

• COLORADO CHAPTER



Jan./Feb. 1987

NEWS

Vol. 6, No. 1



>>> TOP GUN <<<

"Best of the Best" Challenge

In an interview with Greg Keith this last week he explained to me this challenge, which will be the morning portion of the program of our meeting at John Manville headquarters in Deer Creek Canyon on February 6, 1987

The format will be open forum questions. Graphics will be used on an overhead projector. Along with that will be slides depicting code problems, "What's wrong with this picture?" as Greg put it. He encourages the membership to bring calculators, code books and scratch paper to solve the problems presented. He also promised the questions will be challenging.

Prizes will be awarded based upon the most correct responses. The judges will be David Tyree and Greg Keith. Come participate and see who is "TOP GUN".

New Officers 1987

We would like to congratulate the new officers of our Chapter and wish them the best of luck during the coming year.

President	Tom Thompson
1st Vice Pres.	Larry Pirkl
2nd Vice Pres.	Noel Vargo
Secretary	Greg Keith
Treasurer	Steve Thomas
Board of Directors:	
Becky Baker	Bob Foote
Larry Cooper	Gary Goodell
Rusty Price	

Chapter Meetings 1987

February 6	John Manville Headquarters
April 16-17	Colorado Springs
June 19	Commerce City
August 6-7	Breckenridge
Oct. 16	Fort Collins
December 3-4	Lakewood Chapter ABM

Message from the President

Thank you for providing me the opportunity to serve as your President and welcome to 1987, a year which promises to be a significant one for the Colorado Chapter. I have hopes we can build upon our previous successes. After all, the highest point of achievement of 1986 is only the starting point of 1987!

I see our work cut out for us this year.

- ... 2nd Annual Colorado Chapter Educational Institute, March 2-6, 1987. The institute has been expanded by over 40% from last year! The resounding success of last years program has been built upon and improved. Our Chapter truly is "Committed to Education". Nearly 300 people were registered last year including 16 out-of-state students and one attendee from Japan! Good luck to the Education Committee in 1987.
- ... 1987 Yearbook. The Newsletter Committee has accepted the responsibility of putting together a yearbook this year. The yearbook will summarize Chapter activities and provide an important record of our 1987 accomplishments. In addition, the Newsletter will continue to provide timely information to code officials and those interested in the endeavors of our Chapter.
- ... The State Legislature is back in session. Our Legislative Committee will continue tracking laws affecting us. There has also been some interest in developing an active strategy towards seeking out sponsors to legislation to further our goals and profession.
- ... It is the third year of the code cycle. Our Code Change Committee will be reviewing the 446 code changes (with an emphasis on the 198 Fire and Life agenda items) to prepare our representatives for the San Diego Code Development hearings. I am certain they will again do a fine job in looking out for our interests and representing the Chapter this year.
- ... Seven Colorado Chapter submittals. The Code Development Committee reviewed, revised, and submitted seven code changes to be considered for the 1988 Edition, Uniform Building Code. These changes were submitted by Chapter members in response to various code enforcement problems. The Code Development Committee will again be available to assist members in code interpretations and submitting code changes which are well thought out and have a chance of surviving the scrutiny of ICBO review.
- ... Student members. The Membership Committee will actively promote the Chapter and ICBO to various student groups. The career opportunities of building code enforcement will be

Presidents Message Continued.....

presented and we will strive to involve students as members of our Chapter.

- ... 1990 preparation. We will be hosting the 68th Annual ICBO Conference in three short years. The 1986 ABM was attended by over 1,000 building officials, architects, engineers, industry representatives and others. 1990 may bring 1500-2000 people to Denver for our "Rendezvous in the Rockies". It's our show; the 1990 Committee will establish specific goals to insure a memorable conference for all. They will continue developing ideas and recording their thoughts regarding the multitude of details associated with such an undertaking.
- ... Public relations/image. A new Public Relations Committee will be exploring, "selling our product to elected officials and others". This new undertaking for the Chapter will coordinate all of our efforts towards selling our profession to others. We should all look forward to future profits from their efforts.
- ... Seismic changes. The Natural Hazards Committee will monitor proposed changes, keep us posted, and look out for our best interests.
- ... Architect/engineer/code official relations. The Architect Engineer Committee will continue their efforts toward establishing and improving relations between these groups.
- ... Other efforts include: organizing our archives, monitoring our new storage facilities, providing interesting and informative programs, maintaining liaison with the AGC, HBA, CML, IAPMO, Colorado Association of Fire Marshalls, and the State Electrical Board.

Yes, I see quite a work load in 1987 for the Colorado Chapter. It's not the load that breaks you down though; it's the way you carry it! I offer my sincere thanks for the thirty nine committee applications I received. Not everyone got their first preference, but everyone get's the opportunity to share some of the load.

For everyone, I look forward to a great year! Get involved and participate in our activities. I think you'll find that it is not only personally rewarding, but also helps to improve the overall professionalism of our business.

Sincerely,

Tom Thompson
President

1987 COMMITTEES

As discussed in the Presidents message, the Chapter has much to accomplish this year. The success of our Chapter is based upon active committee involvement. In making the assignments for 1987, several factors were considered including: 1) applicants preference, 2) continuity, 3) goals for committee, 4) desire for new involvement, 5) good of the Chapter, and 6) a desire not to overwork anyone.

NEWSLETTER/YEARBOOK

*Price
Burnett, S.
Burnett, K.
Wallace, B.
Baker
Kaestner
Tyree, D.

EDUCATION

*Keith
Nickle
Tyree, P.
Kaestner
Schweitzer
Goodell
George

PUBLIC RELATIONS

*Baker
Biggi
Janish
Schweitzer
Cooper

MEMBERSHIP

*Tyree, D.
Pirkl
Zarembinski
Vargo

HISTORICAL

*Pirkl
Bowers
Coffey
Barnes

STORAGE

*Thompson
Pirkl, L.
Foote

ARCHITECT ENGINEERS

*Keith
Prebis
Decroce

NATURAL HAZARDS

*Prebis
Anderson
Wallace, B.

CORP. AFFAIRS

*Thomas
Fisher
Booth

LEGISLATIVE

*Bowers
Lee
Wilson

PROGRAMS

*Foote
Coffey

NOMINATING

*George
Thompson

CODE CHANGE

*Nickle
Tyree, D.
Madden
Pringey
Thomas
George
Price
Baker (Sec.)

Alt.
Cooper
Wilson
Cole

1990

*Tyree, P.
Baker
Vargo
Wallace, B.
Booth
Thomas
Fisher
George
Nickle
Keith
Burn, S.
Burnett, K.

CODE DEVELOPMENT

*Goodell
Foote
Magnusson
Barnes
Van Allen

Alt.
Janish
Madden

AGC Liaison - Thomas, Alley
HBA Liaison - Thompson

Fire Marshall/UFC - Madden
IAPMO - Coffey

CML Liaison - Wilson
Electrical Board - Anderson

COLORADO CHAPTER MEETING

By Dave Tyree

The Annual Conference of the Colorado Chapter of ICBO was held in Lakewood, Colorado on December 11 and 12, 1986 at the Ramada Inn.

The programs began with a round table discussion which was concerned with different situations that arise in the building department. Discussion items included:

Stamping of architectural and structural drawings. How much plan review should be required on stamped drawings?

Foundation or fast tracked permits. What are the concerns of the different parties?

Liability of the contractor, architect, engineer, city, etc.

Contractor licensing.

Temporary certificates of occupancy.

City owned projects. Are they treated differently than other projects?

The participants included:

Greg Keith, Summit County - Moderator
Philip D. Speight, City Manager,
Commerce City

Jack Mincher, Vice President, Association of General Contractors

Ken Ally, Building Official, Town of Parker

Pete Tyree, Building Official, Town of Parker

Larry Berkowitz, City Attorney, City of Littleton

James Woodworth, Architect

Jim Black, Deputy City Manager, City of Broomfield

Wally Prebis, Colorado Prestress Association

To give you an idea of what some of the different views were the following is a summary of some of the comments that were made concerning a shopping center to be built in your jurisdiction.

James Woodworth (architect for the project) feels and expects that his drawings be approved by the building department. Puts alot of time in drawings to verify compliance with code. Stamping of plans indicate that plans will conform to code.

Wally Prebis (structural engineer) feels that building official should only give a cursory review of structural drawings. Should only verify proper design criteria (wind load, snow load, wind speed, etc.)

Pete Tyree had concerns about professional engineers that stamp plans that are outside of their expertise. Such as a foundation stamped by an electrical engineer.

Ken Ally accepts structural engineers stamp on most projects but would hire outside consultant if anything questionable comes up in the drawings.

Philip Speight expects building department to do a thorough job. If unable to do adequate plan check in-house would hire outside help if so deemed necessary by the building official.

Larry Berkowitz feels that the building official should do what he thinks necessary. If the building official believes an engineer's stamp is questionable then appropriate action should be taken.

Jim Black explained when a problem arises the City will be one of the first ones sued. Expects his building official to do what is required to verify proper compliance with code.

This is only a thumbnail sketch of the discussion that took place. If you missed this one - you lose. This was a great program and really brought out some of the everyday problems that arise in our building departments.

Great Job -- Thanks Guys!!!

MEETING CONTINUED.....

The next program was presented by Andrew Lahana of KWGN TV. The program was to inform building officials how to deal with the press. Some of Andrew's main points were:

1. Always return your phone calls to the reporter. If you don't he feels that you have something to hide. If you do, you look great.

2. Don't be intimidated by the press. You know more about your business than the press does.

3. Be deliberate in what you say. Take time to compose your thoughts.

4. Don't be afraid to correct a reporter.

5. Don't be afraid to say "no comment". If they ask whether or not they can make any conclusions based on your "no comment" answer, just say: "Draw any conclusion you want, but make sure you are correct in your statement."

