

COLORADO CHAPTER

NEWS



January-February 1989

PRESIDENT'S MESSAGE

The Annual Business Meeting and Installation Dinner was a tremendous success. Thanks are in order to **Dan Nickle** and company for hosting the meeting, to **Bob Foote** for organizing the program and to **Wally Prebils** and **Steve Thomas** for the entertaining slide show. Thanks also go to **William Schlecht** ICBO Chairman of the Board, **James Singleton**, Board of Directors ICBO and **James Sheffield**, Regional Engineer, ICBO Southwest Regional Office. Their participation and continued support of the Colorado Chapter is certainly appreciated. And finally, thanks to all of you for installing me as president of one of the best chapters in the Conference. Prior to, and after my installation, many members have called or stopped by to offer their assistance. I should not be surprised, knowing our Chapter, but nevertheless this show of support and unity is heartwarming and appreciated.

Under Larry PirkI's leadership our Chapter has progressed on a steady course, always being involved, and always improving. As president of the Chapter, I pledge to keep us on that course, and to set our sights on 1990, when we will be hosting the Conference ABM. This will be quite an undertaking, but with our Colorado Chapter enthusiasm, I know it will be a great success. We'll need everybody's help on this one! While much of our effort will be directed toward the 1990 ABM, we must not lose sight of our other commitments. This month we'll be sending four members to the Code Change hearings in Long Beach, California. We will continue to be active in the Code Change and Development process. Our Educational Institute, nationally recognized as one of the finest educational opportunities available, is in its fourth year and will be held March 6th through 10th.

A large number of committee applications have been received and appointments have been made. They are included in this issue. Whenever possible, members were placed on the committees that they requested, but due to the large number of applications, some adjustments were made. (I'm sure there are many organizations that wish they had this problem!)

Please remember you may attend any committee meeting that is of interest to you, and that even if you are not a member, your input will be well received.

I am looking forward to this year as your president and thank you again for your support. Please feel free to call if you have any concerns or suggestions during this coming year.

Sincerely,

G. Noel Vargo
President



COLORADO CHAPTER ABM

By Debra Kaestner, City of Fort Collins

Hosted by the City of Lakewood, the Colorado Chapter ICBO held its annual business meeting December 8th and 9th. Forty-five persons were in attendance to elect officers and board members for 1989 and participate in a program of mini-seminars.

Elections were held and officers for 1989 are:

President	G. Noel Vargo, Winter Park
1st Vice-President	Gregory R. Keith, Summit County
2nd Vice-President	Steve Thomas, Glendale
Secretary	Rusty Price, Littleton
Treasurer	Bob Foote, Commerce City

Board of Directors for 1989 are:

Becky Baker, Federal Heights
Gary Goodell, Boulder County
Debra Kaestner, Fort Collins
Dan Nickle, Lakewood
Bruce Wilson, Greenwood Village

ICBO guests in attendance included: William E. Schlecht, Chairman; James R. Singleton, Board member; and James W. Scheffield from the ICBO Southwest Regional Office. Mr. Schlecht briefly discussed the current negotiations between ICBO and the Western Fire Chiefs Association. Mr. Scheffield reminded chapter members that the Southwest office now has a toll free number-for-Class A members.

The first seminar of the meeting was a review of cross-connection devices and inspection, by Glenn Bodnar, Colorado Department of Health. A cross-connection control manual published by the Dept. of Health is available by calling (303) 331-4545.

Next was an informative and lively discussion with Mike Jacoby of the State Board of Architects and Susan Miller and Felix W. Cook Sr. of the State Board of Engineers. Colorado is one of few states which still allows the "practical experience" route to sit for the licensing tests. Although engineers are not licensed by discipline, the enacting legislation requires them to practice within their area of expertise. Both boards encourage code professionals to report any non-professional practices by licensed architects or engineers.

Thursday's session concluded with Frank Stern, from the State of Colorado Office of Energy Conservation, presenting a software program for use by code professionals. Entitled "ENCODE", the program performs a check for compliance with the envelope portions of the 1986 Model Energy Code. It is simple and fast and complimentary copies are available by calling Mr. Stern at (303) 894-2144.

The annual banquet and installation of officers was presided over by 1988 president Larry Pirk. Entertainment was provided by Steve Thomas who with the assistance of Wally Prebis put on an excellent slide and sound show together summarizing CO Chapter activities at ABMs, institutes, yellow snows and golf tourneys. Terrific Job Steve!!

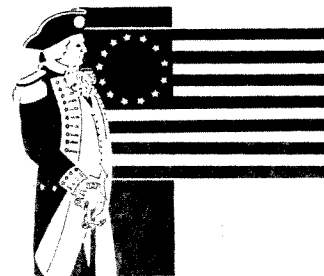
Friday began with a presentation by Kenneth Conright, of TriCounty Health Department, on Hazardous Material Management as it relates to SARA, Title 3, Emergency Planning and Community Right to Know. Mr. Conright discussed the SARA regulations which emphasize information, planning and safety. There is a Hotline for non-emergency information calls: 1-800-535-0202. One of the information tools required by SARA is known as the MSDS sheet. The material safety data sheet is often used by code professionals to determine occupancy group based on classification and amounts of materials.

Following this, John Martyny, also from TriCounty Health Dept., spoke about Radon Gas. He discussed sources, how radon gets into a structure, factors affecting indoors levels of the gas, how to measure radon, and how to reduce risks. A summary of Colorado radon levels data reveals that 50% of the state is below the EPA allowable level of 4 pCi/l, and 90% is below 10 pCi/l. 10 pCi/l represents an exposure/risk level equivalent to smoking a pack of cigarettes per 18 hour day. Risk exposure can be reduced by sealing floor cracks, sub-floor ventilation, and improved air circulation. Contractors doing radon testing are not regulated by the state; but there is a proficiency test and a list of those who have passed is available from TriCounty Health. (303)288-6816.

Gordon Aleshire, President, Regional Inspectors Association, reported on their recent work with Rocky Mtn. Gas and Public Service to produce a soon to be published gas log installation manual.

Record retention and management was presented by Shirley Oldemeyer from the State of Colorado Archives Office. She discussed state regulations for records retention. Management of records requires an inventory, appraisal, retention schedules, a liaison officer, storage and state approval of destruction. The state has retention standards and conducts workshops on the same. For more information contact Peggy Seaton at (303)866-2055.

The meeting concluded with roundtable discussions of the UBC as it applies to handrails, roofing and outpatient surgery centers.



1989 COMMITTEES

*All area codes are 303 unless otherwise noted

CODE CHANGES

Nickle, Dan 987-7554
George, Gerry
Madden, James
Pringey, Gary
Thomas, Steve
Thompson, Tom
Tyre, Dave

*Alternates
Baker, Becky-Secretary
Foote, Bob
Magnuson, Guy
Price, Rusty

CODE DEVELOPMENT

Foote, Bob 289-3672
Drey, Ron
George, Gerry
Van Allen, Dave

*Alternates
Baldaccini, William
Goodell, Gary
Miner, Robert
Nickle, Dan

Subcommittees

Gas Hazards Committee

Tyree, Pete (M) 608-4036
Allred, Bill
Brown, Steve
Gasper, Robert
Goddard, Phil
Haeger, Kurt
Kominek, Ed
Meister, Steve
Price, Rusty
Reibar, John
Wilson, Bruce

I-Occupancy Subcommittee

Foote, Bob 289-3672
DeCroce, Raymond
Drey, Ron
Kaestner, Debra
Van Allen, Dave

CORPORATE AFFAIRS/BYLAWS

Thomas, Steve 759-1513
Foote, Bob
Fischer, Marv
Vargo, Noel

EDUCATION

Goodell, Gary 441-3925
George, Gerry
Hoeben, Wayne
Kaestner, Debra
Keith, Greg
Miller, Brice
Tyree, Pete

LEGISLATIVE

Wilson, Bruce 773-0252
Fischer, Marv
Magnuson, Guy
Schweitzer, Kirk
Spillane, Mickey

MEMBERSHIP

George, Gerry 987-7553
Graham, Jan
Pirkl, Larry
Thompson, Tom
Tyree, Dave
Vargo, Noel

NATURAL HAZARDS

Prebis, Wally 238-5674
Ader, Shirin
Jackson, Robert
Wallace, Beryl

NEWSLETTER

Baker, Becky 428-3526
Graham, Jan
Kaestner, Debra
Price, Rusty
Thomas, Steve
Tyree, Dave

NOMINATING

Pirkl, Larry 431-3032
Vargo, Noel

PROGRAM

Keith, Greg (M) 623-2523
668-3170
DeCroce, Raymond

PUBLIC RELATIONS

Schweitzer, Kirk 339-5344
Baker, Becky
Biggi, Bruce
Price, Rusty
Van Allen, Dave

HOME SHOW

Thomas, Steve 759-1513
Drey, Ron
Graham, Jan
Price, Rusty
Vargo, Noel

STORAGE/HIST.

George, Gerry 987-7553
Foote, Bob
Vargo, Noel

1990

Tyree, Pete (M) 688-4036
(719) 635-0355

Baker, Becky
Best, Gerry
Drey, Ron
Gadeken, Emil
Goodell, Gary
Keith, Greg
Nickle, Dan
Thomas, Steve
Vargo, Noel
Wallace, Beryl

AIA Laison-DeCroce, Ray 430-2400

CML Laison-Wilson, Bruce 773-0225, and Thomas, Steve 759-1513

HBA Laison-Thompson, Tom 469-3301

IAPMO-Aleshire, Gordon 987-7568

FIRE MARSHALL/UFC-Madden, James 452-9910

PEOPLE

On January 3, 1989, **Ken Alley** retired as Chief Building Official of Jefferson County. Mr. Alley will remain active in Chapter affairs as a retired member. He can be contacted at:
7176 N. Dudley Dr.
Arvada, CO 80004
(303)424-9295

Jefferson County is pleased to announce that **Mr. Paul Katz**, C.B.O. has been promoted to fill the position of Chief Building Official.

Roque "Rocky" Murques retired from the City of Littleton on December 20, 1988. He had served as the head of Building and Zoning in 1976 and 1977.

The Fire Marshals Association of Colorado announces a change to their bylaws, allowing Building Officials to join as Class A members with voting privileges.

Our Congratulations to their new 1989 officers:

President	Steve Rondinelli, Westminster
Vice-President	Carol Small, Evergreen
Secretary	John York, Parker
Treasurer	Russ Wallace, Castlewood

For membership information contact:
John York (303) 841-2603 or
Steve Rondonelli (303)428-3424

Mr. Bob Huffman, Chief Building Inspector for Weld County, Colorado, will be retiring on February 1st after almost 15 years of service with the county. Bob has been active over the years in the Colorado Chapter and ICBO's ABM. Bob has always recognized the value of expanding his professional skills and knowledge. He currently has 29 certifications which include all of ICBO's Code Enforcement categories, and 3 out of the 4 ICBO Special Inspection categories; 4 BOCA certifications, CABO's Building Official Certification, and several others from various national code inspection certification programs. A search for Bob's replacement will begin soon.

A special thank you to **Bob Foote**, Commerce City for an outstanding job over the last three years as Program Chairman.

PUEBLO REGIONAL BUILDING DEPARTMENT

The Pueblo Regional Building Department reports that **Stephen E. Lance**, Executive Director and Building Official since its inception in 1982 resigned on the 22nd of November. The Regional Building Commission Chairman, Mr. Ralph Tack, reported that they accepted the resignation with regret. The Department had made great strides under the leadership of Lance having just recently moved into new facilities located at 316 West 15th Street. Tack said that Lance had done a commendable job in guiding the Department through its first six years.

After three weeks as interim director, the Commission appointed **Clinton H. Tawse** to fill the position on a full time basis.

Tawse reports that support from staff and the community has been overwhelming. He says that plans are already in force to improve public relations and communications with contractors, architects, and engineers.

Tawse also reported that as of December all members on the inspection staff have been ICBO Certified. "Continued education is a great concern to us" Tawse said. The upcoming 1989 Colorado Chapter of ICBO Educational Institute will find 100% attendance by staff in March. Tawse said, "Colorado should be proud to have such an outstanding educational opportunity available. We can't tell you how much our staff gained from attendance at last years affair. The wealth of knowledge available and outstanding instructors is an extraordinary opportunity." Tawse expressed a desire for his Department to become more active in Chapter meetings and offers to sponsor a meeting in the future.

