; at the City's Ridgehaven facility, 9601 Ridgehaven Court, first and second floors; and at the City's Community Service Centers. Applications will soon be available on the City's web page, and you can currently visit <http://genesis.sannet.gov/info spc/templates/esd/index.jsp> For more information, call the City of San Diego at (858) 492-6004, or (858) 694-7000.

Holiday and Super Bowl moratoriums announced

Work in the right-of-way curtailed Nov. 28 through Feb. 5

The City's annual holiday construction moratorium will be augmented this year by a moratorium near planned Super Bowl festivities.

The holiday moratorium helps promote business by reducing inconvenience and traffic slowdowns that might affect shopping in those areas. The Super Bowl moratorium will help minimize traffic congestion due to construction.

Both moratoriums include downtown, parts of La Jolla, and parts of Mission Valley. In these areas, work in the right-of-way is generally not allowed. In general, this means no road closures, travel lane closures, or removal of on-street parking spaces. Some exceptions are made for projects already underway that have removed parking spaces as part of the construction site. Individual exceptions can be made where impacts to traffic will be minimal. The holiday moratorium runs from Thanksgiving (Nov. 28) through New Year's Day (Jan. 1).

The Super Bowl moratorium will begin immediately following the holiday moratorium and will continue until Feb. 5.

The boundaries for the moratoriums vary slightly for the holiday season and the Super Bowl. In general, the areas affected are the shopping and tourism district of downtown; Mission Valley including the two major malls; and La Jolla, including downtown La Jolla and UTC mall. Please call to confirm how projects in these areas may be affected.

For information about the holiday moratorium, call Development Services Traffic Control at (619) 446-5150. For help with the Super Bowl moratorium, contact Frank Belock, Director, Engineering and Capital Projects Department, at (619) 236-6274. Additional information can be found on the web. Go to www.sandiego.gov and select Development Services from the Business heading, then select News and Updates.



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Express, After Hours Services

Express Plan Check Limited
Construction Plan Check (619) 446-5300
Engineering Services (619) 446-5460
Fire Plan Check (619) 446-5440
After Hours/Weekend Building Inspections (858) 492-5070

Services by FAX

For printouts of plan clearances. You will be faxed the printout or mailed a copy.
PlanFinder Touchtone Line (858) 581-7171
PermitFax Line (619) 236-7687

Service Telephone Numbers

Address Coordinator (619) 446-5411
Code Enforcement (619) 236-5500
Community Plans (619) 235-5200
Demolition/Removal/Relocation; Grading; Electrical, Mechanical, Plumbing, Gas Permits; Preliminary Review; Public Improvements; Tenant Improvements; Transportation; Wet

Taps; Water & Sewer, Zoning (619) 446-5000
Development & Permit Information, Submittal Appointments (619) 446-5300
Electrical Plan Check (619) 446-5300
Engineering Information (619) 446-5460
Engineering Project Close-Out, Time Extension, Bond Release (619) 446-5363
Facilities Financing (619) 533-5950
Fire Prevention New Construction Plan Check, Hazardous Materials Plan Check, Subdivision Review (619) 446-5440
Hazardous Materials Inspections (619) 533-4477
Home Owners Night (619) 446-5300
Land Dev. Review Info. (619) 446-5460
Master Plans (619) 446-5052
Over-The-Counter Plan Review Appointments (619) 446-5300
Plumbing/Mechanical Plan Check (619) 446-5300
Police Department Crime Prevention Through Design (619) 533-5757
Publications (619) 446-5100
Records (619) 446-5200
San Diego Regional Permit Assistance Center: CAL-EPA, Caltrans, Air Resources Control Board, Regional Water Quality, County Environmental Health Services, Air Pollution Control, (619) 236-5938
Seismic/Geologic Hazards (619) 446-5460
Sign Permits (619) 446-5300
Structural Plan Check (619) 446-5300
Traffic Control Plan Check (619) 446-5150
Transportation Planning (619) 235-5231

Schedule In Advance Services

New Construction, Relocation, Removal, Demolition Inspections (858) 581-7111
Engineering Field Inspections . (619) 627-3200

Service Locations

Development Services Center, 1222 First Ave. Development Services (Building Development Review, Information & Application Services, Land Development Review, Support Services).
Stadium/Kearny Mesa area, 9601 Ridgehaven

Ct., Suite 220
Development Services Inspection Services: Selected permit issuance, reinspection fee payment (checks only), 7 a.m. to 4 p.m., office open to 5. Construction, sign, demolition inspectors.
City Administration Building, 202 C St. Planning Department (Long Range Planning, Multiple Species Conservation Program, Transportation Planning, Facilities Financing)
Executive Complex, 1010 Second Ave. Engineering and Capital Projects Dept., Traffic Engineering.
Civic Center Plaza, 1200 Third Ave. Neighborhood Code Compliance

Community Service Centers are located in many neighborhoods, including Clairemont, Market Street, Mid-City, Navajo, Otay Mesa/Nestor, Peninsula, Rancho Bernardo and San Ysidro. Call City Information at (619) 236-5555 for the nearest location and operating hours.