6. Try to find a friend in the reporting industry. It might be a help to you when you want to get your word out.

This was a good program and certainly helped us better understand the workings of the press.

The afternoon was "topped off" with a presentation of business style evaluation by Greg Keith. Now we know what D-E-S-C means, right? I didn't know that my profile had so many variations.

The evening event was our annual dinner and awards banquet (great food). Our main speaker was Earl Ruem of Jefferson County Schools. If you missed this speaker you missed the train. There was not one person that wasn't moved by his presentation and thought that we had just seen a "topgun" performance. We were honored by two ICBO congressmen,

Mark Rodman and Jim Singleton. Mark and Jim took time out of their busy schedules to attend our meeting and install our newly elected officers. (Mark Rodman is our International Conference Chairman, Jim Singleton is on the International Board and is our liasion board member). What a night! Great job, Gerry! Hello, Tom!

The following morning session began with a presentation from Gary Goodell from Boulder County. Gary's presentation was about how building departments can do a better job of working with owners and builders. Gary discussed different methods of dealing with people both in the office and out in the field.

Becky Baker introduced our next speaker, Michelle McCandless. Michelle works for the American Lung Association in public relations. She told a story how our own Becky got her sent to the principals office for "soaking" the teacher with a squirt gun. (Maybe that's how Becky got her start in sprinkler protection). Michelle followed up on some of the public relation methods that were discussed by Andrew Lahana yesterday. Michelle also gave us an idea of the "other side of the story". She gave us some ideas on how we should inform media reporters.

Steve Thomas of Glendale gave a presentation of how his City handles fast tracking of large projects. His presentation brought out good general discussion from the members on how the different jurisdictions handle this situation.

Jack Mincher from the Associated General Contractors (AGC) of Colorado finished off the morning. His program was to let us know what AGC is. AGC is the largest association of contractors having over 28,000 members with 110 chapters. Their goal is to try to solve problems before they become problems. AGC wants to work more closely with the ICBO conferences.

Meeting Continued

The "after lunch" special was a presentation by Susan Griffiths concerning the new liability law changes. We had a good group discussion and it was informative to all. The afternoon session was concluded with a program dealing with the removal of asbestos by Tony Talarico of Asbestos Removal Specialists.

Personally, I would like to say I think this was one of the best Chapter meetings I have attended in a long time. Thanks to Bob Foote for the great program he put together and to Dan Nickle and Gerry George for the great dinner and program they put together.

SPECIAL



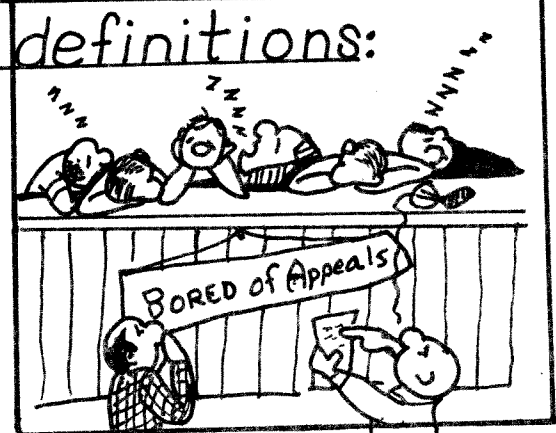
Once again we would like to extend a Special Thanks to Santa and his lovely lady, (alias Dr. & Mrs. Burn of Lakewood) for providing us with a few minutes of fantasy and fun at the annual Christmas meeting.



Trials Of An Inspector

- If he talks on a subject, he is trying to run things ...
- If he is silent, he is dumb or has lost interest ...
- If he is usually at the office, why doesn't he get out ...

- If he is out when we call, why doesn't he stick around his office more ...
 - If he is not at home at night, he must be carousing ...
 - If he is at home at night, he must be neglecting outside contacts and industry activities ...
 - If he does not agree with you, he is ignorant or bullheaded ...
 - If he does agree with you, that's all he had do anyway ...
 - If he doesn't pass your job, he is a darn poor inspector ...
 - If he does, that is what he is paid for even if you're wrong ...
 - If he appears more cordial to one contractor than another, he is playing politics ...
 - If he should give someone a short answer, trim him down to size on his next budget.
 - If he attempts to explain pros and cons of something, he is pussy-footing ...
 - If he is well dressed, he thinks he is a big shot ...
 - If he isn't he isn't a proper representative of your important industry ...
 - If he takes a vacation, he has been on one all year ...
 - If he doesn't he must be afraid of his job ...
 - If he is on the job a short time, he is inexperienced ...
 - If he has been there a long time, we need some new ideas and it is time for a change ...
- But, if he takes the bull by the horns, does a good fearless job and doesn't let any of us bother him, he will probably be a success in spite of us and wind up a tired old man with a two-bit pension, Boy, this is a careerrrrer.



• COLORADO CHAPTER



Mar./Apr. 1987

NEWS

Vol. 6, No. 2



Educational Institute

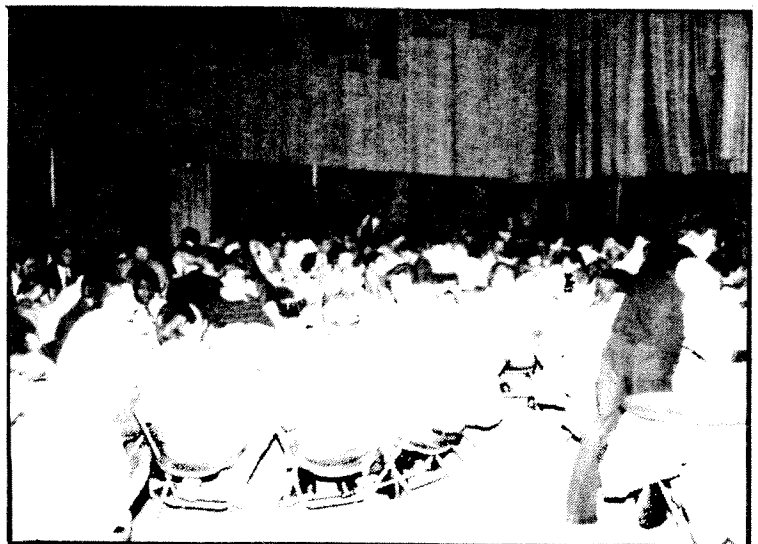
by Debra Kaestner
City of Fort Collins

The Colorado Chapter of the International Conference of Building Officials' second annual Educational Institute was held March 2-6 at the Sheraton in the Denver Tech Center. The institute lived up to its billing as "the most significant code enforcement-related educational opportunity available" and could be characterized as a nationally recognized code event, evidenced by the many states from which participants hailed. Overall attendance surpassed last year by 62 percent while out-of-state attendance increased 470 percent. The average was 250 students per day, and over 450 individuals attended at some time during the week. The success of the institute was the result of the curriculum offered, the quality of instruction, student participation, and planning by the Colorado Chapter.

More than 17 different states and Canada were represented at the institute. Colorado had the highest attendance, followed by California, Utah, Wyoming, New Mexico, Arizona, Kansas, Montana, Nebraska, Idaho, Nevada, North Dakota, Missouri, Texas, Illinois, Kentucky, and British Columbia.

Registration at the door exceeded expectations and there was concern that some classes might have to be closed. Tuesday classes experienced

the largest attendance, particularly the field inspection version of General Occupancy, Types of Construction, and Exiting. Other popular classes were: Fire-Resistive Construction; Soil and Foundation Types; Basic Occupancy; Basic Types of Construction; Venting of Appliances; Combustion Air; Basic Drain, Waste and Vent; Basic Exiting, Residential Heat Appliances; Wood and Steel Framing; Hazardous Materials; Semi-Conductor Facilities; Commercial Hoods; NEC Review, and Basic Structural Analysis. The curriculum covered the UBC, UPC, UMC, UFC, and NEC.



presidents message

The Chapter's Board of Directors met February 24 at the Jefferson County Conference and Nature Center on Lookout Mountain. The location provided an ideal setting for a full days work session. Our 1987 budget was developed, committee objectives discussed, and short and long term goals were established. All Board members and officers were present and I think much was accomplished. I would like to extend my thanks to the Board for their attendance, preparation and effort.

The Governor's Press Office has notified me that the Chapter's request for a signing ceremony with Governor Romer has been approved. The signing of the National Building Safety Week Proclamation is scheduled to take place in the Governor's Office on March 24. We are limited in attendance to 6 persons. Chapter officers are planning on attending the ceremony.

I met with John Maldonado, Director, Division of Housing, and Les Tingle, Residential Construction and Inspection Engineer, on March 4. John and Les were interested in our Chapter's activities and how the State Division of Housing could get more involved in our efforts. I explained our various programs and encouraged them to attend our meetings. John Maldonado was recently elected to the position of Secretary/Treasurer for NCSBCS (National Conference of States on Building Codes and Standards).

I congratulate the Education Committee for their outstanding effort in regards to the Second Annual Colorado Chapter Education Institute. Committee members Greg Keith, Dan Nickle, Pete Tyree, Gary Goodell, Gerry George, Deb Kaestner, Kirk Schweitzer deserve our appreciation for a job well done. Other members assisting the committee during the Institute included: Bob Foote, Becky Baker, Don Givi and Larry Trumble. My thanks to all for their



commitment to the Colorado Chapter and the many hours of time spent to make the week beneficial for everyone in attendance. The course critique sheet attests to the superb instruction. I know of the effort involved in class preparation and additionally would like to acknowledge all our instructors. Space limits me from listing each of you by name, but "thank you" all for your professionalism and commitment to education. Your efforts distinguish the Colorado Educational Institute from other attempts to educate.