CITY OF THORNTON

The City of Thornton is pleased to announce that the Building and Zoning Division has recently been incorporated with the City's Fire Department. In conjunction with the physical move, **Dave Horras** has assumed the duties of Chief Building Official. Under the direct supervision of the Fire Chief, the Building and Zoning Division has been combined with the Fire Marshal's Office to form the City's Structural Safety Division. This facilitates permits by having Fire and Structural Plans Review done in one locale. High efficiency, decreased response time and increased convenience for the general public have all resulted from this consolidation.

**IF YOU CAN DO SOMETHING BETTER--
PLEASE DO.**

1989 Calendar

GOLDEN

January 23-27	ICBO Code Development Hearings, Long Beach, Ca.
February 3	CHAPTER MEETING, Glendale
February 28	RSCE Exam, Glendale
March 6-10	Education Institute, Sheraton DTC
March 11	ICBO Certification Exam, Littleton
March 14	Newsletter Deadline, Federal Heights
March 17	FMAC Meeting
April 1	Yellow Snow Invitational
April 8	1990 Committee, Lakewood
April 9-15	Building Safety Week
April 13-14	CHAPTER MEETING, Glenwood Springs
April 27-30	HBA's Rocky Mtn. Home Show, Currigan Hall
May 6	CABO Exam
May 11	Newsletter Deadline, Federal Heights
May 13	ICBO Certification Exams
May 16	RSCE Exam, Glendale and Summit County
May 19	FMAC Meeting
June 16	CHAPTER MEETING, Greeley
June 17	ICBO Certification Exams
June 20-24	CML Conference, Breckenridge
July 6	Newsletter Deadline, Federal Heights
July 15	ICBO Certification Exams
July 20-21	FMAC Meeting
July 30-Aug 3	WFCA ABM, Arizona
August 3-4	CHAPTER MEETING, Summit County
August 15	Newsletter Deadline, Federal Heights
September 10-1	ICBO ABM, PALM DESERT, Ca.
September 15	FMAC Meeting
September 19	RSCE Exam, Glendale
September 23	ICBO Certification Exam
September 24-29	IAPMO ABM, Nevada
October 13	ICBO CHAPTER MEETING, Fort Collins
October 14	ICBO Certification Exam
October 31	Newsletter Deadline, Federal Heights
November 4	CABO Exam
November 11	ICBO Certification Exam
November 17	FMAC Meeting
December 7-8	CHAPTER ABM, Lakewood

The City of Golden is pleased to announce the consolidation of its Building Inspection and Fire Inspection operations. The new Division of Combined Inspections is responsible for plan review, permit issuance, inspection of buildings under construction, and the routine inspections of existing buildings for conformance to the fire code. The division consists of our two previously separate inspectors, one ICBO certified in building and plumbing codes, the other certified in fire code. The new division is headed by **Joe Bruce**, who previously held the title of Golden Fire Marshal. Mr. Bruce also is certified in the fire code. This coming year will be devoted to merging the two administrative functions, revising forms and procedures to streamline the inspection process, and achieving additional education and certification to develop a fully cross-trained staff.

The consolidation eliminated the need for one of the two previously separate division head positions. Effective November 14, **Cyrus "Bo" Bowers** left the employ of the City of Golden. Mr. Bowers began with Golden in 1981 as a building inspector, and in 1982 was promoted to the position of Building Official. During his almost 8 years with the city, Mr. Bowers was instrumental in the adoption of updated codes, the revision of permit forms and procedures, and the updating of fee structures. Under Mr. Bowers' leadership, the Golden Area Contractors Association was formed to exchange information and insights; a contractor registration system was instituted, and a computer-based data management system put into operation. He also was instrumental in organizing the Building Officials of Jefferson County to provide critical support assistance. The City of Golden is grateful to Mr. Bowers for his many years of dedicated service, and wishes him well in his future endeavors.

Hopes of a Boss

Please help me-

To accept human beings as they are-

Not yearn for perfect creatures;

To recognize ability and encourage it;

To understand short comings-and make allowances for them;

To work patiently for improvement-and not to expect to much too quickly;

To appreciate what people do right-not just criticize what they do wrong;

To be slow to anger and hard to discourage;

To have the hide of and elephant and the patience of Job;

In short, please help me to be a better boss.

John Luther



LIABILITY THE LA PLATA CASE

By Steve Thomas, Chair and Editor

The Colorado Supreme Court recently issued a decision of great importance in the area of building official liability. In Moreland v. Board of County Commissioners of La Plata County, the Supreme Court held that building officials and the public entities for whom they work cannot be held liable to third persons injured as a result of the building official's alleged failure to inspect or allegedly negligent inspection of buildings.

The plaintiff, Frederick Moreland, was seriously injured as a result of a fall from an unenclosed deck of a cabin located near Durango. He brought suit against the County of La Plata, alleging that it was negligent in failing to inspect the cabin and require the cabin owner to erect a guardrail on the deck in order to comply with the Uniform Building Code.

La Plata County argued to the trial court at the inception of the case that it did not owe any duty to third persons injured because of a building owner's failure to comply with the Uniform Building Code. Nevertheless, the trial court submitted the case to the jury which returned a verdict in favor of the plaintiff. The Court of Appeals affirmed the entry of judgment, holding that by enacting the building code, the county assumed a common law duty to enforce the code properly. By failing to require the building owner to erect a guardrail on the deck, the Court of Appeals reasoned that the county breached its duty to third persons on the building premises.

The Supreme Court reversed the Court of Appeals and the trial court, and further ordered that the plaintiff's complaint be dismissed. The Court disagreed with the Court of Appeals' reasoning and held that the duty owed by a building official is imposed legislatively by the building code and does not arise at common law. Relying upon its earlier decision in Quintano v. Industrial Commission, the Supreme Court stated that where a duty is created by statute or ordinance, in the absence of a clearly expressed legislative intent to impose civil liability for violation of the statute or ordinance, no such liability exists.

The Quintano case involved alleged nonfeasance, that is the failure to inspect. In Moreland, the Supreme Court extended the Quintano holding to cases involving negligent inspections. The Court held that if the particular code providing for inspections does not contain a provision for a civil remedy, a building official will not be liable regardless of whether the allegations contained in the plaintiff's complaint allege the failure to inspect or negligence in an actual inspection.

This opinion obviously had broad ramifications in limiting the liability of building officials and other public officials performing statutorily imposed job duties.

WHAT IS THE RCSE

By Steve Thomas, Glendale

During the summer of 1983, the Colorado Municipal League assembled a group consisting of Building Officials, Associated General Contractors and interested parties to discuss the possibility of developing a statewide test for contractors. The test would be a voluntary, non-legislated exam that would be accepted by jurisdictions that required testing for a contractor's license. An ad-hoc committee was formed and a test developed. On February 4, 1986, the first Reciprocal Construction Supervisors Exam (RCSE) was given and has been administered every three months since then.

The examination consists of a 4 hour, 100 question test that is open book. It covers the Uniform Building Code and is very comprehensive. The questions are sorted according to the degree of difficulty with an even coverage of the Code. The low passing rate shows how difficult the test is. If a supervisor can pass this test, he or she should be able to pass just about any test in the State.

At this time only 12 jurisdictions are accepting this test as an equal to theirs. Some of those are Aurora, Colorado Springs, Pueblo, Grand Junction and Fort Collins. All that needs to be done by a jurisdiction to use this test is to write a letter to the RCSE Board of Directors. The letter need only state that the jurisdiction will accept the test in reciprocity. They must also state that failure of the exam will not prevent the applicant from taking the jurisdictions's regular test.

If you or your jurisdiction are interested in participating in this program, please contact Steve Thomas, Chairman, RCSE Board, 950 South Birch, Glendale, Colorado 80013. Phone No. (303) 759-1513.

Customers,
contractors,
bosses &
politicians
all come and go:
but the structures built today
will be there tomorrow.



EXISTING NON-CONFORMING HPM FACILITIES GOVERNMENTAL INTERAGENCY AND PRIVATE USER COOPERATION

By **Debra Kaestner**, City of Fort Collins

In 1986 the City of Fort Collins and Poudre Fire Authority adopted the 1985 editions of the Uniform Building Code and the Uniform Fire Code. These editions include extensive new safeguards for facilities using hazardous production materials (HPM), defined as H-6 occupancies. The scope of the publication covers existing conditions that although they were not specifically addressed at the time of their installation are now recognized as a hazard. These new code provisions are due to advances in technology, facility expansions, the increased use of HPM and the growing experience with HPM fires and related HPM releases, and interestingly were industry driven. The UFC has the administrative teeth to require existing conditions to be brought into compliance. Because there are existing, non-conforming H-6 occupancies within the City of Fort Collins, where it would be impractical to require total code compliance, it was necessary to formulate a set of policies that would enable these facilities to operate within the intent of the code.

A committee of Poudre Fire Authority and City of Fort Collins Office of Permits and Inspections staff, and local industry representatives was formed to develop these policies. Although four local businesses were identified as possible H-6 occupancies, only two elected to participate. The committee met weekly to review the code requirements and discuss those areas within the existing facilities where compliance existed, could easily be achieved, or could not readily be accomplished.

Areas of major non-compliance included occupancy separation between B-2 and H-6 uses, parallel use of exit corridors for service corridors and mixing of return air systems. Quantities and storage of HPM and configuration of work stations were also identified as non-complying.

The committee identified the following compliance goals to be achieved: construction of outside HPM storage facilities, reconfiguration of work station processing and HPM quantities, separation of air handling systems, and installation of processing alarms. Those items for which compliance would require extensive building alteration, which was considered to be impractical, were deemed existing non-conforming conditions. These included occupancy separations and mixing of exit and service corridors.

Besides the value of safeguarding life and property by regulating these uses, several other non-code goals were achieved during this dialogue with private industry. Lines of communication were established between private and city offices, and an understanding of local codes and policies by the private

users was achieved. In addition, the fire and building division staff members were well educated regarding existing conditions and plans for future remodel or product development. The candidness of the participants was protected as well as appreciated, for it allowed a more meaningful implementation schedule to be established. A policy based on the work of this committee must now be established for those companies who did not participate.

FEBRUARY MEETING TO COVER ADOPTION OF MODEL CODES

By: Host, **Steve Thomas**, Glendale

Mark your calendars on February 3 for the First Chapter meeting in 1989. The location will be The Glendale Community Center. The new program Chairman, Greg Keith, has arranged a very appropriate subject. We will be discussing the adoption of a Model Code. Speakers will present the administrative aspects of adoption including Statutory Law, Notices, and Hearings. They will then talk on how to word your ordinance so that it is legally correct. Gary Goodell will be moderating a panel discussion on the coordination between Building and Fire Departments when adopting codes. This meeting will be a great one to invite your clerk or attorney. They may be able to interject some additional information.

If you have a favorite local amendment, please bring a copy of it. We will discuss them if time permits. Who knows - you may have something that another jurisdiction could use.

DIRECTIONS TO THE GLENDALE COMMUNITY CENTER ARE:

Take I-25 to Colorado Blvd.; Go north on Colorado Blvd. to Mississippi and turn right. Take Mississippi to Birch St. (1st left) and turn left. Go to Tennessee Ave. (1st Right), turn right and go 1/2 block. Community Center on left side of street. **PLEASE PARK ON EAST SIDE OF BUILDING.**

Happy New Year



Thompson, Thomas
Broomfield, City of
#6 Garden Center
Broomfield, Colo. 80020

Colorado Chapter ICBO
Newsletter Committee
2380 W. 90th Ave.
Federal Heights, CO 80221



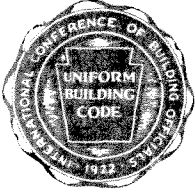
About Listening:

"It is alright to hold a conversation, but you should let go of it now and then."

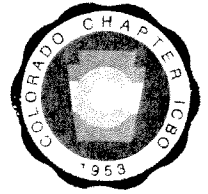
-Richard Armour

No one has ever listened themselves out of a job.

COLORADO CHAPTER



NEWS



May-June 1989

PRESIDENT'S MESSAGE

Our meeting in Glenwood Springs was every bit the success that I anticipated. I hope everyone else felt the same way. I am not sure how **Mike Stensland** arranged it, he must have contacts in high places because the weather was perfect.

Last December when we scheduled meeting dates, we weren't even sure there would be a teleconference. When came, it was coincidental that we were having our Chapter meeting at the same time. **Mike Stensland** and **Greg Keith** had to do a little juggling to pull it together. The setting at the Spring Valley Campus of the Colorado Mountain College was ideal. There may have been some members that thought the subject matter of this meeting and teleconference was not important to them, or it was outside their areas of responsibility. I hope the presentation changed their minds.

Our environment is everybody's concern. Hardly a day goes by without some mention in the news with regard to environmental issues. It's important that we are aware of the new rules and regulations that are being drafted as a result of these concerns. There are many times when we may be in on the first line of defense or detection. We may be able to advise, direct or refer to other departments or districts information that we obtain through plan reviews, inspections or change of occupancies. Hazardous materials are not just restricted to industrial areas, they are in all occupancies. I thought the teleconference was very well presented, and I'm glad we were able to participate.

The 1990 Committee continues to meet and the program is coming together. It is looking quite impressive, but then what else would you expect. We'll be meeting with Jim Bihl on the 1st and 2nd of June. This should help us to answer a number of questions, and to pull some loose ends together.

The Rocky Mountain Home Show was well attended. I was surprised how many people asked us questions. Maybe it was because Steve made a banner that said, "We're not selling anything!" Thanks **Steve Thomas**, and all who helped.

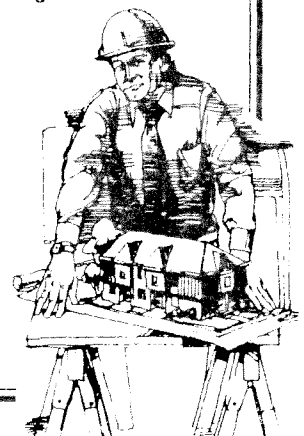
The code change process is well underway. I hope you all have had a chance to review the 1989 Annual Report of the Code Development Committees. Our Code Change Committee has met for an indepth review of the Part IV and will be submitting challenges.

Last and surely not least, let's all give **Becky Baker** a vote of confidence. You can do that by submitting articles for the newsletter and making her job easier.

Our next meeting will be June 16th, in Greeley, and I'm looking forward you seeing you all there!

Sincerely,

G. Noel Vargo
President



HAZARDOUS MATERIALS TELECONFERENCE AND CHAPTER MEETING

By Debra Kaestner, City of Fort Collins

Glenwood Springs - The Colorado Chapter ICBO held its second meeting of 1989 on April 13 and 14, at the Ramada Hotel, and Colorado Mountain College's Spring Valley Campus in Glenwood Springs, CO. The theme for this Chapter meeting was Hazardous Materials and Occupancies, and was integrated with the ICBO teleconference on the same subject.

The first seminar on Thursday morning was a detailed discussion of Chapter 9 UBC and Article 80 UFC, presented by Dave Nuss, Prevention Division Chief, West Adams County Fire Dept. Fundamentals of these sections which the code professional should understand include: The type and amount of hazardous material used within the building drives the determination of occupancy. The easiest and most accurate way to determine the type and amount of materials is to require a technical opinion and report per UBC Sec. 901 (f). The report should be in a format understandable to the code professional, prepared by a qualified technician, and the chemical names should be consistent with the definitions and Appendix VI-A UFC, and NFPA Standards. Notable changes in Chapter 9 include further explanation in Sec. 901 of woodworking which may still be considered as B-2s, the H-7 occupancy for health hazards, addressing the issue of multiple hazards presented by a hazardous material, i.e. an acid is a liquid oxidizer and a corrosive, and the use of control areas to increase exempt amounts in the revised Tables 9-A and 9-B.

The Colorado Chapter business meeting was held after lunch. The afternoon seminar was a presentation of the problems with underground gasoline storage tanks, by Wynn Eakins, Geologist, Solid Waste and Incident Management, State of Colorado. The issues are groundwater contamination and fire/explosion hazards. The biggest source of leaks are piping connections, tank fittings and overfilling. New systems seek to minimize these problems with proper installation and inspection, corrosion protection, overfill and spill devices, and leak detection. Existing systems must come into compliance in phases as determined by federal legislation, and install leak detection, and upgrade corrosion protection. In the absence of a local Underground Storage Tank (UST) ordinance then tanks are regulated by the State of Colorado, (303) 331-4830 and State Oil Inspector, (303) 289-5644.

Prior to the teleconference at the Spring Valley Campus, John Allman, Building Official from the Town of Estes Park, reviewed the ICBO Uniform Disaster Mitigation Plan. This document can help you make a disaster less severe by being prepared. Contained within are many checklists, agreements, forms, and example placards for posting on premises.

The National Teleconference On Hazardous Materials and Occupancies was viewed by the meeting attendees who participated by calling in questions for the expert panel. The importance of technical assistance and requiring a Hazardous Material Management Plan was emphasized. Article 80 was explained as an attempt to classify materials based

upon physical and health hazards. A plan review exercise was conducted using an 8,000 sf, V-N building presumably of B-2 occupancy. The proposed manufacturing process utilizes a 70% solution of nitric acid. The first step in the plan review is to determine the hazards: Appendix VI-A UFC tells us that 70% nitric acid is a Class I liquid oxidizer and a corrosive. Using that information and Sec. 902 UBC we have a possible H-3 and H-7 occupancy. Next, are the quantities used and stored in excess of the amounts in Tables 9-A and 9-B. Looking at Table 9-A item 4.3 oxidizer, we find that 4,000 lbs or 400 gallons is allowed per control area. There is a maximum of four control areas allowed, in other than retail and wholesale stores (footnote 1). Footnotes 4 and 5 allow us to increase the exempt amounts by 100% each for fire sprinklers and approved storage cabinets. Control areas are defined in Sec. 404 UBC and Article 80.105 UFC. If the amount stored and used exceeds the exempt amounts in any areas then the building must be classed as an H-3. Assuming four control areas, fire sprinklers and approved storage cabinets then a B-2 could have 6,400 gallons of a Class I oxidizer. A similar procedure is used for Table 9-B to determine if the building is also an H-7. This poses a basic question for the building official: should the building be given a dual occupancy class, because Section 901 (b) says all hazards should be addressed, or you can pick the most restrictive in terms of allowable area and construction type and then have additional requirements to address the other hazard. A question which went unanswered was why the code allows increases in exempt amounts for health hazards when a fire sprinkler system is installed.

CALENDAR

June 15	CHAPTER MEETING, Greeley
June 17	ICBO Certification Exams
June 20-24	CML Conference, Breckenridge
July 6	Newsletter Deadline, Federal Heights
July 15	ICBO Certification Exams
July 20-21	FMAC Meeting, Grand Junction
July 30-Aug 3	WFCA ABM, Arizona
August 3-4	CHAPTER MEETING, Summit County
August 15	Newsletter Deadline, Federal Heights
Sept. 10-15	ICBO ABM, PALM DESERT, CA
Sept. 19	RSCE Exam, Glendale
Sept. 22	FMAC Meeting, Aurora
Sept. 23	ICBO Certification Exam, Littleton
Sept. 24-29	IAPMO ABM, Nevada
October 13	CHAPTER MEETING, Fort Collins
October 14	ICBO Certification Exam
October 31	Newsletter Deadline, Federal Heights
November 4	CABO Exam
November 4	ICBO Certification Exam, Colorado Spr.
November 17	FMAC Meeting, Aurora
December 7-8	CHAPTER ABM, Lakewood
	1990
March 5-9	Educational Institute, Sheraton DTC
September 9-14	ICBO ABM, Denver

IS IT HOW TO READ PLANS, OR HOW TO READ PEOPLE

By Jan Graham, Arvada

When dealing with people at a Building Department public counter, our "people reading" skills rather than our "plan reading" skills can make all the difference. It really must be that way, because many times plans only exist in the mind of the customer! Mind reading should have been mandatory for all plans examiners and public counter personnel. As most of us are not that proficient in ESP, we must rely on more conventional means of communicating with the citizens and contractors we see daily.

First and foremost, we must be experts at the fine art of listening. Listening to the customers gives us the information necessary to ask the right questions and then interpret the answers. In order to understand the customers and communicate effectively, we need to know where to start and what level of expertise to approach them on. The counter person mustn't be too technical for an inexperienced homeowner looking for advice, and must not be patronizing to a custom home builder or commercial contractor either.

A curious byproduct of attentive listening is its soothing effect on people. Many times irate citizens or contractors come into the department expecting to do battle with the bureaucracy. When we let the people talk to us without interrupting to deny or justify, the first barrier to effective communication is gone. Most of us have had to learn that we can be sympathetic without agreeing, cooperative without giving in, and pleasant while still obtaining code compliance.

Once we have heard the stories of the people we deal with, we need to gain their cooperation. One of the first methods to try is the "it is for your own safety and protection from liability" reasoning. When this basic goal of the Building Code is explained to homeowners, they usually agree. Being a fellow homeowner can help you to get the citizen to look at the plan checker or permit clerk as a human being instead of a bureaucrat. Telling stories of our own basement finish or deck with permits and inspections allows us to appear sympathetic to the citizen's situation.

Giving a contractor or architect background information on code development and intent, lessens their resistance to compliance with sections they don't understand. Sometimes, though, admitting that you don't have all the answers can smooth out a rough situation: "I don't really understand the reason for this requirement, but the code is quite explicit, and it is my job to enforce it."

In addition convincing people of the possible consequences of their actions, such as: double permit fees, stop work orders, structural failure and lawsuits, can be a valid approach.

With all of the varied situations and types of people your building department has to deal with on a daily basis, public counter personnel must have an arsenal of coping techniques at their disposal. The most important survival skill is surely patience. When explaining for the fourth time how to fill out a permit form, we all need to remember that we are in this profession by choice! Attempting to decipher plans for a

room addition off the back of an envelope also requires lots of patience as well as good communication.

The next technique needed is teamwork. Any tough code compliance problem is more manageable if the inspectors, plan checkers, and the building official back each other up.

The last but not least important counter person criteria is HUMOR! A smile and friendly approach can defuse many angry incidents. Even the grouchiest contractor can ease up a bit when the general office atmosphere is not grim and forbidding. Our jobs are probably 70 percent public relations, and the image we project for our municipality should be positive and helpful.

LOOKING TO THE FUTURE

By Rusty Price, Littleton

The year Two Thousand - What will things be like for building officials then? It boggles the mind to think of how much change there can and will be in the next 10 years.

Why take the time to consider what 2000 will be like? Remember when you were a kid with your first bike? When your vision was focused just in front of the tire, the bike wobbled and leaned and you steered left and right, back and forth, overcompensating, going slowly, perhaps falling. As you became more confident, you looked farther and farther ahead of that front tire. The ride smoothed out. The wear and tear was less. You covered more ground. You took control of your destination.

Long range planning does the same for you in your career, finances, and personal life. We know that. We use it. Many cities are now into a two year budget process.

What can we expect in 2000? Obviously nothing stays static. Now we see terrific competition for construction dollars. We can sure expect that to continue. The boom/bust cycle of construction has been with us for 2000 years at least, so that probably won't change. Politics won't change, but the issues and players will. So what will change?

Most likely the way we store and/or process information will have the greatest effect on us. Already computers make us more thorough, simply because computers don't forget. As we become more thorough, we need to ease political acceptance of higher levels of compliance, education for the building community, elected officials and general public becomes more and more important.

We ourselves, need more education, i.e., communication skills, computers, techno-political skills (the ability to explain the whys of technically complex issues to the non-technical). All of this in addition to keeping up with a changing code, personnel changes, and changing economic and political climates.

Well, whatever 2000 is like, it will be different than 1989, and it will be challenging. I am sure that a little preparation now will go a long way toward that year meeting your expectations. That's why long range goals smooth things out. Ask a futurist what 2000 will be like. More than likely the advice will be: If you can share a dream for the future with just one other person, it is likely the future will have that dream as a reality.

HAVE A DISASTER IN YOUR JURISDICTION

By Tina Christiansen, Boulder

Thursday. 7:00 p.m. your phone rings, an emergency dispatcher is on the phone. "Good evening Chief Building Official, an 18 foot high wall of water came crashing down the mouth of the canyon tonight at 6:00 p.m. Over 600 buildings were damaged in the flood's path. Early reports indicate 10,000 people missing, dead, or injured. We are now in the All Clear Mode, the flood has passed. City offices have been wiped out and may not be occupied. You are to report to work 8:00 a.m. tomorrow morning at your assigned emergency response post ready for emergency inspection duties. This is a drill."

There's nothing like having a disaster drill to get you and your organization better prepared to deal with one. Fire and Police departments have a long history of using disaster drills to better prepare and train for their disaster response. Building Departments can use the disaster drill model also. Building Department, while not involved in rescuing people or fighting fires, do have the responsibility for inspecting damaged buildings and determining whether they are safe to occupy, need repair, or must be demolished. In certain disasters such as floods or tornadoes, this can be a very large task.