Sincerely - Tom Thompson

calendar

Calendar of Events

Code Development	April 3rd	1:00 pm	Boulder County
Public Relations	April 9th	9:00 am	Federal Heights
Colo. Chapt ICBO	April 16-17th	TBA	Colo. Springs
RIA	April 21st	9:30 am	Aurora
Fire Marshals Assoc of Colorado	May 1st	9:00 am	Manitou Springs
Code Change	May 15th	9:00 am	Lakewood
RIA	May 19th	9:30 am	Aurora
Colo. Chapt ICBO	June 19th	TBA	Commerce

NFPA Seminars hosted by Westminster F.D.:

1. Plan Review & Inspec. of Fire Sprinkler Systems: June 8, 9th
2. Plan Review & Inspec. of Fire Alarm Systems: June 10, 11th
At Ramada - Boulder Turnpike & Sheridan
\$236.00 per person: contact Steve Rondinelli: 429-1546

EDUCATIONAL INSTITUTE

This year's teachers were an exceptional group. Noted consulting and engineering professionals, recognized code authorities, and experienced building officials provided instruction. Comments gleaned from student course evaluation sheets included the following observations regarding the institute: "Great value and good preparedness," "excellent exchange between instructor and student," and "lots of pertinent hand-outs." Faculty comments about students included: "Very professional and respectful," "serious in class and friendly out of class," and "these students preferred after hours discussions with the faculty to imbibing at the hotel lounges."

The participants seemed polarized on the necessity of providing theory along with code training in the curriculum. Industry experts and code professionals felt that understanding product use and code requires a certain amount of background and history, while some students preferred the bottom line. Basically, all of the participants agreed that the institute was gratifying both ways. Many attendees were also preparing for the ICBO certification tests which are given immediately following the institute.

The Educational Banquet and keynote comments by John Behrens, past president of ICBO and code consultant from Huntington Beach, were the mid-week highlights of the institute. Those who attended the banquet heard an interesting and delightful piece of history and nostalgia from Mr. Behrens. He also shared with the group a seminar notice for a week-long field inspection program sponsored by the Rocky Mountain Chapter of ICBO, in Denver the first week of March 1957. Additionally, Greg Keith of the Colorado Chapter expressed his appreciation for the cooperation and support of the ICBO organization and members during the conference. Further appreciation was conveyed for the efforts

of Dave Bassett, past president of ICBO, for filling in as an instructor at the last minute. The chapter also voiced gratitude for the assistance of the IAPMO organization.

One advantage of a seminar of this type is the opportunity to interact with recognized authorities and cultivation of resources outside of the classroom. Bill Tomes (Tomes and Associates) actually attended college on a football scholarship until he was "beaten" at his position by Haven Moses. Tomes had over 25 years as a public official with the San Diego Fire Department before he retired to a life as an educator. When he can, he enjoys boating on the Pacific and having fun. He quickly assessed the institute as, "run like a tight-ship," and hopes that more architects and fire protection engineers will attend in the future. Mike Holt was another interesting faculty person. Holt who rose through the ranks of the electrician trade, has since received an MBA, and has started his own firm, (CONCEPTS IN ELECTRICITY) which does consulting work as well as software sales and development. In order to deal with the stress of consulting and self-employment, Holt, alias the "Flamingo Kid" from Fort Lauderdale, relaxes by competing nationally as a bare-foot water skier. Holt was impressed with the flexibility the institute provided students and would like to see more design professionals involved.

The success of this year's institute provides the Colorado Chapter with a tremendous challenge for next year. The chapter will be responding to comments from all of this year's participants to expand and refine the curriculum, while preparing for the anticipated increase in enrollment for the 3rd Annual Colorado Chapter Educational Institute March 7-11, 1988.

Code Development committee

The next meeting of the Code Development Committee is scheduled for Friday, April 3 at 1:00 p.m. in Boulder County. The County Building Division offices are located on the 2nd floor of the Administrative Services Building, southeast corner of 14th and Spruce Streets, downtown Boulder.

Three new code change proposals have been submitted so far this year. The changes concern Section 1712, chapter 21 and Section 3306(a), UBC. The committee is also monitoring the progress of a number of code changes which were submitted to ICBO last year. Two of these, a revised Section 3303(a) and the group home appendix chapter, were approved at the committee hearings in San Diego. The committee is also working with the representatives who are sent to the Annual code development committee hearings.

The committee encourages Chapter members to submit proposed code changes to the Code Development Committee and work through the Chapter's code development and code change process. Proposed changes can have a much higher success rate if the proponents take advantage of the technical code knowledge and code change process expertise that is available through the Chapter. The deadline for code change submittals to the committee is June 1 if the submittals are to be considered for action by ICBO next year.

Anyone who is interested is welcome to attend Committee meetings. It is especially helpful if code change proponents attend the meeting at which their proposals are discussed. Any questions on the committee should be directed to Gary Goodell at 441-3925 or by asking any other member of the Code Development Committee.

Notice of Lien Law

Its been a number of years since this state law has hit the code enforcement grapevine. A local official sent us a copy of the Colorado Revised Statute for everyone to be reminded. I don't know if it applies to "home rule" cities so check with your attorney. - editor

38-22-105.5. Notice of lien law.(1) Upon issuing a building permit for the improvement, restoration, remodeling, or repair of or the construction of improvements or additions to residential property, the agency or other authority issuing the permit shall send a written notice, as set forth in subsection (2) of this section, by first-class mail addressed to the property for which the permit was issued.

(2) The notice shall be in at least ten-point bold-faced type, if printed, or in capital letters, if typewritten, and shall identify the contractor by name and address, and shall state substantially as follows:

"IMPORTANT NOTICE TO OWNERS: YOU COULD LOSE YOUR HOME. UNDER COLORADO LAW, SUPPLIERS, SUBCONTRACTORS, OR OTHER PERSONS PROVIDING LABOR OR MATERIALS FOR WORK ON YOUR RESIDENTIAL PROPERTY MAY COLLECT THEIR MONEY FROM YOU BY FILING A LIEN AGAINST YOUR PROPERTY. A LIEN CAN BE FILED AGAINST YOUR RESIDENCE WHEN A SUPPLIER, CONTRACTOR, OR OTHER PERSON IS NOT PAID BY YOUR CONTRACTOR, OR OTHER PERSON IS NOT PAID BY YOUR CONTRACTOR FOR THEIR LABOR OR MATERIALS, EVEN THOUGH YOU HAVE ALREADY PAID THE CONTRACTOR FOR THESE ITEMS. YOU MAY WANT TO DISCUSS WITH YOUR CONTRACTOR, YOUR ATTORNEY, OR YOUR LENDER POSSIBLE PRECAUTIONS FOR AVOIDING DOUBLE PAYMENTS. THESE PRECAUTIONS MIGHT INCLUDE A BOND GUARANTEEING PAYMENT FOR THIS JOB BY YOUR CONTRACTOR, THE USE OF LIEN WAIVERS, OR SETTING ASIDE A PORTION OF YOUR CONTRACTOR'S PRICE UNTIL YOU ARE SATISFIED THAT ALL CLAIMS FOR LABOR OR MATERIALS HAVE BEEN PAID. YOU CAN

REQUIRE THAT EVERY CHECK ISSUED BY OR ON YOUR BEHALF IS MADE PAYABLE TO BOTH THE CONTRACTOR AND THE SUBCONTRACTORS. YOU ARE RESPONSIBLE FOR SEEING THAT SUPPLIERS, SUBCONTRACTORS, AND OTHER PERSONS PROVIDING LABOR OR MATERIALS FOR THE IMPROVEMENT OF YOUR RESIDENCE ARE ACTUALLY PAID. YOU SHOULD TAKE WATEVER STEPS YOU BELIEVE NECESSARY TO PROTECT YOUR PROPERTY."

(3) The notice prescribed by this section shall not be required when a building permit is issued for new residential construction or for residential property containing more than four living units.

(4) As used in this section:

(a) "New residential construction" means the construction or addition of living units on real property that was previously unimproved or was used for nonresidential purposes.

(b) "Residential property" means any real property, including improvements, containing living units used for human habitation.

just a thought

THE Labor and Management Center of Yale University some years back came up with ten characteristics that they believe are common to all exceptional leaders.

1. *They have a high frustration tolerance.* Good leaders do not blow up or sulk when things don't go as hoped. They can hold feelings in check without interfering with ability to work.

2. *They encourage participation by others.* In reaching decisions, they welcome participation by others rather than insisting on the acceptance of their own ideas.

3. *They continually question themselves.* They look for mistakes in their own methods or thinking but do not become upset over any blunders. They try to understand their own prejudices better than most people.

4. *They are cleanly competitive.* They realize that other firms and executives are out to beat them and enter into the competition without a feeling of hostility.

(5) To offset the cost of issuing the notice required by this section, the appropriate authority may raise the fee for a building permit by one dollar.

(6) The failure of the agency or other authority which issues building permits to provide the notice required by this section shall not be an affirmative defense to any lien claimed pursuant to the provisions of this article; nor shall the agency or any employee of the agency incur liability as a result of such failure.

(7) The agency or other authority which issues building permits may deliver the notice required by this section personally to the owner of the property, in lieu of mailing the notice as provided by subsection (1) of this section.

Source: L.79, p. 1389, Sec. 1; L.81, p. 1822, Sec. 1.

5. *They keep impulses to "get even" under control.* They can take hostility from others without trying to get even with the instigator. They let others know that they realize what they are up to, but do it without showing a personal hatred.

6. *They win without exulting.* They are not excited when they reach a goal or victory. They feel good about it but are not carried away in a spirit of triumph.

7. *They lose without moping.* They are good losers as well as considerate winners. A setback on one goal does not cause them to give up on other goals.

8. *They recognize legal restrictions.* They recognize restrictions imposed by laws and agreements, which make it more difficult to reach some of their goals, but they do not feel that these limitations mean that someone is out to get them.

9. *They are conscious of group loyalties.* They are aware of their group loyalties, such as lodge, club, technical society, management group, church, and close personal friends.