ICBO has drafted two tools that are very useful in preparing for your department's disaster response. First, the "Mutual Aid Agreement" should be reviewed and if possible signed with neighboring jurisdictions. This agreement sets the groundwork needed for one inspection agency to loan inspectors to another if an emergency need arises. (The cities of Boulder, Broomfield, Louisville, Longmont and the County of Boulder have completed this agreement.)

Second, the "Uniform Disaster Mitigation Plan" by ICBO is a useful document. We have had special color coded inspection placards and disaster inspection forms pre-printed from this manual which are ready to use if a disaster strikes. For example, a green placard posted on the entry to the building, indicates the structure is "Safe to Occupy", a red placard indicates the structure is unsafe and states "No Entry" is allowed. The color of the card is more easily read from the street by police or national guardsmen which are responsible for security and patrol of the disaster area.

Preparing for a drill does take a lot of work. There is not enough room in this article to detail how to do it, but I can give a few pointers.

The first step is to draft a disaster script that sets times of events, created scenarios for inspectors to respond to, and defines the roles of the "control group".

The "control group" and its "disaster director" play the roles of citizens, the radio dispatcher, and other emergency response agencies such as police and fire. The "control group" is responsible for creating the appearance of a disaster through various devices, (radio communications, TV News Releases, phone calls, scenario envelopes prepared ahead of time).

An example of a portion of a disaster plan could be:

Thursday 6:30 p.m. "Flood" occurs.

8:00 p.m. Dispatcher calls the Building Official and informs him that the flood has occurred and when to report to work.

Friday 8:00 a.m. Location Fire Station Six (Emergency Building Department location). Six acting students from a local college are waiting in line with complaints, questions, hysterical roles to play. As each of their problems is solved they go the end of the line and play a new role.

A TV monitor is located in the Emergency Building Department office with tape describing the extent of damage. This tape of a mocked up "News Report" is being played for the building official, inspectors, and office staff.

Each inspector has on their desk several envelopes that are to be opened at specified times during the drill. The envelopes contain an address to go to, the inspector upon arrival opens the envelope. It describes a scene and asks the inspector to make a decision, i.e. call in on the radio for help or instructions, fill out an inspection report and post a placard (which one?). For example: one such location is actually an existing fire damaged building. The inspector is instructed to complete a damaged structure inspection form, and to decide which placard to post. The inspector files the response in the envelope and goes on to the next location given by the next envelope.

8:10 a.m. Control Group "Fire Chief" calls in on radio asking for inspector at 1010 Arapahoe - Structure on fire and in danger of imminent collapse onto adjacent property. Needs assistance on demolition advice. (Should you go or not?).

8:11 a.m. Control Group "citizens" call in with questions, problems, need for information. "There is a red "No Entry" placard on my house, "Can't we go in and get our valuables out?"

8:12 a.m. Control Group "City Manager" calls in and wants to know why his people can't re-occupy their office building, "it looks OK to him" . . .

8:13 a.m. Chief Building Official of "Wheatridge" calls and offers some inspectors to help out. (You don't have a mutual aid agreement signed with that jurisdiction. (Should you accept the offer?)

The drill can be video taped. After the drill is over, the tape is reviewed, the inspector's reports are compared with each other and a debriefing meeting is held.

The debriefing meeting is probably the most valuable portion of the drill. The drill raises a number of questions from staff that need to be considered. A critique of how staff did and a review of the video is a learning experience for everyone. For example, the decision of when to require a building to be demolished and when it can be repaired is a critical one. Procedures and legal processes have to be worked out and understood in advance in order to minimize liability.

Prioritizing your response in a disaster is extremely important. During a disaster you will not have nearly the staff you need to respond to what often is a critical situation. During a disaster normal duties must be delayed or suspended until critical responses are completed. Do not expect your first drill response to be perfect. The purpose of a drill is to learn from mistakes, ask questions you hadn't thought of before and to practice in order to get better. *Continued on next page.*



Disaster Response Plan

Of course before you even have a drill you should have a disaster response plan which is reviewed with your staff. This plan tells staff, for example, what to do in case of a flood. Our plan calls for a "Building Department in a Box" to be prepared ahead of time and the box stored in Fire Station#6, which is out of the flood area. All staff is to report to this location in a flood.

"The Building Department in a Box" has all the blank forms, calculators, paper, pens, pencils, film, cameras, flashlights and batteries needed to operate the office from a remote site for a short period of time.

The plan also calls for staff home phone numbers to be kept at the supervisor's home so that after hours emergency contact can be made in the event of a flood. Each inspector has a "flood packet" that contains a map of the flood area, location of emergency operations locations, descriptions of each "Mode" of the flood warning system and what to do in case of each mode.

One final piece of advice, if you do have a drill, be sure to notify all emergency response agencies well ahead of time of the drill and give them a copy of the drill script, so that no false alarms occur because of the drill. Also, all radio transmissions should begin with "this is a drill only" and frequent announcements on the radio that "emergency drill is in progress" is a must. Your disaster response plans should also be coordinated with other departments, specifically your police and fire departments.

If you are interested in learning more about disaster plans and drills, give me a call at (303)441-3200 and I'll see what I can do to help you prepare.

Now a challenge, I'm interested in hearing from a Building Official in the next newsletter who has been through an actual disaster. Any advice?

A GUEST EDITORIAL

As a Human Resources Specialist, I have been asked why building department personnel are in the first tier of layoffs in local government. There are as many reasons as there are City Managers, but I am going to focus on three of the most common.

(1) Perception of the City Manager, elected officials, and some members of the community that the primary job of the building inspector is to review and inspect new construction.

(2) As a career field, building inspection lacks the status and image enjoyed by engineering and architectural professionals. And,

(3) I would suggest that most building departments lack a basic understanding of the political environment and fail to market their diverse skills and services within this environment.

In many communities, the building inspector functions in what is perceived as a narrow role of a field inspector. Plan review is a separate function performed by specialists within the department, or in the case of a small department, a function performed by an outside consultant. This division of responsibility reinforces the perception of Administration that the primary purpose of the position is inspection of new

construction. In an economic downturn, where there is limited new construction, it then appears reasonable to eliminate staff positions in the building department and to consolidate position responsibilities. From my perspective, it appears that the building department personnel faced with this type of situation have failed to expand or market their job skills and position responsibilities. It also appears that these departments have failed to build a constituency with the citizenry of the community, who require the technical information and services of the building department.

The general perception of the building department is a function of the lack of marketing to the citizenry and the high level of visibility and discretion of the building department personnel. This discretion feeds the image that building department personnel are non essential during slack periods of construction. The challenge for the profession is to be recognized as valuable and contributing members of local government, and to build the image of a "white collar" professional. This image assumes certain standards of dress and behavior, and suggests training, knowledge, and ethical standards.

As one talks of image, the conversation shifts to the political environment. One of the distinct constituencies that the building official plays to is the elected official. While the elected officials establish policy affecting the building department, they may represent or at least be influenced by the local construction industry. If these local businessmen are long term members of the community, or long term members of the construction trade, plan review or field inspection may become politicized. One of the most common ways to deal with political influence is through effective communication about the diverse role of the building department, and listening to feedback about the political issues and concerns. Is the behavior or visibility of building department personnel becoming a community issue? Understand the political environment and the areas that may create political problems for your elected officials. Deal with issues before they become major crises for your administrator.

In summary, I noted the following advertisement in the January 20th edition of the CML Newsletter. "Cities interested in developing a better image, capturing more positive publicity in the media or improving employee morale, should consider membership in the newly formed marketing association". The advertisement could be focused to building departments in terms of marketing to the political and administrative officials of the city; in terms of good public relations; and in terms of marketing the profession as a viable career. I am encouraged by your educational institute, and believe that it is the foundation to improving the image of building departments. With these kinds of activities, building departments may achieve a higher level of integration with other functions of local government, and may be prioritized as a major service area of the local government. When this occurs, the building department personnel will no longer be in the first tier of reductions in a slow economy.

INSPECTION ETIQUETTE

By Steve Thomas, Glendale

When I was asked to write this article, I wasn't sure what to write. How an inspector relates to people in the office and out in the field varies from person to person. However, there are several basic things that you can do to improve your relations with the contractor or homeowner.

Other than a police officer or firefighter, a building inspector is probably seen by the public more than any governmental employee. If we create a poor image of ourselves, it reflects on the jurisdiction that employs us. How many times do you hear from friends "That %*# building inspector made me do this or that when I remodeled my home". Even though the inspector was correct in requiring what he did, the homeowner still feels he was forced to do something he or she didn't want to do. If the inspector had spent a little time and practiced some people skills, that homeowner may have thanked him for requiring the change. The jurisdiction is then seen as a "government that is reasonable and willing to help". People skills are what I would like to talk about in this article.

An inspector should be knowledgeable enough about the code that he or she can give a reason for the requirement. The best way to do this is to follow the code change process. If you can't attend the annual business meeting, read the Building Standards Magazine sent out just after the meeting. This provides a brief summary of the discussions about the code change. If that doesn't answer your question there, are several publications available that can. The newest one is the Building Code Handbook by Vincent R., Bush. If you don't know why the space between intermediate rails in a guardrail was changed from 9" to 6" and possibly 4" in the future, you are performing a disservice to the public. I have found that if a contractor knows why the requirement is needed they are

more willing to comply. One of the worst things that you can say is "You have to do it because the code says so".

Courtesy and friendliness can be tough things to master. Construction is a dog eat dog world and if you get caught up in it, it is difficult to escape. When you go onto a jobsite, introduce yourself to the person in charge. Do it politely and with respect. If there is a difference of opinion on a code issue, don't get into a yelling match with the contractor. Try to reason with the person and if you can't, offer to discuss the matter with your superior or call I.C.B.O. We all make mistakes, so check out your interpretation. If you are polite and friendly, you will find that most people will respect your position and be more cooperative.

Remember what we are, we're building inspectors and the police. Although we are enforcing a law, it is not a criminal one, and we shouldn't act as though it is. Our job is to insure that a structure is constructed according to the codes that are adopted by the jurisdiction. If we treat builders like criminals, they will respond accordingly. Try to work with them as a consultant. Don't design the building for them, rather guide them into the code so that they can find the answer to their question. I realize that there are those situations that you have to take a legal action against someone. However, I feel that it is a small portion of our responsibility and it can still be handled with a level of respect.

I believe that an inspector who is knowledgeable about the code, is friendly, and realizes that they are not a police officer, can be very successful in enforcing the code. We need to accept the fact that both the building department and construction community are after the same result, that is, to build a structure that can be used by the public without having to worry about their safety or well being.

THE RCSE

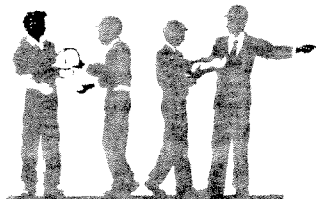
By Steve Thomas, Glendale

The Reciprocal Construction Supervisors Examination (RCSE) has turned out to be a very difficult test. This exam is accepted by several jurisdictions in Colorado.

The test has been administered 12 times since its inception. Over 170 people have taken the exam over the past two years. A total 27 applicants took the last test in Glendale. The average score was 57.59%, with only 4 successfully passing with a score of 70% or better. Most people have to take the test at least twice before passing.

As you can see, the RCSE is very comprehensive. The board feels that the test is difficult enough to be substituted for any jurisdictions examination in the state.

For more information on the RCSE, contact Steve Thomas at the City of Glendale, 950 So. Birch, Glendale, CO 80222, Phone (303)759-1513.



THE ROCKY MOUNTAIN HOME SHOW

By Jan Graham, Arvada

The Rocky Mountain Home Show booth, jointly sponsored by Home Builder's Association and the Colorado Chapter ICBO was most definitely a success. The booths theme was gas logs, with a display of a properly installed gas log and an improperly installed unit. Also on view were copies of the Uniform Codes with handouts listing Metro area building departments and their telephone numbers. From comments of people stopping by, the most appreciated facts were the unbiased opinions and free advice regarding installation of gas logs.

Many other types of questions were asked and most times answered. The answer often included a "Please check with your local building department", and handing out a copy of the telephone numbers.

It was enjoyable working the booth and endeavoring to show people the reasons for permits and safety considerations. The public relations aspect of this booth is one of its greatest assets. We as building officials, need to make the general public aware of the building code's purpose and intent, as well as our role as a citizen advocate, instead of an adversary. To this end we should aim for a larger booth next year, perhaps sponsored by the Colorado Chapter alone.