10. *They set realistic goals.* Their goals are high enough so that they have to make a fight to achieve them, but sensible enough to be achievable.

>>> TOP GUN <<<

"Best of the Best" Challenge



top gun

MIRIMAR REPORT

by David Tyree

When the dust settled and the "Topgun" competition was complete, only two pilots remained. On February 6, 1987 flight instructors Greg Keith and Dave Tyree held the Chapters first "Topgun" building code competition. The competition was a four-hour battle to see who would lay claim to being the "best of the best". The competition included a number of hypothetical problems dealing with types of construction allowable area, protection of openings, occupancy separations and fire-resistive assemblies, just to name a few. Also included in the competition were what were considered "speed" questions. A slide was shown which had a code violation, it was then up to the pilots to determine what that violation was. Only the first answer was accepted. A correct answer was worth 5 points while a wrong answer was a minus 10 points. (Ask Gerry George about what happens when you answer the speed questions incorrectly).

As part of the instructors preliminary briefings the Colorado Chapter is considered to be the "best of the best", the top 1% of the building officials. This statement was well founded by the number of pilots that participated and answered problems correctly. But as in any competition there must be a winner or "Topgun".

The points were tallied and in the end your "Topgun" pilot was our Honorable President, Tom Thompson. His rear seat was filled by our #2 pilot Bob Foote. Congratulations.

As expected the program was a little bit different but educational for all. Until next time in Colorado Springs, this is your Pillsbury Dough Boy (aka PDB) saying ciao.



odds n ends

CITY OF ENGLEWOOD, COLORADO

Position Open: Plans Examiner/Building Inspector. To examine construction plan submittals for compliance with Uniform Codes. Assists the chief building inspector with field inspections as work load necessitates.

Education/Experience: Requires degree in architecture or engineering, or three years' plan review experience, or four years' experience as a building inspector. Applicant must be a high school graduate and obtain ICBO certification as a plans examiner within 18 months of employment. Valid Colorado driver's license required upon employment.

Salary Range: \$2,066 to \$2,391 per month.

Last Date for Filing: May 15, 1987.

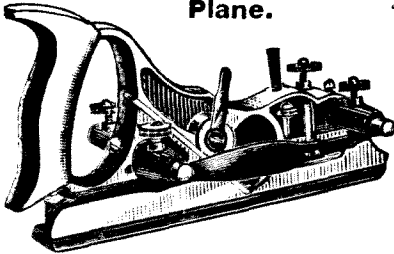
Contact: City of Englewood, Employee Relations Department, 3400 South Elati Street, Englewood, Colorado 80110, (303) 761-1140, Ext. 283.

The best place to spend your vacation this summer is somewhere near your budget.

If you're too busy to laugh, you're too busy.

MONTGOMERY WARD & CO.'S CATALOGUE No. 57.

Siegley's Patent Combination Plane.

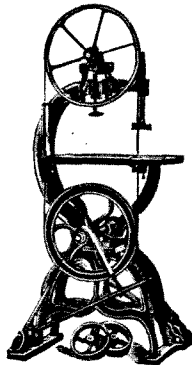


40062
This most ingenious combination of a common carpenter's plow, dado slide and center bend.

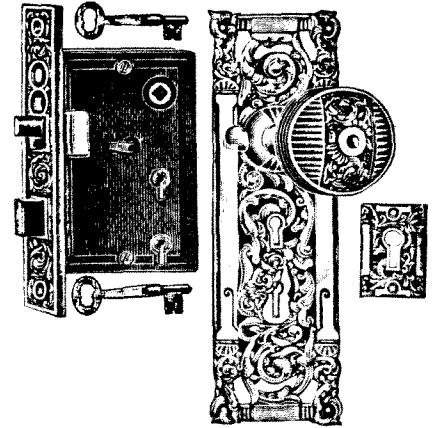
Nickel plated and handsomely trimmed. Plane, making in all the most serviceable and cheapest tool in the world.
As a Plow. It has advance cutters on each side of the blade, thus saving the work of setting and running a gauge. Is very easy to adjust; is more durable and cuts clean in any cross grain wood.
As a Dado. It is adjustable from $\frac{1}{8}$ of an inch to any width. The advance cutters are fastened

Foot Power and Power Band Saw Machine.

With Patent Friction Clutch Attachment.



For wagonmakers, carpenters, and wood-workers in general. Same description as 40228 $\frac{1}{2}$ Band Saw Machine, except that its full height is 6 feet; space between saw and frame, 20 inches; floor space required, 32x36 inches; power pulley, 8 in., 3-inch face. The wheels are 20-inch in diameter, 1 $\frac{1}{4}$ -inch face. The table is 3 feet and 7 inches from the floor. Its size is 18 $\frac{1}{2}$ x27 inches. Distance from table to guide, when latter is raised its full height, 10 inches. Weight, 300 pounds, not crated.
40229 Price, each.....\$54.00



41510 Mortise Front Door Lock, bronze metal antique finish. Brass and wrought iron inside work, with night works. Size of lock, 5 $\frac{1}{4}$ x3 $\frac{1}{4}$. Knob and escutcheon of bronze metal, antique finish; a new and handsome design; has plated steel key with one tumbler on each bolt.
Price, per set complete, as shown in cut..... \$3.25

Thompson, Thomas
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Broomfield, Colo. 80020

COLORADO CHAPTER

NEWS

July/Aug. 1987

Vol. 6, No. 24



THE PRES' SAYS



With so much interest generated regarding the residential sprinkler issue, I look forward to our August 6-7 meeting in Breckenridge. Bob Foote is organizing a program which could be informative to all of us. ICBO received so many challenges to Items 63 and 324 that they lumped similar objections into the same challenge. Even at that, there will be 43 published challenges to Item 63 and 37 published challenges to Item 324.

Our chapters review of the Report of Committees produced 32 challenges on behalf of the Colorado Chapter. My thanks to the Code Change Committee and other attendees for their effort in this regard.

The Code Development Committee recently completed a review of a further study item on smoke control. Their work was at

the request of the Peninsula Chapter. I am sure their thorough review will provide timely input for the proposed code change.

If you are planning on attending the Annual Business Meeting, I've been told that you can bring a copy of your jurisdictions tax exempt number to save on taxes at the Vista Hotel. Also, please remember to bring cakes, cookies, etc. for our hospitality room.

I told Rusty I would keep this short, so will close for now, hoping to see you August 6-7 at the Chapter meeting and August 24th at the golf tournament.

odds n ends

COUNTY OF BOULDER

Position Open: Combination Building Inspector. Prefer ICBO Certification as a Combination Inspector and state licensing as a Residential Electrical Inspector or ability to obtain within one year.

Salary Range: \$1,712 to \$2,226 per month plus benefits.

Last Date for Filing: August 4, 1987

Contact: Boulder County Building Division, P. O. Box 471, Boulder, Colorado 80306, (303) 441-3925.

calendar

Code Development/Change Joint Meeting	July 24	8:30	Lakewood
Membership Committee	July 24	Noon	Lakewood
Colorado Chapter ICBO	Aug. 6 & 7		Breckenridge
Chapter Golf Tournament Note: Registration deadline	Aug. 24 Aug. 17	10 A.M.	Perry Park
Code Change	Aug. 21 Aug. 22(if necessary)	8:30	Lakewood
Fire Marshals Assoc. of Colo.	Sept. 4		Pueblo
IAPMO	Sept. 15	9:30	Aurora
Newsletter Deadline	Sept. 1		Littleton
ICBO ABM	Sept. 20-24		Kansas City
Code Development	Oct. 2	1 P.M.	Longmont
Colo. Chapter ICBO	Oct. 16		Ft. Collins

UPC Seminar geared toward the State Plumbing test. August 31-September 3 (evenings). For more information contact Wayne Janish at 279-3331.

Remember This



IMPORTANT

This will be our first shotgun start ever, and participants will be limited. Registration fee is 40 bucks, and a very definite deadline for signing up will be 17 August. So get a head-start and mail your check in now. Make check out to "ICBO Golf" and mail to:
Wally Prebis
1510 Glen Ayr Dr.
Suite 2
Lakewood, CO 80215
Include your handicap!!!

Time sure flies when you're having fun. Would you believe this will be our seventh Annual ICBO Golf Tournament!! Put this down in your calendar now:

DATE: Monday, 24 August
PLACE: Perry Park C.C., Larkspur
TIME: 10:00 AM Shotgun

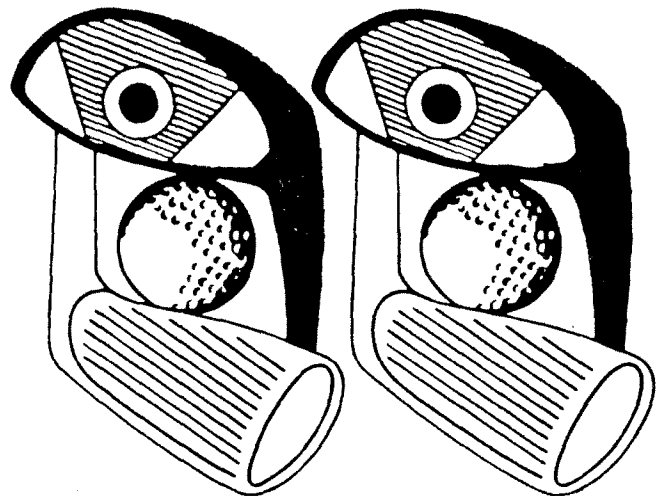
We'll all start together and finish together, and the course will be ours for the day. This event is for the low handicapper and high handicapper as well, so plan on being there.

Lots of food and drink, and lots of fun. Prizes too!

The game will be a 4-person Scramble with certain requirements, and teams will pair from random draw.

Plan to "get into the swing of things."