STATE OF COLORADO

EXECUTIVE CHAMBERS

136 State Capitol
Denver, Colorado 80203-1792
Phone (303) 866-2471



Roy Romer
Governor

HONORARY PROCLAMATION

BUILDING SAFETY WEEK
April 9-15, 1989

WHEREAS, it is the responsibility of states and local governments to adopt legislation and enforce laws and ordinances to protect citizens' health, welfare and safety; and

WHEREAS, among the most basic of the laws are those assuring the public's health and safety in the buildings in which they live, work and play; and

WHEREAS, to assure safety, Colorado is working together with counties, cities and townships across the state to enforce uniform building codes;

NOW, THEREFORE, I, Roy Romer, Governor of Colorado, proclaim April 9-15, 1989, as

BUILDING SAFETY WEEK

in the State of Colorado.

GIVEN under my hand and the
Executive Seal of the State of
Colorado, this sixth day of
April, 1989


Roy Romer
Governor

ODDS-n-ENDS

The City of Aurora is pleased to welcome **Dean Davis** as their new Chief Building Official.

Congratulations to **Bill Barnes**, Glendale, who was recently elected to the Rocky Mountain Chapter of the International National Association of Electrical Inspectors Executive Committee.

Congratulations to the newlyweds: **John and Judy Swallow**.

CHAPTER BADGES NOW AVAILABLE

Chapter identification badges are now available for only \$2.50. (Payable to the Colorado Chapter ICBO).

Include the wording that you want and designate the style pin that you prefer. Either the rectangular Chapter pin or the newer round one can be used.

Send your request and check to: Noel Vargo, P.O. Box 3327, Winter Park, CO 80482

JUNE MEETING

To Be Held in Colorado's "All American City"
By Host: Dan Correll

The Colorado Chapter of ICBO's June 16th meeting will be held in Greeley. Greeley was recently selected as a finalist in the National Civic Leagues "All America City Award". The award was based on a city's ability, through community involvement, to identify problems, define solutions and successfully implement programs.

The meeting will be held in the Greeley Recreation Center, immediately adjacent to the new Union Colony Civic Center, which was instrumental in Greeley receiving its award. We are looking forward to your participation and our chance to show you why we are proud of our community.

DIRECTIONS

Greeley is located 50 miles north of Denver on Highway 85 or approximately 13 miles east of the Loveland interchange of I-25. The Recreation Center is at 651 10th Avenue, just two blocks off of Highway 85 in downtown Greeley. For additional information please call Dan Correll (303) 350-9836.



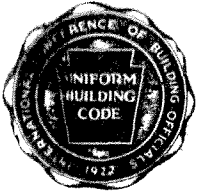
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COLORADO
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COLORADO CHAPTER NEWS



July-August 1989

PRESIDENT'S MESSAGE

Everything is happening too fast! We are already into the second half of the year. Tax forms will be in the mail before you know it!

Our committees have been busy. Most have been meeting on a regular basis. All committee chairmen should re-examine their goals and objectives to see where they stand, and where they need to be, to satisfy their objectives by the year's end.

Dan Nickle, Chairman, reported that the Code Change Committee will challenge seventeen items. The challenge agenda should be received in the next two weeks, and Dan will schedule another meeting soon after. The purpose of that meeting will be to assign speaking assignments for the ABM. If you're interested in addressing any particular item, contact Dan.

Chairman **Bob Foote** and the Code Development Committee are ready to submit their new Code Division to ICBO's Code Development Committee.

This division will be I 1.1 and will address out-patient surgery. This occupancy classification falls somewhere between a B-2 and a I occupancy. One significant difference, as presently proposed, is that a sprinkler system will not be required.

On June 1st and 2nd, members of the 1990 ABM Committee met with Jim Bihl and Brent Snyder. Committee attendance was limited primarily to those individuals who had prepared specific portions of the 1990 program. The presentation of our proposed agenda on Friday was complete and thorough. The members that participated are to be commended for their preparedness. A few items were discussed and a number of questions were answered. Jim and Brent were pleased with our program and gave us the OK to proceed.

The 1989 Annual Conference is just around the corner. You should already have your registration materials. I hope that many of you will be able to take advantage of this opportunity to participate in one of your profession's most important aspects, the Code Change process. The location of the conference at Palm Desert, and their luxurious facility, the Marriott, are impressive, but, as with most of our conferences, the agenda is full. There is much to learn and much work to be done. Don't forget to pre-register by August 9th and save \$25.00. See you there!

Our last regular meeting was in Greeley on June 16th. I was out of town and unable to attend, but from the comments I've heard, it was very successful. Thanks to our host **Dan Correll**, and **Greg "Quayle" Keith** for being the chief cook, and bottle washer.

Our next meeting will be in Summit County on August 3rd and 4th. I'm not sure what Greg Keith has in store for us, but I'm sure it will be good.

Sincerely,

G. Noel Vargo
President



MEETING REVIEW

By Debra Kaestner, Fort Collins

GREELEY - The Colorado Chapter ICBO Meeting, hosted by Dan Correll of the City of Greeley, was held on June 16, at the Greeley Recreation Center. There were 40 persons in attendance; who were welcomed by Mayor Bob Markley.

The business meeting was held first; correspondence and committee reports were discussed. The 1990 Committee reported meeting with Jim Bihl and Brent Snyder regarding the ICBO 1990 Annual Business Meeting to be held in Denver. The ABM will be preceded by an optional program on Saturday, entitled "A Day in the Rockies". This event, which is being planned by the 1990 Committee, will provide attendees with a virtually unlimited choice of recreational opportunities in the mountains.

The educational theme for this meeting was "Code Construction Details: Facts vs. Myths". Instructors for this course were: Greg Keith, Summit County, Chuck Layman, Underwriters Laboratories, Wally Prebis, Colorado Prestressers, Dave Tyree, Town of Elizabeth, and Francis J. McCabe, Prefco Products Inc..

Using lecture, slides and discussion; Greg Keith exposed the underlying philosophy behind many Uniform Building Code tables and sections. Table 17-A has two main categories; noncombustible and combustible construction. Within these categories are those types of construction which have built-in time periods of fire resistance and those which are non-rated. The UBC definition of noncombustible includes gypsum wallboard products; but not fire-retardant-treated wood. Although, sections 1801 and 1901 allow the use of fire-retardant-treated wood within rated assemblies of noncombustible buildings. Note was made of the requirement in Table 17-A for exterior bearing walls of Type III and IV construction to be four hours which is similar to Types I and II FR. After considering this similarity; notice Types II 1-Hr, II N and Types V 1-Hr and V N have the same requirements for fire-resistivity, are grouped together in Table 5-A, and have the same requirements for area separation walls.

During discussion of UL testing of fire doors, windows, and dampers, an explanation was given for allowing a lesser rating of the openings within a rated assembly. For example a two-hour occupancy separation wall requires one and one-half-hour rated opening protection. According to Chuck Layman fire door tests are more stringent because the hose stream is applied to the door assembly after the full test period has ended, rather than mid-way, as is done with wall assemblies. When inspecting rated assemblies, note that the frame itself no longer carries an hourly rating on the label. Frames are compatible with a range of door ratings and the important item to inspect is the frame anchor. The anchor must be appropriate for the type of material, i.e., wood, steel or concrete/masonry. The frame is tested to meet the requirements of the highest rating to which a particular type of construction is likely to conform. For instance, wood framing - two hours, and masonry - four hours.

Wally Prebis explained the terms restrained and unrestrained as they apply to structural engineering, fire-resistive assemblies and UL classification. Assume unrestrained unless the engineer will specify a restrained assembly.

Francis J. McCabe lectured on fire dampers, pressurization and smoke control. Section 4306(j) UBC spells out the locations where fire dampers are required. Also, sections 802 and 1002 UBC specify smoke dampers be used where smoke barriers are required.

The afternoon concluded with Dave Tyree explaining the different rating requirements and logic used when reviewing interior and exterior stairs. For interior stairs check 3309 UBC and travel distance, for exterior stairs check Table 5-A, 17-A and 3306(1) UBC. Dave also explained the corridor construction requirements of 3305(g) UBC. He noted that corridors can not be used as return air plenums, but the doors could be undercut 3/8" per UBC Standard 43-2.

The next chapter meeting will be held August 3 and 4 in Summit County.

CALENDAR

July 30-Aug 3	WFCA ABM, Arizona
August 3-4	CHAPTER MEETING, Summit County
August 9	Newsletter Deadline, Federal Heights
Sept. 10-15	ICBO ABM, PALM DESERT, CA
Sept. 19	RSCE Exam, Glendale
Sept. 22	FMAC Meeting, Aurora
Sept. 23	ICBO Certification Exam, Littleton
Sept. 24-29	IAPMO ABM, Nevada
October 13	CHAPTER MEETING, Fort Collins
October 14	ICBO Certification Exam
October 31	Newsletter Deadline, Federal Heights
November 4	CABO Exam
November 4	ICBO Certification Exam, Colo. Springs
November 17	FMAC Meeting, Aurora
December 7-8	CHAPTER ABM, Lakewood

1990

March 5-9	Educational Institute, Sherton DTC
September 9-14	ICBO ABM, Denver

*Disagreements shouldn't
produce winners or losers, but
solutions.*

AUTOMATION OF THE BUILDING INSPECTION FUNCTION

OR

"How to Manage the Computer Before it Manages You"

By: David Van Allen, City of Longmont

Building department automation has been a buzz phase for several years. Many departments have felt the need to automate and have jumped in with both feet to avoid being left in the stone age. This happened to the City of Longmont Building Inspection Division in 1980. A computer terminal, printer, and packaged software program were purchased with the hope that automation was going to solve all the woes of a boom town inspection office. Two years of effort later, the program was scrapped and all those involved were left with a bad taste in their mouths. Other building departments don't have to go down the same road. With a little advanced planning, the process of automating the permit, plan review, contractor licensing, field inspection, and code enforcement activities of any department, regardless of size, can be a worthwhile and rewarding experience.

Before you go out and buy a computer, consider these myths: 1.) Computers result in better management of data. 2.) Computers result in better information. 3.) Computers result in improved supervision. 4.) Computers result in reduced staff and reduced operating costs. 5.) Computer technology is easily transferred.

Although there is some truth in each of the above statements, computers can not be all things to all people. Computers don't make decisions; they give us information to help us make better decisions. It is essential to decide what type of information we need to do our jobs better and then build a system to meet those goals.

The first step in automating is to conduct a needs assessment. What routine, repetitious activities could a computer do more efficiently than your current manual system? There are no magic formulas. Each department must determine its own needs, examine its resources, evaluate the level of commitment to automation on the part of the decision makers, and sense the right timing to move forward. Timing can be the most critical element of all.

The next step is to develop a plan of attack. Visit other building departments that have an automated system and learn from their experiences, pro and con. Most will be happy to show off their system. Decide if you will be building a mini computer system on your own or working with a data processing department representative developing a customized system from scratch. You may wish to buy one of the many software programs that are already available. Get out your crystal ball and decide where you want to be two, five, and even ten years into the future. Will the system you've got in mind today allow you to grow in the future? If not, you may be in for a rude awakening on the trade-in value of used computers. Technology is expanding so fast that what is state-of-the-art today is obsolete next month. But don't let that scare you; plan for it and make sure you can ride the wave of new developments.

Also involve your staff in the process because unless you are a one person shop, they are the ones who will use the computer on a daily basis.

After you know your needs and how you want to fill them, start shopping around. If you're doing this on your own, get with another building department that has gone through the process. They can probably help you prepare some specifications that will get the best equipment at a fair price. Be sure to get adequate training included as part of the purchase. It's no fun digging the operating instructions out of a manual while customers are waiting in line for permits.

Once the system is up and running, you will be surprised at the amount and quality of information that is readily available to you. You'll probably hate yourself for waiting so long.

Longmont's early negative experiences have now been overcome by a highly successful program which includes multi-department plan review tracking, permit issuance, financial accounting of all development fees, inspection tracking of all building and code enforcement inspections, and monitoring of inactive projects. It was expanded to include soils report logging and most recently, a contractor licensing program. Recent P.C. purchases have enabled us to acquire plan checking, energy code evaluation, and word processing software. If it's not readily apparent, let me state that my staff and I have nothing but good to say about the automation of our operations. We welcome your inquiries and will provide any assistance we can. Another source of information is a book titled, Computers in Code Administration, published by BOCA. I have a copy if anyone would like to borrow it.