TRY TO ARRIVE EARLY!! Hit some balls, have coffee and rolls, and get your packet and rules. Suggest you get there around 9:00 AM since a shot-gun means getting to your starting point on time!!!



OOPS, Almost Missed These !!

Tentatively Scheduled - Plumbing Seminar
August 31, Sept. 1, 2 & 3
Contact: Wayne Janish
City of Golden, Building Department
911 10th Street, Golden, CO 80401 or call 279-3331 .

I guess we know **who** the "wimps" are . . .
The Plumbing Inspectors (RIA) *did* beat the Building Inspectors (ICBO) at this years Annual Softball Game - *Better luck next year ICBO !!*

UL Laboratories Fire Council Meeting

By Pete Tyree

The bi-annual meeting of the UL Fire Council was held at the Hamilton Hotel in conjunction with the Burglary and Follow-Up Councils and the annual meeting of the UL Trustees. In attendance were many persons well known to Colorado ICBO members, like: Jack Bono, President of UL; Rolf Jensen, Chet Schirmer, Walter Haas, Chuck Layman, Gus Degenkolb, Jim McMullen, California Fire Marshal; ICBO members: Jan Gasterland, John Canestro, Al Goldberg, John Nosse, Gerald Jones, and Tom Huddleston, Chairman of the Uniform Fire Code Committee.

The Council meets every two years and functions as a sounding board for policy development from within UL. Many of the new standards or revisions to existing standards are conceived at these meetings or through the correspondence carried on with the Council in between meetings.

The subject matter this year included loading of fire-resistive assemblies, the restrained/unrestrained issue, smoke management, fire and leakage rated dampers, a method for UL marking wire glass, restructuring fire door categories, furniture flammability, combustion toxicity testing, non-metallic sprinkler piping, sensitivity of smoke detectors, and false alarms, the standard on factory built chimneys, kerosene heaters and "flare-up", underground tank liners and many other scintillating subjects.

One specific subject may surface again on an official basis real soon; that of smoke detector sensitivity. This subject was discussed at length. Pete Dubivsky of UL gave a position on a study he was conducting on the relationship of sensitivity of alarms with false alarm rates. Though his report was unofficial at this time it points out rather clearly that we must be very careful in setting criteria for alarm systems. If we make them too effective, they will no longer be needed because the false alarm rate will increase to the

point that they will be ignored. The alarm sounded in the hotel right after lunch Wednesday following the discussion. It was interesting to watch the reaction, or lack of, by the people in the hotel. Jan Gasterland and I discussed a mutual problem in the proximity of the door viewing the front drive (where the fire truck would come in). No such luck!

Another word of encouragement came from UL Staff who are working currently on a standard for a flexible retention membrane to be used to encompass underground storage tanks. This should be available very soon. It may not be the ultimate solution but it's better than anything we have currently.

It was a very good meeting. The UL Staff is almost as conservative as ICBO's Staff. They have been able to maintain a high degree of accountability through all these years. Jack Bono reported that UL is involved in a number of defense law suits involving products approved by UL. Nearly all of these legal activities involve misuse of the product but you have to defend, never the less. Some of the ways products are misused is frightening, especially since the person (through his attorney) can sue you over it. Most of the suits have been won by UL but not without some expense. Bono is not happy with the legal "profession".

Professional Plan Review Option

By Debra Kaestner (City of Fort Collins)

The City of Fort Collins office of Building Permits and Inspections provides an alternative plan review process for use by licensed contractors or qualifying owners submitting building permits for single and two-family residences. Known as the Professional Plan Review Option, plans bearing the stamp and signature of a Colorado licensed engineer or architect do not require full plan review by office staff. This procedure allows for speedier turn-around time during peak work periods and recognizes the value of the professional designer in the permit process.

Two advantages to the office of building inspection are: use of this option

enhances customer service for those already in possession of professionally designed plans and allows for sharing of code compliance responsibility with the builder and designer. Any errors or omissions on the part of the builder or designer are considered "self-imposed" and are not legitimate hardship for purpose of appeal. Staff is not relinquishing its responsibility for obtaining code compliance, rather, staff is working with and utilizing construction professionals to improve our level of service while keeping costs down.

To insure adequate plans are submitted a minimal review for completeness is performed by plan check staff. A structural analysis, the most time consuming review on a R-3 occupancy, is not performed under this option. The check list for review includes: foundation and floor plans, building sections and details, elevations, stair section/enclosure, occupancy separation, egress, smoke detectors, mechanical equipment locations, and fire-place section. Lack of the above items can cause the plans to be placed on hold status.

Chapter News Editor

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In our office, this option has a history of use and abuse. Initially begun in 1983 and called the "Plan Review Waiver", it was rescinded about 18 months later. Lack of adequate sections and details, which did not surface until well after construction had begun, led to the abandonment of the option. At that time staff had an inside joke regarding "waving good-bye" to plans as they "passed through." Due to requests from contractors and the need to improve our service levels we have re-established this option but now perform a minimum review of the plans.

The procedure to process building permits under this option includes: submittal of building permit applications, site plan, two sets of building plans which bear the stamp and signature of a Colorado licensed professional, and completing a Professional Plan Review Option form. The plan check fee is \$1.00 per thousand of valuation and the turn around time is approximately five working days including routine clearance from the customary city departments. At the present time about 1 in 15 submittals use this option.

COLORADO CHAPTER



1987

NEWS

Vol. 6, No. 2



THE PRES' SAYS



As we rapidly approach the last quarter of the year, our committees are continuing their pursuit of the goals outlined in the Jan/Feb Newsletter. Chairpersons will be preparing written reports of the years activities for inclusion in the Nov/Dec Newsletter. My thanks for the relentless work our committees have been performing.

Your Board of Directors met prior to the Breckenridge meeting preparation. ICBO has requested that the Colorado Chapter serve as the First Timers Committee for the Kansas City meeting. Our acceptance carries on the tradition established by Sis Wallace for welcoming first time attendees to the Conference. Additional agenda items included: discussion of support for candidates for national office, guidelines for hosting chapter meetings, possible joint membership with Regional Inspectors and Colorado Fire Marshalls, and appointment of Board vacancy. An October 15 Board retreat has been scheduled to recap the years activities and develop suggestions for next year's Board of Directors.

I recently received a letter of resignation from Director Larry Cooper. Larry has accepted a position in Ormond Beach, Florida as Building Official. His service on various committees and as a member of the Board of Directors since 1986 will be missed. Congratulations to Larry and good luck in your new job! Our bylaws call for the Board to fill vacant positions by appointment. If you are interested in serving the Chapter in this capacity, please return an application to Secretary Greg Keith by September 14th. For your convenience, an application is included in this newsletter. The Board of Directors plan on appointing a successor prior to the ABM.

See you in Kansas City, if not before. Kindly remember to bring homemade cookies, cakes, etc., to add a personal touch for our hospitality room.

By James F. Madden

There is a proposed building code change on the agenda for the International Conference of Building Officials' 65th Annual Education and Code Development Conference, September 20-25, 1987 in Kansas City, Missouri. This proposed code change is probably the most controversial code change to come along for the last twenty years, and has the potential of being the greatest showdown since the gunfight at the "OK Coral".

Usually building officials and fire officials are allied in their endeavor to promulgate regulations consistent with nationally recognized good practice for the safeguarding to a reasonable degree of life and property from the hazards of fire and explosion. Question in point, to what is a reasonable degree? In general, fire officials have been propagating active fire protection in building (i.e., automatic sprinkler protection) while building officials affirm passive fire through the use of building construction to protect lives and retard the spread of fire. Hence, in a way fire protection provided within buildings may be ambiguous.

What is the proposed code change that is so argumentative? At the ICBO Code Development Committee Hearing in San Diego last January, the Fire and Life Safety Committee approved as an appendix chapter 12 requirement for the Uniform Building Code to read as follows; "Sec. 1203. Automatic residential fire sprinkler systems shall be installed in accordance with U.B.C. Standard No. 38-1 in all one- and two-family dwellings." There have been 37 challenges to this code change for disapproval. Most of the challenges have come from home builders and building industry associations. If approved at the 65th ICBO Annual Conference, this code change will appear in the 1988 Edition of the Uniform Building Code as an Appendix Chapter 12 requirement. However, each local government would have to specifically adopt Appendix Chapter 12 in addition to the basic UBC, in order to require all new one- and two- family dwellings constructed to be provided with automatic sprinkler protection;

MEMBERSHIP BENEFITS

By Steve Thomas

At a recent meeting, the question came up about what the members get for their dues. Most of us only think about the direct benefits; those being this newsletter, the roster and chapter pin that everyone should be receiving in the near future, and the various meetings that are provided. Some of the indirect benefits are the excellent representation during the National Code Change process, updates and lobbying at legislative level and many other unseen benefits.

Out of the \$5,000 collected in membership dues, the majority of the members will receive back approximately \$1500 in direct benefits. This newsletter has become the tie between the Chapter and its members. It provides invaluable information on current event, job openings and ways different departments do things. The Chapter roster gives people a ready reference if they need to contact a member for information or get in touch with a board member. Even though there is a charge for chapter meetings, it still takes money to distribute the notices and cover any overrun costs. The program committee has been directed to keep the costs of the meetings down and just break even. The committee has succeeded in this area and appears to be continuing this trend.

That still leaves about \$3500 for indirect benefits, which may be some of the most important ones we receive. The Colorado Chapter has obtained a fantastic reputation at the National Code Change level. If you go to any ICBO Annual Business Meeting, you will see some of the most prestigious code people talking with the Chapter to get their opinion or support on a proposed change. This is all due to the fine work of the Chapter Code Committees and their representation at the Code Development Committee hearings. The Colorado Chapter was a leader in

APPLICATION FOR BOARD OF DIRECTORS
COLORADO CHAPTER ICBO

NAME _____
(PLEASE PRINT) SIGNATURE _____

JURISDICTION _____

ADDRESS _____

CITY _____ ZIP CODE _____

PHONE NUMBERS _____ /WORK _____ /HOME _____

WILL JURISDICTION APPROVE YOUR PARTICIPATION? _____ YES _____ NO

WHY DO YOU WISH TO FILL THE VACANT BOARD POSITION? _____

DESIGNATION AS CLASS B MEMBER

I DESIGNATE _____ AS CLASS "B" REPRESENTATIVE OF
THE CLASS A MEMBER JURISDICTION OF _____

SIGNATURE OF CLASS A MEMBER

PLEASE MAIL APPLICATION BY THE SEPTEMBER 15, 1987 DEADLINE DATE!

sending members to these meetings to testify on the proposals. The other important benefits are the updates and lobbying of various state legislation. These legislation can affect Building Departments and need our point of view. One example of this was the recent change to the Architectural and Engineer law. Other indirect benefits are the storage of Chapter Records and historical memorabilia, the Chapter Code Change process and the Hospitality Room at various Chapter Meetings and the Annual Business Meeting. These rooms give people a chance to socialize and, as some people say, learn more about our jobs than you'll ever pick up in a seminar. This input thus becomes subjects for later Chapter meetings.

As you can see, the \$15 to \$40 that you pay each year gives you quite a bit that a lot of people don't realize. It isn't just the Newsletter, Roster and Chapter Pin. Its national recognition, representation at the State Legislation and many other indirect benefits.

ICBO COLORADO CHAPTER MEETING
August 6-7, 1987
Breckenridge, Colorado

By David Tyree

The August meeting of the Colorado Chapter ICBO was held on August 6th and 7th in Breckenridge at the Beaver Run Resort and Conference Center. What a beautiful location for a meeting!

The first day of the meeting was dedicated to sprinkler system issue. As most of us are aware there are two big issues that are on the agenda at the upcoming ICBO Annual Business Meeting in Kansas City. The first issue is item #63 which would require an automatic sprinkler system to be installed in all Group R-1 Occupancies over one story in height. The second issue is item #324 which will add a paragraph to Appendix Chapter 12 requiring all Group R, Division 3 Occupancies to be sprinklered. Be prepared for much debate on these two items.

The morning speaker was Bill Tomes and Associates. Bill gave a presentation on sprinkler system tests and installation of automatic sprinkler system tests. He also discussed the installation of automatic sprinkler systems in Group R Occupancies. He explained the differences between fast response residential sprinkler heads and normal commercial heads. Bill represents the Automatic Sprinkler Association.

The afternoon session was filled with a panel discussion concerning, "Should residential sprinkler systems be required?" The panel discussion was led by Greg Keith of Summit County. What a devil's advocate! On the panel was George Hefner, HBA; Dennis Marshal, HBA; Butch Schmidt, Thornton Fire; Bill Tomes, Tomes and Associates; and Gary Goodell, Boulder County Building Official. The panel discussion brought out many of pros and cons about automatic sprinkler systems and was of great benefit (or confusion) to all of those who attended and participated in this portion of the meeting.

The program on the second day began with Rusty Price doing an excellent job of discussing Table 17-A for a full hour. The membership participation was great and really developed a lot of discussion. Rusty was followed by Bruce Pouly of AITC who discussed calculated fire resistance of glu-lam members. Did you know that a glu-lam beam will support a load longer than an unprotected steel beam during a ASTM E119 fire test? Dan Nickle of Lakewood finished out the morning with a quick report on the upcoming ABM in Kansas City.

The afternoon session began with a presentation on fire damper installations by Dan Stark of the Air Purification Company. A good general discussion on installation of smoke and fusible link activated dampers. The afternoon session concluded with a great presentation by Wally Prebis of the Colorado Prestress Association. Wally's presentation basically traced the history of codes and how the addition of sprinkler systems in the code affects safety requirements. A good presentation that brought out some of the most unknown facts about sprinkler systems and data reporting on incidence of fire.

34 GOING ON 35

The first meeting of the Colorado Chapter of the Pacific Coast Building Officials was held on January 23, 1953, with fourteen members present.

On July 1, 1956, we became the Colorado Chapter of the International Conference of Building Officials.

The 1964 Yearbook stated "Our new name, Rocky Mountain Chapter, indicates to me that we will spread out over an area of five states and incorporate the ideas of our members to the north, east and south". The Rocky Mountain chapter was comprised of Colorado, Wyoming, New Mexico, Kansas, and Nebraska.

In 1977 our name changed back to the Colorado Chapter.

Some of these comments from our past presidents might still apply today:

"Members, committees, and officers have accepted challenges and responsibilities which are making the Colorado Chapter able to attain goals and objectives previously unattempted. Much work still lies ahead but you have given me confidence that the work will be done and that you are willing to make the necessary sacrifices." Tom Briggs - 1962

"I predict that this chapter will not only be the largest in the U.S. but also the finest and most progressive." Louis Jay - 1964

"Now is the time to look ahead, to plan and to continue our work in the building field, to promote a uniform building code, uniformity in our inspections and to train ourselves to meet the constantly changing times." Berl Wallace - 1966

"I am not adverse to our chapter growing, and let us look forward to growing, but let us place something ahead of becoming the largest chapter and strive to be the best chapter of the I.C.B.O., giving all we have to help our members." Ken Christensen - 1967

Next year we will celebrate our 35th birthday. Any suggestions on how to make it a memorable one would be greatly appreciated. Please bring up any ideas you might have at the next chapter meeting.

Please submit any documents that might be of historical interest to the chapter to the historical committee so they can be preserved in our storage facility for the use of all members.

EVENTS CALENDAR

Pre ABM Planning	Sept. 2	9:00 A.M.	Lakewood
Program - Policy Meeting	Sept. 2		Lakewood
Public Relations	Sept. 3	9:00 A.M.	Ft. Collins
Fire Marshalls Assoc. Annual Meeting of Colo.	Sept. 4		Pueblo
RIA	Sept. 15	9:30	Aurora
ICBO ABM	Sept 20-24		Kansas City
Public Relations	Oct. 1	1:00 P.M.	Federal Heights
Code Development	Oct. 2	1:00 P.M.	Longmont
IAPMO ABM	Oct. 11-15		Salt Lake City
Colo. Chapter ICBO Board of Directors	Oct. 15	TBA	Ft. Collins
Colo. Chapter ICBO	Oct. 16		Ft. Collins
1990 Planning	Oct. 16	Lunch	Ft. Collins
RIA	Oct. 20	9:30	Aurora
Newsletter Deadline	Nov. 3		Littleton
Public Relations	Nov. 5	1:00 P.M.	Ft. Lupton
Fire Marshalls Assoc. of Colo.	Nov. 6		Aurora
RIA	Nov. 17	9:30	Aurora
Code Development	Nov. 20	1:00 P.M.	Boulder County
Colo. Chapter ICBO Annual Meeting	Dec. 3 & 4		Lakewood

FIRST-TIMERS BANQUET - 65TH ANNUAL CONFERENCE

In keeping with the birth of the Uniform Building Code in the "Roaring Twenties" period, the theme for the First-Timers get-together on Sunday evening, September 20, 1987, will be "Hot Time in the Old Town Tonight". Attendees are encouraged to wear corresponding attire and the Conference will provide skimmers for the men and headbands for the ladies. If you plan to attend this activity, Roots on Broadway, 1400 South Broadway, Denver, telephone number 744-0541 has agreed to a reduced rate for costume rental for all Chapter members and guests. Additionally, there will be only a one day rental charge even though we will have the costumes for the entire week. If you need a costume call Roots!

FBC ?

Article from Rocky Mountain News,
June 17, 1987

FEDERAL BUILDING CODES INTRUDE ON DECISIONS BEST MADE LOCALLY

Its title has an innocent ring: "A Study of Voluntary Standards for Modular Homes." But in fact, section 321 of the housing bill passed by the U.S. House of Representatives last week is a far-reaching measure with potential to cause trouble and undermine legitimate powers of state and local governments.

Colorado Rep. Joel Hefley accurately describes the provision as a "backdoor" federal power grab in the area of building regulations.

It deals, specifically, with standards for modular or prefabricated homes, mandating that the Department of Housing and Urban Development conduct a "study" of possible federal standards and regulations for the homebuilders industry.

The word "study" appears to be a deceptively modest indication of what is planned. Consider this passage from the committee report that accompanied the bill, which details supporters' intentions: "Once the system is in place, factory-built homes that meet the construction standard recommended by HUD and are certified as meeting that standard, would be exempt from state and local construction requirements."

Hefley is right: Building codes should be a matter for state and local governments, whose officials best know the peculiar needs and conditions of their areas. "Why should homeowners in Florida have to pay for a reinforced roof that support three feet of snow expected in Colorado?"

While there is no guarantee that a federal code or codes would be that inflexible, there's no good enough reason to run the risk.

Originally, a majority of the House agreed - and voted in favor of an amendment, sponsored by Hefley, to strike the federal building-code provision from the bill. But in the end, the House leadership engineered defeat of Hefley's efforts - and of the rightful prerogatives of states and localities.

Still, the fight isn't over. The Senate housing bill doesn't call for a construction standards study, so there will be a chance to kill the idea in conference committee.

President Reagan also will probably provide an opportunity for wiser heads to prevail. Both the Senate and House housing bills are laden with problem provisions and marbled with fat. A veto is likely.

If the override vote goes the taxpayers' way, and the veto is sustained, Hefley would have another chance to do battle with advocates of federal building codes. If that scenario unfolds, we hope Congress gives a long second thought before trampling the rights of state and local governments to mind their own business.



LIEN LAW CHANGE

By Sandra Dillard-Rosen
Denver Post Writer

In May the Colorado General Assembly and Governor Roy Romer approved changes to the "mechanics lien law" which allows the homeowner who had paid a contractor for new home construction or for remodeling or repair of an existing home to have extra clout in fighting liens.