Success

*Success is speaking words of praise,
In cheering other people's ways,
In doing just the best you can,
With every task and every plan,
It's silence when your speech would hurt,
Politeness when your neighbors curt,
It's deafness when the scandal flows,
And sympathy with others woes,
It's loyalty when duty calls,
It's courage when disaster falls,
It's patience when the hours are long,
It's found in laughter and in song,
It's in the silent time of prayer,
It's in happiness and in despair,
In all of life and nothing less,
We find the thing we call success.*

A Guest Editorial

The author gratefully acknowledges the contribution of
Ron Hellbusch, Director of Public Works,
City of Westminster

A majority of those of us employed in municipal government are aware of practical politics. That is, we understand the impact that politics has on our work environment and our career, but we may not understand the nature of politics. We sit on the sidelines, instead of utilizing the reality of politics to market the services that we provide.

A building department can be an effective focal point for public relation activities of the municipality, because of the department's constant contact with the general public. I am amazed at how often there are complaints about the nuisance of dealing with a homeowner at 3:15 on a Friday afternoon, or that the homeowner/citizen interrupts more "important" activity such as plan review. We often tend to view the public as an interruption of our job, instead of an integral part of the job.

Plan review and inspection of commercial buildings is an important function of the job, however, my perspective as an assistant administrator, is that service rendered to the homeowner is the most important part of the job. This article will focus on the perception of good service, and how the perception of service impacts on the political environment of a community.

Following is an excerpt of a publication from Ron Hellbusch, that more completely describes this concept.

"Over-all public opinion regarding city government is formulated largely on the basis of public satisfaction with the quality and quantity of the services provided by municipal personnel. Moreover, *the manner in which the services are performed is often more important than the actual service itself*, in terms of public reaction. If a citizen feels that he is being given considerate and fair treatment by a municipal employee, he will have a more favorable impression of city government. This holds true even if he is disappointed in his request. For example, if a person is denied a zoning variance he may go away disappointed, but if he feels that he was treated fairly and thoroughly, then he will usually be satisfied with the service.

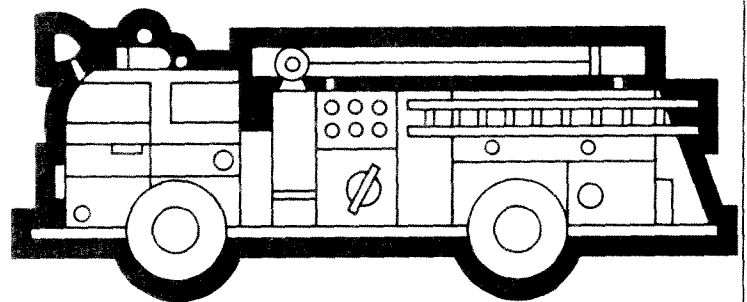
In order to establish favorable relationships with the public, city employees must not only be effective in performing their duties in a technical or professional manner; they must also carry them out in a manner that earns citizen approval and confidence. In order for a city to gain and maintain citizen satisfaction and confidence, the person must not only be served well, but he must feel that he is receiving good service. When we have succeeded in this area, city government is viewed as a professional and concerned service provider."

Since building departments generally have significant face to face contact with the public, they must be more than technically correct. I have seen a number of situations where the inspector was technically correct, but politically

inexperienced, and I have watched those situations deteriorate to political chaos. In my opinion, there are several ways that knowledge of practical politics can help the building department avoid these pitfalls. Following are several of the basic concepts:

- (1). Utilize this face to face contact to market the essential services and the public safety activities of the building department.
- (2). Build a constituency for your department through effective communication with both the general public and administrative officials.
- (3). Communicate technical problems to your administrative superior, before they become problems that are unmanageable.
- (4). Continuously educate both the general public and city officials on the reasons for code requirements in your municipality.
- (5). Keep focused on service as the primary product of the building department. When a homeowner applies for a permit on a Friday afternoon for a weekend project, in that homeowner's mind, a prompt response is the most important service of the municipality.

All municipal employees from top administrators on down are responsible for serving the citizens of the municipality. Because of the frequent face to face contact, the building department has a greater responsibility than other operating personnel, to establish the public service climate of the organization through attitudes, procedures, and priorities.



FIRE MARSHAL'S ASSOCIATION OF COLO.

The Fire Marshal's Association announces a two day seminar on Article 80 in Denver on August 17 & 18. The cost will be \$100 for the in depth study on the subject HAZ-MAT by the "man who wrote the book", Larry Fluor.

For further information contact Russ Wallace, Castlewood Fire Department (303) 799-3720 or Lloyd See, Lakewood Fire Department (303) 237-9588.

1989 BILLS THAT BECAME STATE LAW

By **Bruce Wilson**, Greenwood Village

The Bills that were followed through the last legislative session that became Law are; (1) Senate Bill 116 concerning low flow plumbing fixtures. (2) House Bill 1299 concerning underground storage tanks. (3) Senate Bill 1 concerning licensure of secure residential treatment centers. (4) Senate Bill 173 concerning specific requirements for installations of gas piping.

The law that has the most effect on building officials is Senate Bill 116 as it contains specific mandates that we must comply with. THIS LAW BECOMES EFFECTIVE JANUARY 1, 1990.

The specifics are quoted below for your information.

9-1.3-102. (3) No building permit shall be issued on and after January 1, 1990, for the construction or renovation of a residential structure or a facility for human use within an office, commercial, or industrial structure by the local governmental entity with building permit authority unless the fittings and fixtures installed during such construction or renovation conform to the specifications provided in subsection (4) of this section.

(4) The requisite fixtures and fittings for such construction and renovation shall be:

- (a) Tank-type water closets which flush with a maximum of three and one-half gallons of water;
- (b) Shower heads for bathing which have a maximum flow capacity of three gallons per minute; and
- (c) Lavatory faucets and sink faucets (with or without aerators) which have a maximum flow capacity of two and one-half gallons per minute.

9-1.3-1-3. Certificate of compliance. For facilities for human use within office, commercial, and industrial structures, the plumbing contractor or party responsible for the installation of said water flow control fixtures and fittings shall certify to the inspecting governmental entity that the fixtures and fittings conform with the volume and ratio of water flow to gallons per minute stipulated by section 9-1.3-102 (4). In lieu of such certification, the results of tests performed by an approved independent testing laboratory or the manufacturer, using established principles of mechanics, shall be acceptable.

The law goes on to allow the chief building official to waive the requirements, with satisfactory demonstration, that the conservation requirements are detrimental to the public health or safety and/or if the administrative authority determines that the requirements would cause a sewer hydraulic gradient insufficient to handle reduced water flows.

In other action the legislature approved House Bill 1299 which deals with underground storage tanks. Originally

this bill precluded any local jurisdictional requirements. However, CML fought hard and got included a clause that allows local requirements established pursuant to the Uniform Fire Code, the National Fire Protection Association codes and local zoning regulations. This language is contained in section 8-20-508.

Senate Bill 1 also became law but should not have an impact on building departments. This bill simply authorizes the development of standards governing the licensing of secure residential treatment centers.

And finally, Senate Bill 173 added wording that includes liquefied petroleum gas piping in the requirements of Section 12-58-114.5 (which deals with inspection, application and standards regulating plumbing work).

CROSS TRAINING

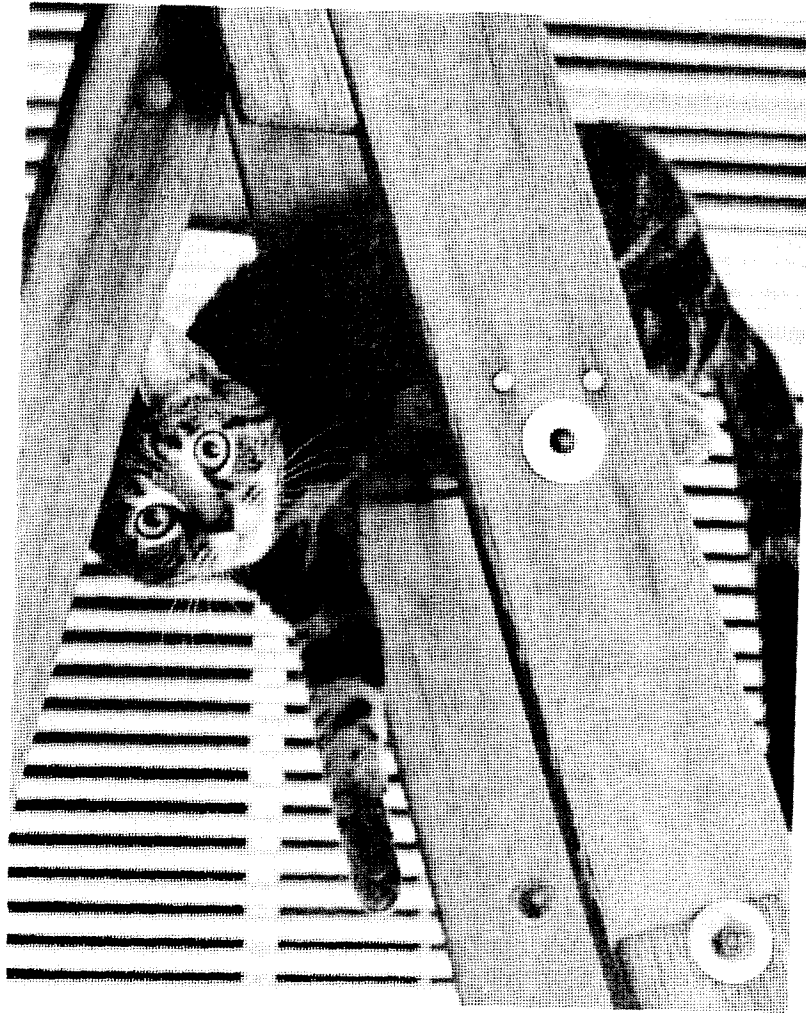
By **Andy Montoya**, Eagle County

At one time a carpenter constructed an entire building, including the footings, the foundations, the framing, the dry-walling, and other phases of construction. Today, however, specialization has evolved. Now we have dry-wallers, metal-studmen, framers, roofers - construction has become a specialized trade. Consequently, building inspections have become specialized. There are special inspectors specifically trained to inspect concrete, masonry, structural steel, etc.

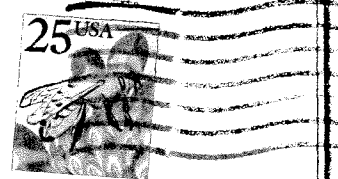
In the smaller jurisdiction, specialization is not advantageous. Many times a small jurisdiction has a set budget allocated for the building department. They may only be able to have one inspector to cover each trade, such as; building, plumbing or mechanical. Therefore, the inspector needs to be utilized to his fullest potential; and this can be accomplished through cross-training.

One way that cross-training is addressed, is through an "inspection check-list sheet", that would list those items that must meet code on a particular phase of construction. The building check list might include a section specifically on foundation, or footings, or dry-walling, framing, insulation, etc. The mechanical check list could list a section on location of certain appliances, and other aspects particular to mechanical inspections. Each jurisdiction can develop a check list that would meet their particular needs.

The smaller jurisdiction can also use pictures or slides of unique situations, to create a library back at the office in cross-training of the inspectors, or to train a new inspector. Cross training can also be enhanced with the ICBO seminars where specific phase of construction is being taught. One inspector doing multiple inspections saves time on a construction site, and brings continuity to a job, by being able to do several inspections on one visit. Cross-training is valuable. It saves time, money, and makes for a well-balanced inspector.



***DON'T FORGET
OUR NEXT
MEETING
AUGUST
3RD AND 4TH.***



**Newsletter Committee
2380 W. 90th Ave.
Federal Heights, CO 80221**

**COLORADO
CHAPTER
INC.,
OF THE
INTERNATIONAL
CONFERENCE
OF
BUILDING
OFFICIALS**

**President G. Noel Vargo, Winter Park
Editor Becky Baker, Federal Heights
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Thompson, Thomas
Broomfield, City of
416 Garden Center
Broomfield, Colo. 80020

COLORADO CHAPTER NEWS



NOVEMBER-DECEMBER 1989

PRESIDENTS MESSAGE

The Colorado Chapter was well represented at the Annual Business Meeting in Palm Desert. The days had full agendas of educational programs and code change hearings, but enough time allowed for the attendees to enjoy the elegant facilities of the Marriott Hotel. Some highlights of the ABM, with regards to the Colorado Chapter, were that we were honored at the awards luncheon by being chosen the Chapter to receive the 1989 Award of Excellence in Chapter Activities. You should all be very proud of that award, you made it possible. We continue to have great representation on the various ICBO committees and the Board of Directors. Tom Thompson of Broomfield was elected to serve on the Board for the Central District and Rusty Price of Littleton was appointed to the Evaluation Committee. Congratulations to Tom and Rusty, and our other chapter members who continue to serve the Colorado Chapter, and the conference as well.