Proof of payment to a contractor for such work is an "affirmative defense" against property lien says the new law, which went into effect May 25 and applies only to single-family homes used as primary residences.

To assist the general public in protecting itself against improper lien filings, Jefferson County District Attorney Donald E. Mielke lastweek sent out more than 60 letters to Jefferson County building contractors advising them of the new provisions of the statewide mechanics lien law.

Chapter News Editor

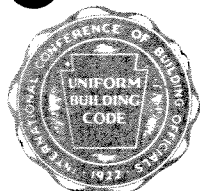
Rusty Price
2255 West Berry Ave.
Littleton, Colorado 80165

"The new law sets up mechanics where if a homeowner can show proof they have paid in full they're not liable," said John Toohey, director of the consumer affairs unit of the Jeffco District Attorney's office. "Before, subcontractors and suppliers of materials or services have used liens as a convenient means of bill collection when a general contractor failed to pay. As a result homeowners have been forced to pay twice in many instances for materials and labor."

Mielke believes "such pressure and frustration. . . is intolerable," and adds, "the unconscionable acts of a few contractors are an affront also to the many honest business people who make their living by building, remodeling and repairing homes."

Klinger, James G.
Broomfield, City of
#6 Garden Center
Broomfield, Colo. 80020

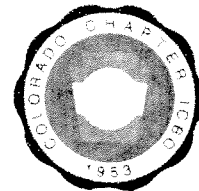
● COLORADO CHAPTER



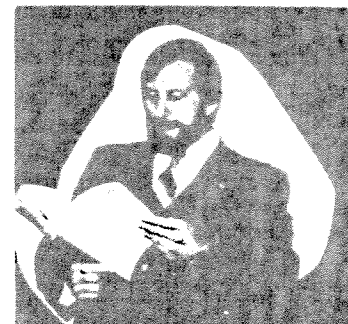
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THE PRES' SAYS



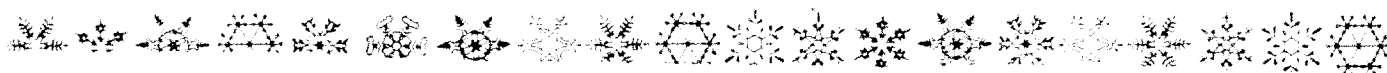
Seasons Greetings

● I would like to thank all of you for your support and help in making my year as Chapter President a good one! I think the year can be remembered as one with abundant success. A growing educational institute, considerable chapter influence during national code change hearings, and significant recognition on the national level are but a few of our noteworthy accomplishments.

● My thanks to all of our committees this year. The real strength of our Chapter lies in our committee work. They were diligent in their efforts. A large number of "new faces" have provided new ideas and enthusiasm to the Colorado Chapter. I challenge all members to apply for a committee appointment for 1988. An application has been mailed under separate cover for that purpose. Your input is needed. The continued success of our Chapter requires involvement from all of our members. Remember--a good way to be aware of what's going on is to become a part of it.

Your Board of Directors this year was truly a dedicated group. Two lengthy Board retreats highlighted our year. During the retreats, committee goals were established and reviewed. Policy direction in numerous areas was discussed and developed. Your 1987 Board of Directors gave freely of their time, energy and knowledge. They all sincerely believe that the more they put into the Chapter, the more they get out of it. My appreciation goes out to this year's Board members for making my job as President an easy one. Board applications are also being solicited for 1988. Will you make the time and are you willing to get involved?

Thanks again for allowing me to serve as your president. It has provided a great opportunity to grow professionally, learn from others, and give back a small portion of the large amount that the Colorado Chapter has given me.



**COLORADO CHAPTER WELL REPRESENTED
NATIONALLY**

Your Colorado Chapter will be well represented in national ICBO activities during 1988. An unprecedented, nine Chapter members, will serve on various national committees, as follows:

Greg Keith	Fire & Life Safety
Gerald Booth	Administrative
Tom Thompson	Evaluation/Chairman
Malcolm Snyder	Major Jurisdiction
Pete Tyree	General Design Chair
Dan Nickle	Education
Dave Tyree	Fire Risk Assessment
Gary Goodell	Wind/Hurricane
Rebecca Baker	Small Jurisdiction

We look forward to timely reports from these individuals regarding national ICBO activities. These national appointments recognize the hard work and dedication of, not only the individuals, but the entire Colorado Chapter. As a group we will continue to be an influence nationally in our profession. Congratulations to each individual and the Colorado Chapter!

PROGRAM COMMITTEE

With 1988 rapidly approaching, the program committee is requesting suggestions for chapter meeting sites for the new year. Any jurisdiction interested in hosting the Chapter in 1988 should contact Bob Foote, the Program Committee Chairman. Foote has all the appropriate forms and guidelines for hosting meetings. Bob may be contacted at:

City of Commerce City
5291 East 60th Avenue
Commerce City, CO 80022
(303) 289-3572

TYREE AWARD RECIPIENT

Perry C. "Pete" Tyree received the 1987 Phil Roberts award at the ICBO 65th Annual Conference. The award, given annually by ICBO, recognizes a building official who has distinguished himself through continuing service and outstanding achievements in the profession. Pete's involvement as a past chairman of the Conference, representative to the Western Fire Chiefs Association, and on various committees related to fire safety were instrumental in his selection. He has served as moderator of the code change sessions at annual conferences and chairman of the Past Presidents Council of ICBO.

Pete is appreciated by the Colorado Chapter for encouraging and advising us less experienced building officials as we grow professionally. Thanks for your coaching, Pete, and congratulations on your award. Our appreciation extends to Pat Tyree, too. Thanks for your support of Pete and the Colorado Chapter.



EVENTS CALENDAR

Code Development	Nov. 20	1 PM	Boulder County
Colo. Chapter ICBO Annual Mtg.	Dec. 3&4		Lakewood
RIA	Dec. 15	9 AM	Aurora
Code Change	Jan 8	8:30 AM	Lakewood
RIA	Jan 19	9 AM	Aurora
ICBO CDC Hearing	Jan 25-30		Lansing, Mich.



OCTOBER CHAPTER MEETING

The fifth meeting of the year for the Colorado Chapter, ICBO was held in Fort Collins, Colorado. What a meeting! We had a great program prepared by our own Bob Souce with a fantastic attendance. We had an attendance of over 40 people.

The morning session began with a presentation from Emil Gesseno concerning adobe construction. Emil showed a number of different slides showing how adobe construction is actually done in the field. The second program was by Bob Pether of the Western Wood Products Association. Bob gave an excellent presentation on light wood framing. A very informative program which covered actual framing techniques and problems that are often observed in the field. Bob Meyer of the Water Save Company concluded the morning programs with a presentation on single ply roofing. Did you know that single-ply membranes have been around for 30 years? Not on roofs, but in the bottom of lakes in Europe.

Tom Thompson began the afternoon with a report of the 1987 ABM in Kansas City. Tom noted that the members went prepared and did a great job on the items they spoke to. The Colorado Chapter efforts were recognized by the appointment of 9 Chapter Members to national committees.

Another highlight of the conference was the presentation of the Phil Roberts Award to Pete Tyree. Nice job, Pete!

Jim Madden from West Adams County Fire and Job Post from the City of Commerce City concluded the meeting with a presentation on inspection of public works. Thanks to both of you for a nice presentation.

The next meeting will be held on Tuesday, November 10, 1987 at the Holiday Inn in Denver. The meeting will be held from 8:00 a.m. to 12:00 p.m. The agenda for the meeting is as follows: 8:00 a.m. Registration and Continental Breakfast. 8:30 a.m. Presentation by Bob Souce on "Light Wood Framing". 9:30 a.m. Presentation by Bob Meyer on "Single Ply Roofing". 10:30 a.m. Presentation by Tom Thompson on "ABM in Kansas City". 11:30 a.m. Presentation by Jim Madden on "Inspection of Public Works". 12:00 p.m. Lunch and Socializing.

BOARD OF DIRECTORS

COMMITTEE APPOINTMENTS

With the Chapter's Annual Business Meeting fast approaching, the election of officers for 1988 being of great importance requires that all candidates for office complete the enclosed application for Board of Directors.

Existing Board Members who are wishing to retain their positions are required to complete this application as well as new candidates.

Completed forms must be returned to Gerry George no later than December 1, 1987, for consideration.

As the thrust of the Chapter's activity evolves around committee, I encourage anyone who is interested to also complete the enclosed application for committee appointments, and either return it to the Chapter's post office box or submit it to the President at the Chapter meeting on December 1, 1987. Efforts will be made to ensure participation on any requested committee.

NEWSLETTER COMMITTEE REPORT

This year has been hectic, yet very rewarding. The committee has worked very hard to provide a quality publication with various articles to inform and stimulate its readers. All of the committee chairmen have provided good recaps of their activities during the year and as the editor I would like to thank them for the time and effort that takes.

The Chapter Newsletter photo contest was a flop. Even with an extended deadline of November 1, no printable photos were submitted (sorry, Gerry, the portrait of the north end of the north main tower was disqualified). Nothing from the south end either. Don't be discouraged. I will be looking for your camera during next year's 1988 in the hope that you will be the Chapter and its members' friend for in 1988.

ANNUAL REPORT, CODE DEVELOPMENT COMMITTEE

The Code Development Committee will hold 8 meetings in 1987. Meeting sites included Boulder County, Commerce City, Lakewood, Federal Heights and Longmont. The July 24 meeting was a joint meeting with Code Changes Committee to take final action on code changes submitted by members. Six changes were submitted for review. Of these, 2 were approved as revised, 2 were further-studied, 1 was withdrawn and 1 was disapproved.