Speaking of committees and appointments, we need a few good chapter members to volunteer for some of ours. In this issue you will find application forms for committee appointments and host jurisdiction for this coming year. Not only do we need members to serve on the committees, but to chair some as well. Some key positions will be open. We'll be looking for a chairman for Programs, Membership, Newsletter and Awards, for 1990 at our chapter ABM meeting on December 7, in Lakewood. For that reason you need to fill out the enclosed applications and return as soon as possible, definitely no later than December 1st.

A new committee for next year will be the Awards Committee. At the last board meeting in Fort Collins we were discussing the Sis Wallace Award and possibly a Burl Wallace Award. It became apparent during the discussion that a committee is needed to establish the criteria in determining deserving recipients, and then making a selection. It was decided that the members of that committee should not be on the Board of Directors. It was suggested that retired members be considered.

The nominating committee will be accepting nominations to the Board of Directors. If you are interested in serving, please submit your applications before the December 1st deadline.

The Board of Directors worked diligently on the Conference/Chapter licensing agreement at our last meeting. The agreement was given to us by ICBO almost a year ago. The Board of ICBO determined an agreement of this type was necessary as a result of recent litigation. Our Board has met several times to discuss and review new proposals and at our most recent meeting we reviewed a "tailored" version that was prepared by one of our members. We all agreed that it addresses the issues of concern, and is an equitable and understandable agreement. Our goal is to have the document in final form for signing at our ABM in Lakewood.

This year has been an extremely busy year for me personally, and I very much appreciate everyone's support during my year as your president. Thanks to all of you who have dedicated your time to chair or serve on committees, or serve the chapter in any way. It is because of that type of unselfish dedication that our chapter will always be recognized and respected as a leader in the field.

You can show your support to the next president and new board by filling out the committee applications and returning them as soon as possible.

Again, thanks for a great year.

Sincerely,
Noel Vargo
Noel Vargo
President

DECEPTIVE TRADE PRACTICES

Tom Thompson

The following text is from a letter received from the First Judicial District Attorney's office - Jefferson and Gilpin Counties.

FIRST JUDICIAL DISTRICT ATTORNEY'S OFFICE

Donald E. Mielke, District Attorney

Chief Building Official

Dear Sir:

We call your attention to a change in the Colorado statutes effective July 1, 1989, which could aid you in your responsibility to make sure that construction, remodeling and repair work meets proper code and legal requirements in your jurisdiction.

The new provision is contained in the list of deceptive trade practices under 6-1-105 C.R.S. which is administered by the District Attorney's Office. It reads:

"6-1-105. (1) A person engages in a deceptive trade practice when, in the course of his business, vocation, or occupation, he:

(z) Refuses or fails to obtain all governmental licenses or permits required to perform the services or to sell the goods, food, services, or property as agreed to or contracted for with a consumer;"

Unlicensed contractors who fail or refuse to pull permits for work requiring such regulation cost consumers - and local jurisdictions - thousands of dollars and untold hours of aggravation each year.

With the new deceptive trade practice definition, our office will be able to gain a greater degree of compliance with the law by such persons and a greater degree of protection for consumers.

If you find a contractor who has failed or who refuses to obtain the necessary licenses and permits, please inform this office and supply the necessary documents. We are able under 6-1-101 C.R.S., to call the contractor into our office with all his books and records to determine how extensive his abuse of the system may be. We are able, in a civil action, to collect back fees and obtain restraining orders against further such abuses.

We urge you, therefore, to assist our office that we may move ahead under provisions of the Consumer Protection Act (6-1-101) to help control any such abuse found in the First Judicial District of Jefferson and Gilpin Counties.

Sincerely,

John Toohey
Consumer Fraud Specialist

THE GAS HAZARDS COMMITTEE

Pete Tyree

The committee completed its work early in the year and was disbanded after completion and submission of a "Gas Hazards Policy" for the chapter members to use in their coordination with their gas supplier. The policy was created after considerable research and discussions with members of the gas division of the Public Service Company. The attorneys for the cities of Littleton, Greenwood Village and the Town of Parker reviewed the work of the committee and were in substantial agreement with the final report.

Copies of this report are available at the offices of Tyree Associates, 2527 West Colorado Avenue, Suite 202, Colorado Springs, CO 80904.

The members of the committee were: Bo Bowers, Bruce Wilson, Bill Allred, Phil Gooddard, Rusty Price, Robert Gaspar, Steve Brown and Chairman Pete Tyree. They were ably guided in their deliberations by Steve Meister, John Reiber, Ed Kominek and Kurt Haeger of the Public Service Company of Denver.

LEGISLATIVE COMMITTEE

Bruce Wilson

During the last Legislative session the committee followed seven bills through the process. Four of the bills became law and were reported on in the July/August newsletter.

As we talk about following bills through the legislature, please let me thank all of the Legislative Committee members and especially the Colorado Municipal League. As you may imagine, following a bill through the legislative process is quite a task. Some organizations have people at their disposal who follow bills that they are interested in and, in fact, lobby those bills. However, the Colorado Chapter does not have a staff to perform this function, which is why the Colorado Municipal League (CML) deserves so much credit for their help in this process. The CML provides us with periodic newsletters throughout the legislature and members of their staff contact us anytime that there is a bill or action on a bill that they think we may be interested in. Without the help, there is no way we could keep up to date on everything the legislature is doing. The Legislative Committee also puts in a lot of work and the expertise, experience and advice of the committee is greatly appreciated. Thanks to the committee members who are: Marvin Fischer, Mickey Spilane, Guy Magnuson, Kirk Schweitzer.

The State Legislature can, and does, have a lot of impact on us as building officials and inspectors. Special interest groups with the clout to lobby the Legislators can have a lot of effect on our operations as building departments. The Legislative Committee and CML try to ensure that any negative impact is minimized or negated.

The Legislative Committee will be meeting in November for upcoming issues for the next Legislative session.

1990 COMMITTEE

Pete Tyree

The 1990 Committee has met a number of times in this past year. Most of these meetings have occurred on Saturday and Sunday mornings to accommodate the spouse program participants. The City of Lakewood has very graciously acted as the host for these meetings though the subcommittees have met in specific places for purposes elsewhere. One of the more significant meetings was held in May with President Jim Bihr and Chairman of the Board Brent Snyder, the latter who will be the ICBO Host of the Denver convention. The committee presented the various proposed events of the convention and after considerable discussion both Bihr and Snyder agreed that we had a superior event planned.

In summary, the events for the September, 1990 ICBO Meeting will be pretty much as depicted in the special edition of the Colorado Chapter News as presented at the Palm Desert meeting. The event will open with a chapter sponsored gala day in Summit County with choices of golf, mountain climbing, shopping, mountain biking, fly fishing, horseback riding or a jeep tour through the turning aspens. The Sunday events would be pretty much the same except the golf event will be at Arrowhead which will be one of the more spectacular courses this group has seen. The firsttimers event on that night will be made special since Sis and Beryl Wallace had chosen to make it that way a number of years ago and we want to carry that effort forth.

The Monday "opening event" should be extra special with a couple of unique approaches to this affair. The spouses program will feature some events that have never been done before. This very active committee has conjured up some very exciting times for these folks and promises to provide many excellent choices of all kinds of activities, all week.

On Wednesday we propose to have a western casino party though some of the gambling laws may get in our way. It is not our intent to have a gambling party but more to use the casino theme as a mixer. We'll get it done somehow.

The annual banquet will have a couple of touches never seen before that should delight the attendees. Our purpose is to make the conference folks feel that they have the best possible treatment that is possible to get, not for just a single event, but for the entire time that they are in Denver. This will be a classy conference that will never be forgotten.

The members of this hard working committee are: Dan and Glea Nickle (Firsttimers), Becky Baker (Spouses), Emil Gadeken (Transportation), Gerry and Kathy George (Golf), Wally and Lona Prebis (Favors), Noel and Char Vargo (Registration), Gerry and Vera Best (Special Entertainment), David Nuss (FMAC), Larry and Rita Pirki, Tom and Bev Thompson, Dick and Vicky Younkin, Gary and Julie Goodell, Steve and Teri Thomas (Sports), Greg and Judy Keith (Special Events), and Pete and Pat Tyree (Chairman). Beryl Wallace

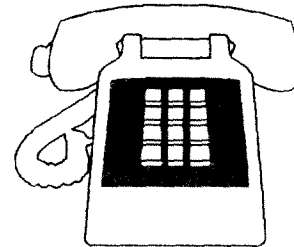
worked very hard on this committee in its early stages and was a strong supporter even when he was unable to make the meetings in his last days. The Firsttimers activity at the ABM will always feel the presence of both Sis and Beryl Wallace.

HOME SHOW COMMITTEE

Steve Thomas

The Rocky Mountain Home Show was held April 27-30 at Currigan Hall in downtown Denver. The chapter cosponsored a booth with the Home Builders Association. The theme of the booth was the proper installation of Gas Logs. It was well attended and we answered quite a few questions about the logs. I would like to thank all of those people who worked in the booth along with HBA and Colorado Comfort who provided the fireplace display.

Plans are already under way for next years show. We will be formulating a theme and asking for your assistance during the first part of 1990. We can use all the help we can get to staff the booth. If you are interested in working at the Home Show, please contact Steve Thomas at 759-1513.



FIRE CODE HEARINGS W F C CONFERENCE TUCSON, ARIZONA

James F. Madden

The Fire Marshals' Association of Colorado was very successful in our code development submittals and challenges to the Uniform Fire Code. We submitted 7 code changes, including a complete rewrite of Article 10, and all but one (Item No. 4) was approved or approved as revised (see Annual Report Item No. 1, 4, 8, 14, 15, 33, and 86). Only two of these were challenged (Items No. 8, and No. 33). Item No. 8 was approved as revised with further revision and Item No. 33 was approved as revised.

The FMAC submitted 3 challenges, Item No. 30 challenge No. 1 and Item No. 42 challenge No. 2 - both for approval as revised with further revision and Item No. 48 for approval as revised. All 3 of our challenges were approved.

If anyone would like additional information or if they have any questions pertaining to the Fire Code Hearings held in Tucson, please feel free to call James Madden at 452-9910.

EDUCATION COMMITTEE REPORT

Gary Goodell

Believe it or not, we are fast approaching the staging of our Fifth Annual Colorado Chapter Educational Institute, which will be presented on March 5-9, 1990. "Celebrating Five Years of Commitment to Education" has become the theme for the 1990 Institute. It's hard to believe that the Institute has developed such a tradition of excellence in such a relatively short period of time. The whole thing seems to have started a little over five years ago, when someone asked the question, "Why can't we provide the best in codes education at an affordable cost?"

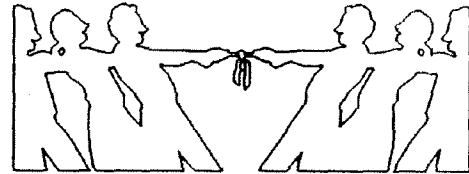
The first Institute in 1986 offered 27 courses in 7 major subject areas and was attended by 281 students. It's been improved and expanded ever since, with this year's Institute drawing 670 students from 24 states to attend 66 courses divided among 11 course paths. The 1990 Institute will include 70 classes in 12 course paths. Nine of the classes will be totally new for 1990. We will also be drawing upon a number of new resources for faculty support, including the Fire Marshal's Association of Colorado, the National Fire Protection Association, the Center for the Improvement of Public Management and the Rocky Mountain Chapter of the American Concrete Institute.

This year's Education Committee consists of Gerry George, Gary Goodell, Wayne Hoeben, Debra Kaestner, Greg Keith, Brice Miller and Pete Tyree. Many thanks to the committee for an outstanding effort to date. Thanks also to Dan Nickle, who, even though he isn't on the Education Committee this year, can't seem to get out of helping; and to the rest of the Lakewood people, who continue to do a lot of the work.

Thanks to Debra Kaestner and the City of Fort Collins staff are also in order. Fort Collins is taking over from Lakewood as headquarters for the 1990 Institute. This will include, among other things, receiving all of the student registrations and responding to countless inquiries about the program.