Two code changes were submitted to ICBO as Colorado Chapter changes for the 1988 code change process. One was a change to Sec. 1712, UBC, to delete "Insulation" from the title of the section. This also included moving any references to foam plastic in Ch. 17 to Sec. 1712. The second change was to affirm that escalators may not be used as required exits through an addition to the definition of exit in Sec 3301(a).

The committee and other Chapter members also followed up on previously submitted Chapter changes at the committee hearings in San Diego in January and at the ABM in Kansas City. We were very pleased to have 3 Chapter code changes approved for publication in the 1988 UBC. These include a change to Sec. 508 to prevent the 1-hour separation between multiple dwellings from being traded off for sprinklers, a rewrite of Sec 3303(a) allowing a single exit from a 3rd story of less than 500 sq. ft. within a dwelling, and a new Appendix Ch.12 division dealing with group care homes.

During the ABM, the Chapter accepted an assignment to develop a code change dealing with outpatient surgery centers. The committee began work on this at its October 2 meeting in Longmont. The next meeting will be held on November 20 in Boulder County. Other plans include a meeting with the chairman of the Code Changes Committee to work on recommendations for ways to improve the effectiveness of and the coordination between the committees.

The Code Development Committee is proud of its accomplishments for 1987. A hearty thanks goes out to all those committee members and other Chapter members who made those accomplishments possible through their dedication and hard work. The Code Development Committee would like to invite any interested persons to attend our meetings and would also like to encourage members to submit code changes, ideas for code changes for simply perceived problems with existing code to the Committee.

The 1988 ICBO Code Development Committee hearings will be from January 25-30 in Lansing, Michigan. Any persons desiring to represent the Chapter at the hearings should contact Tom Thompson, Dan Nickle or Gary Goodell no later than December 3rd.

REPORT OF THE PUBLIC RELATIONS COMMITTEE

The Public Relations Committee was created by Chapter President Tom Thompson and was approved by the Board of Directors in December, 1986. It has functioned as an organizational committee during its first year, and made its most significant contribution around Building Safety Week.

The Committee prepared and distributed to all Class A members a packet of information that included sample proclamations, pamphlets, and other public relation tools. The Colorado activities for Building Safety Week culminated in the signing of a proclamation by Governor Roy Romer.

The most important element of good public relations is the active involvement of all the members of the Chapter. The basic element of all public relations is to tell what we are already doing.

The chairman of this committee expresses appreciation to the members of the Committee, Bruce Biggi, Wayne Janish, and Kirk Scheitzer, for their dedication and participation in the activities of the Committee.

CODE CHANGES COMMITTEE

The 1987 Code Changes Committee started the year with the first meeting on January 16th and 17th in Lakewood. The first meeting was to review Building Standards Part III, November - December 1986, which included all suggested revisions to the 1985 editions of the Uniform Codes submitted in 1986 as well as those items held for further study at the 1986 Annual Meeting.

More than 400 proposals were reviewed in preparation for the Code Development Committee meetings which were held in San Diego January 21-26, 1987. The Chapter was represented at the meetings by Garry George and Gary Goodell. Other Chapter members attending were Bob Foote, Jim Madden, Dave Tyree, Dan Nickle and, of course, Greg Keith, who currently serves as a member of the Fire and Life Safety Committee.

The 1987 report of the Code Development Committee was received in April and the Code Change Committee met on May 15th to review the report and formulated challenges to those items where we disagreed with the action of the Code Development Committees. Thirty-two challenges were prepared and submitted to ICBO prior to the June 1, 1987 deadline. Copies of the Chapter's Code Change Committee's action and recommendations were made available at the Annual Meeting in Kansas City.

Among the code changes considered by the membership in Kansas City was a new Chapter 9 dealing with storage and processing of hazardous chemicals. A change revising the seismic design provisions was the object of one of our challenges requesting a revision prior to approval. Automatic sprinkler systems in one and two family dwellings (appendix Chapter 12) was one of the most hotly debated issues to come along in a number of years. While we did challenge this

item for disapproval, the Committee did support the concept of sprinklers in R-1 occupancies and challenged this item for approval while requesting some amendments to the original proposal. The membership concluded with the Chapter's position on both sprinkler issues and the language we proposed for sprinklers in R-1 occupancies will appear in the 1988 UBC.

The next meeting of the Code Changes Committee will be January 8, 1987 in Lakewood to review the suggested revisions to the 1988 UBC in preparation for Code Development Committee hearings in Lansing, Michigan January 25-30, 1987.

NOTICE NOTICE NOTICE

The Northwest Regional Office is researching two subjects for future articles in the Building Standards magazine and needs your assistance. The first concerns pole buildings and the second will be about failures of building and/or structures which were constructed without permits.

For the pole buildings, could you please send copies of plans/calculations/photos or any other information or comments you may wish to make about them.

For the "failure" article please send news reports/photos or reports. This article will be used to show the importance of plan review and inspection and will be a continuation of the open written by James E. Bihr in the July/August 1986 edition of the magazine.

In no case will any jurisdiction be identified or singled out--references will only be made to the state or geographical part of the state--example, Western Colorado.

Please send this information by January 15, 1988 to Jerry Barbera, 12505 Bellevue-Redmond Road, Suite 208, Bellevue, WA 98005.

MEMO LETTER NO:

The Colorado Chapter, 1950

As the annual business of the 5th Annual Education and Life Development Conference in Kansas City closed, I was awarded the coveted "Distinguished Award" by the conference. Even though I had been aware that the Colorado Chapter had submitted my name in nomination and the selection committee had called me earlier to say that I had been selected, the award itself was almost overwhelming to me. As I reviewed the series of events that led to this award it became more apparent to me that many factors and people beyond the selection committee were involved in this.

First and foremost for recognition should be Pat, my wife. You know her as the energetic hostess of the well-organized committee person who sees that things get done. She also has agonized with me over fundamental problems, national committee activities or political encumbrances, acting as advisor, another confessor or ego repairer. She was a hard portion of this award.

It goes without saying that the staff people around me through the years have done their share in this. First with the Colorado Springs office at the National Building Department and before and now with the people in our present office. Without their support and concern I would be a hollow shell.

The Colorado Chapter and its emergence as an important factor in all of IOWO's activities (and some of its very own) has been a principle factor in my recent interests and activities. To watch a seemingly ordinary person grow and develop into an influential, assertive, educated leader in our profession is reward in itself. To be a part of the process that "opens the door" to this growth and development is indeed exciting. The Chapter as a whole has contributed measurably to my growth as well and owns a part of my award.

As an organization we have done a lot but have a lot to do. There are not always material rewards connected to the accomplishment and most of the real reward is going to be reaped in your own growth as a person. As in the Colorado Chapter have established high standards of achievement especially in the wide development and education areas. Individually we need to harbor and further those standards. There is no telling how far we can go.

Edwin S. ...

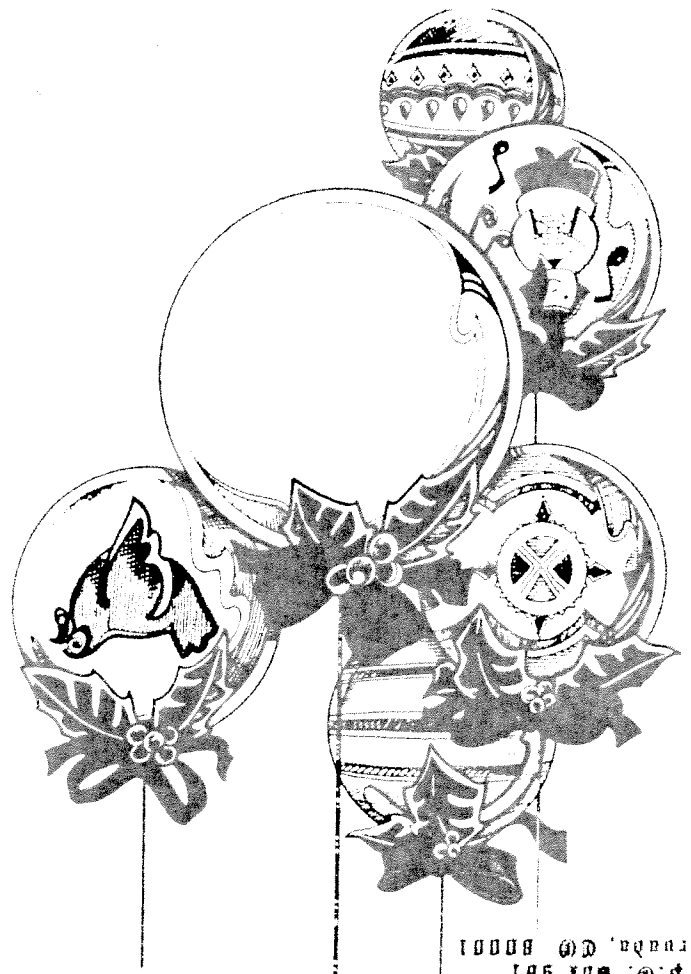


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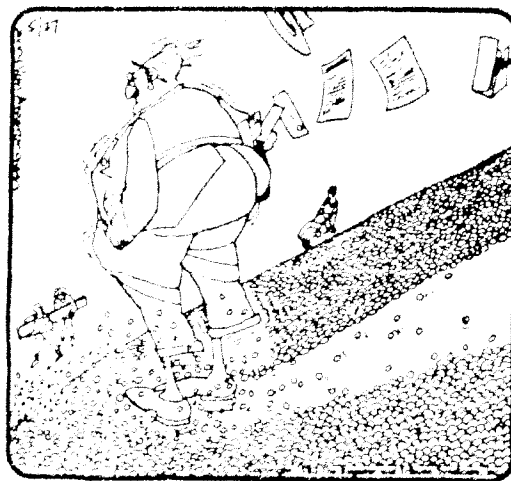
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THE NEIGHBORHOOD



Once on the gravel roof, building inspector Grayson realized he would have to cite this contractor for improperly bonding the stones."