A special thanks goes out to the much larger "Education Committee", which consists of the literally hundreds of dedicated volunteers who really make the whole thing possible. That includes all those who help by running errands, entering data, typing, lugging audio-visual equipment around, running copies, stuffing envelopes, helping students find classes, taking photos, hauling materials, entertaining guests, teaching, answering questions, doing graphics, setting up classrooms, taking down classrooms, assembling evaluation sheets, paying bills, making name tags, handing out registration packets, making phone calls, etc., ad infinitum. The pay is lousy, but the work is hard and the hours are long! You all know who you are - and how exciting and rewarding it is to be involved in such an amazing event! And don't forget the students. Without the students, there would be no institute. It is their desire for knowledge that completes the circle and makes the whole thing work.

Since 1990 will be our fifth Institute, we want to make it an extra special event. I'm sure that the same people who have helped to make the Institute an outstanding success over the past four years, along with the new participants that we need to keep making it even better every year, will come through for us once again. The 1990 Educational Institute will be a special event and will be the best yet!



PEOPLE

The Colorado Chapter is once again well represented at the national level.

- > Tom Thompson, Broomfield
Board of Directors
- > Dan Nickle, Lakewood
Chairman - Education Committee
- > Jerry Booth, Breckenridge
Administrative Committee
- > Dave Tyree, Elizabeth
Chairman - Fire Risk Assessment
Committee
- > Gary Goodell, Boulder County
High Wind/Hurricane Committee
- > Rusty Price, Littleton
Evaluation Committee
- > Becky Baker, Englewood
Small Jurisdiction Advisory Committee

Congratulations to Clifford Henning on his appointment as Director of the Building Department for the City and County of Denver.

The City of Golden is pleased to announce that Terry Ferguson has been promoted to Building and Fire Code Administrator.

Congratulations to Becky Baker on her new position with the City of Englewood.

Best wishes to James Ewing, Louisville, on his retirement.

Good luck to Al Moffett formerly of Steamboat Springs, who retired earlier this year.

NATURAL HAZARDS COMMITTEE REPORT

Wally Prebis, Chairman

The Colorado Society for Natural Hazards Research, more commonly referred to as the Hazards Committee, was fully active in 1989, holding monthly meetings throughout except for Summer. Few committees deal with the diversification of subjects as this one which included:

- > Wind effects of accidental stack-release of toxic chemicals.
- > Earthquake Committee update.
- > Debris flow in waterways.
- > Earthquake damage in Armenia.
- > Foundation design considerations for concrete roller-compacted dams.

While all these subjects are of interest to various individuals, the consensus seems to indicate that "Earthquake Damage in Armenia" was the favorite. The program was delivered by Jim Harris of the J.R. Harris Company, Structural Consultants, who traveled to Armenia along with the National Science Foundation. While Armenia's devastation is well chronicled, investigating teams found that the shear wall structures, very common in Colorado, suffered no visible damage, not even so much as a plaster crack. Mr. Harris pictures and personal assessment of design and construction practices will add to our own knowledge and help develop safer seismic codes.

AUGUST MEETING REVIEW

Debra Kaestner

Keystone - The Colorado Chapter ICBO meeting was held on August 3 and 4 at the River Run Plaza, Keystone, CO. Hosted by Gregory R. Keith, those in attendance were welcomed by Tom Forest, Assistant County Manager, Summit County.

The business meeting was held first: Correspondence and committee reports were discussed. The chapter approved the hospitality room for the 1989 ABM in Palm Desert. Carroll Pruitt, Regional Manager, ICBO SW Regional Office, was in attendance and welcomes code interpretation requests to him or his staff. The SW Regional Office is also capable of UBC publication sales and may have a faster turn around time than Whittier. The 1989 Colorado Chapter membership roster has been compiled and printed by Larry PirkI. Those at the meeting received their copy plus rosters for others in their office.

The theme for this chapter meeting was "peripheral code-related requirements". Specifically, historic buildings, the Uniform Code for Building Conservation (UCBC), and barrier-free design.

Christine Pfaff, Preservationist, and Lane Ittelson, Architect, both from the Colorado Historical Society were the first presenters on Thursday. They can be reached at (303)866-4676. Christine explained the two main levels of historic designation: 1. Local landmark preservation ordinances which can contain review and approval powers over a building permit; and 2. National Register and/or state and local listings of properties or items of historic significance. Being registered, as in Item 2 above, may provide the owner with tax credits, but does not require agency review to obtain a building permit. Lane discussed the Secretary of the Interior Standards for federally funded or credited restoration or rehabilitation projects.

Mel Green P.E., Mel Green and Associates, Code Consultant and Preservation Engineer, explained the UCBC. Its purpose is to "encourage the continued use or reuse of legally existing buildings and structures". It's a tool for managing life safety issues with respect to building preservation. The UCBC focuses on rehabilitation of existing uses, change of use, historic structures, and residential occupancies. Also the UCBC provides guidelines for exiting systems analysis, fire rating of archaic materials, allowable stresses of non-graded lumber, and electrical and plumbing systems. For the code enforcer the UCBC can provide a level of comfort and a method to accept alternatives.

Friday's session began with a walking tour of the Keystone Conference Center, completed in June of 1989, with the emphasis on barrier-free design. Marie Koecher, Consultant, and Chip Melick, Project Architect, represented the use and design/budget sides of the issues. The tour and on-the-run discussion reinforced for most of the audience their current level of sensitivity and knowledge of requirements.

Friday afternoon Dan Nickle moderated a mock-up ABM code change hearing. The use of ABM protocol and the participation of chapter members who took mock positions on the proposals was very educational. Nearly 20 controversial items were discussed and straw votes were taken to indicate the position of the meeting attenders.

MEMBERSHIP COMMITTEE

Gerry George

The chapter total membership in 1989 is at a 7 year high with a total of 310. Of this number, we have 268 paid members and 42 retired or complimentary individuals. The 268 paid members represent a tie for all time paid members (tie with 1985). The chapter has a total of 96 Class A members with 131 Class B affiliates and 41 professional and other members. Our chapter is only as strong as its members and this is certainly reflected in these numbers.

I would like to thank Larry PirkI for his continued effort in keeping track of our membership.

OCTOBER MEETING REVIEW

Debra Kaestner

Fort Collins - The Colorado Chapter ICBO meeting was held on October 13, 1989, at the City of Fort Collins council chambers. The meeting was hosted by Fort Collins Director of Permits and Inspections, Felix Lee, and the chapter was welcomed by City Council Member, Loren Maxey.

The chapter business was conducted in the morning, and the ICBO CHAPTER AWARD received in Palm Desert at the ABM was on display. Gerry George reported 96 class A members, 131 class B members, and total of 310 members including professional, honorary and retired. Noel Vargo reported that the Colorado chapter boardmembers had resolved to begin a Colorado Chapter Awards Program and a new committee will be formed to create criteria and choose recipients. It was agreed that the award committee members should not be officers or boardmembers. Rusty Price reported his attendance at a PUC hearing on energy matters. The PUC held the hearing with an informed consent purpose; specifically, the State of Colorado Office of Energy Conservation is investigating a state energy code. The Colorado chapter members in Fort Collins expressed a desire to work with the state to adopt an available model code for an energy code. Gregory Keith presented a chapter licensing agreement, which the Colorado chapter boardmembers had revised, at the previous evenings board meeting to send to ICBO for their signature. This agreement is a substitute for the ICBO version which we had received for review earlier this year. Copies of the proposed agreements are available for review and comment via any boardmember.

The first mini-seminar was on the Colorado chapter code development cycle. Bob Foote and Dan Nickle described two committees. The Code Development Committee nurtures and processes all changes prior to submittal to ICBO. The Code Change Committee develops a position on code changes published in the March/April and July/August Building Standards and sends representatives to the hearings. These committees have prepared a hand-out for code change development and review criteria. This is a self-test which should be given to any proposal to determine its suitability and readiness for submittal to ICBO. Both committees have written policies and procedures, and selection criteria for chapter representative for ICBO code hearings. Interestingly, the Colorado chapter has a 67% batting average on code changes while the rest of the conference averages 20%. Two Colorado chapter sponsored submittals to look for in 1990 include: A new I-1.1 occupancy for outpatient surgery centers and, 3303(a) exception 2 cross referenced to basements.

The afternoon session was led by Thomas A. Briggs, P.E., Manager, Code Development, ICBO, Whittier, CA. He introduced the publication, "The ICBO Code Development Process". This new manual will assist the code development cycle. Tom also demonstrated the new ICBO compatible PC with Word

Perfect, it is a submittal template into which you insert your proposal. Sending the proposal in this format on a floppy disk along with a hard copy to ICBO, will facilitate processing and decrease publication costs. The program will be available soon for \$15.00.

The next chapter meeting will be December 7 & 8 in Lakewood. This is the Colorado chapter ABM. The program on Thursday will be of interest to elected officials and upper management. So try and schedule your department head, city manager, or council member to attend this show and tell day.

CALENDAR

DECEMBER 7-8 CHAPTER ABM,

1990

JANUARY 17-27 CODE DEVELOPMENT
COMMITTEE HEARINGS
BOISE, IDAHO

FEBRUARY 9 CHAPTER MTG.
LOCATION TBA

MARCH 5-9 COLORADO CHAPTER
EDUCATIONAL INSTITUTE
SHERATON DTC

SEPTEMBER 9-14 ICBO 68TH ANNUAL
CONFERENCE DENVER,
COLORADO

OCTOBER 22-26 WOBO
WORLD CONGRESS
SYDNEY, AUSTRALIA

ODE TO A VOLUNTEER

Many will be shocked to find when the day of judgement nears that there's a special place in heaven set aside for volunteers.

Furnished with big recliner, satin couches and footstools. Where there's no committee chairman, no group leaders or carpools. No eager team that needs a coach, no bazaar and no bake sale.

There will be nothing to staple, not one thing to fold or mail. Telephone lists will be outlawed. But a finger snap will bring cool drinks and gourmet dinners, and rare treats fit for a king.

You ask, who'll serve these privilege few and work for all they're worth? Why all those who reaped the benefits and not once volunteered on earth.

STORAGE AND HISTORICAL COMMITTEE

Gerry George

As many of you are aware, with the acquisition of equipment necessary for our Educational Institute the need for a larger storage facility became quite evident. Immediately following the 1989 Educational Institute, the chapter moved from a rather unaccessible 2nd floor small storage room to a rather easily accessible ground floor room with ample space. All of the chapter's equipment is currently accounted for and is awaiting use during the 1990 Educational Institute.

CODE DEVELOPMENT COMMITTEE

Bob Foote

The Code Development Committee has submitted two code changes to ICBO and the 1990 code change cycle. After 2 years of work yielding several drafts, the outpatient surgery center proposal has been approved by Code Development and submitted. The proposal is somewhat of a marriage between an I-1 and B-2 which is called an I-1.1.

The second change was to Section 3303(a). We are proposing to add "basements and" to exception 2.

Thanks are due to the members of both the Code Development and Outpatient Surgery Commit-

tees for the hard work they did during the year.

CODE CHANGES COMMITTEE

Dan Nickle

The work of the Code Change Committee got off to an early start with a meeting on January 6th to review new code change submittals in preparation for the Code Development Committee hearings in Long Beach, CA, January 24-27. Four members represented the chapter at those hearings.

On May 12th the committee met to review the Code Development Committee's recommendations and to formulate challenges to those recommendations with which we disagreed. Thirteen challenges were submitted before the June 1st deadline.

The committee met again on August 11th to review the code change agenda and to make speaking assignments for the code change sessions at the annual business meeting in Palm Desert. The results of the code change session will be printed in the November-December Building Standards magazine.

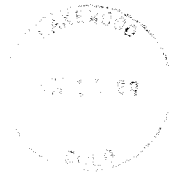
If you are a current or past member of the Code Change Committee or the Code Development Committee and would like to represent the chapter at the code hearings in Boise, Idaho in January please contact Bob Foote at (303)289-3672 or Dan Nickle at (303)987-7554 before December 1st.

CHAPTER GOLF TOURNAMENT

The 9th Annual Colorado Chapter/ICBO Golf Tournament was huge success, perhaps the best ever. A full field of 72 players participated, and the day was full of fun, food, beverage, and prizes. The 4-person scramble was played at beautiful Perry Park C.C., and the weather could not have been better. There was a tie for 2nd and 3rd place which resulted in a sudden-death score card playoff. First place, however, went uncontested with the team of (left to right) Bill Barnes, Jerry McKibben, Rusty Price, and Bob Hurr, running away with a 67, 5 under par. Nice going, guys.



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