



MINUTES
WOBO Board of Governors Meeting
18 November 2005
HKIS Offices
Hong Kong, SAR

1. Call to Order. The meeting was called to order by President George Miller at 9:05 AM.

2. Attendance. Self introductions of members and guests were completed. Those in attendance were:

Officers: George D. Miller, President; David Gibson, Vice President, Robert Solomon, Secretary Treasurer

Governors: Harbi Arafat, Raymond Chan, Mickey Reiss, Barry Schafer, Tim Ward, Yasunori Yamanaka

Guests: Christine Braybrook, Hala Arafat

3. Opening Remarks – President Miller thanked everyone for traveling to Hong Kong and attending the meeting. President Miller asked for any changes or revisions to the agenda (**See Enclosure A**). There were none. He asked Governor Chan (our host) to make a few remarks. Governor Chan provided a summary of the events, technical seminar scheduled for Saturday and the technical tours scheduled for Sunday, Monday and Tuesday. Several members of the HKIS staff and board will join us today for lunch at 1:00 PM at a local restaurant. 60 attendees are expected for the Saturday seminar. A dinner Saturday evening will include some members of the HKIS staff. Since only a few of the Governors are traveling to Shenzhen and Guangzhou, we will leave by car at approximately 9:00 AM on Sunday morning. We will meet with representatives of several Project Management firms including the company that has worked on the Mega University project in Guangzhou. The Tuesday tour of the International Financial Center will include an overview of the project and some of the design features that were considered.

4. **Updates.** President Miller asked that each governor provide a brief update on program/projects/items of interest for their country or region.

Updates:

- **David Gibson:** *Regulating Existing Buildings-* Surveys were done previously but only by chance or when a particular problem had been flagged or in a few cases, when a request may have been initiated by the owner. Beginning in 2007, you must have a report before putting a building on the market for resale purposes. *Surveyor Qualifications-* A need to provide further certification or qualification for the surveyors has been identified. At present, qualifications are done on an ad-hoc basis and a definitive need to establish a standardized knowledge base is crucial to help insure safe building design. *Energy Efficiency-* Regulation of energy efficiency and related energy efficient designs is a relatively new area being considered. *Fire Department Evaluations-* A process that is utilizing various risk assessment models to consider available compatibilities and resources is being applied to increase the efficiency and safety for first responders.
- **Raymond Chan:** *Existing Buildings-* Working on criteria to maintain the original features of the structure when additions are being made to the building. This includes careful analysis of the additional square footage and the point at which requirements for 'new' construction rules should be incorporated. *Mandatory Inspection Scheme-* A program to inspect all buildings that are more than 30 years old and that now have to be inspected every 7 years has been implemented. These building survey reports will show deficiencies and must include a program to update/correct any deficiencies that are identified. *Retrofit of Automatic Sprinklers-* A new law will mandate that all commercial (but not residential) buildings be retrofitted with automatic sprinklers. Information on timelines and exact process are still under advisement. *Aluminum Frame Windows-* Failure of the frames from corrosion related problems have been increasing. Discussions are underway on a façade inspection program to identify problem windows and initiate a replacement program. *Adaptive Reuse-* Active initiatives are underway to focus more attention on urban renewal style projects and to strive for improvements to the existing stock of buildings. *Hong Kong General Information-* An economic rebound is now in place after approximately seven years of limited or stagnant growth. A new Chief Executive of the Special Administrative Region (SAR) has recently been elected. Commercial office space leases in Hong Kong have increased dramatically in the last 18 months-rents have increased from approximately 150 HKD/m² to as high as 500 HKD/m². A new cultural district is being developed in Kowloon. It will be composed of four museums and four theaters and it is estimated that approximately 30 million HKD will be needed to sustain the development of the district. A new government headquarters site being planned at old Naval site in the Connaught Road area (essentially across the street from the Mandarin Oriental Hotel).

- **Tim Ward:** A 600 acre area in Knoxville has recently become available for possible development. The city is reviewing a range of development and redevelopment options and issues. Inspection of existing buildings is also becoming more of a priority.
- **Yasunori Yamanaka:** Dealing with development of rules for existing buildings and abatement of asbestos construction materials.
- **Mickey Reiss:** Globalization is more critical in all sectors of the world economy. U.S. consulting firms are continuously trying to keep up with multi-national corporations. Looking for flexibility in design approaches and to look for ways to minimize use of prescriptive-based design regulations and the limited options that it offers. A hybrid of BSI/NFPA Standards are applied in many cases. The preference is to increase the use of performance based design options. One main obstacle that has to be overcome relates to modeling concepts; who is qualified to use the model and how is that qualification determined?
- **Barry Shaffer:** New projects underway in Australia involve major public works projects such as reclamation of water resources and similar environmental issues. Other infrastructure changes have been planned and incorporated to account for increased as well as new traffic flows. A shift in increasing additional reliance on the private sector with regard to control of projects is also being contemplated. This would include review and approval responsibility for construction projects.
- **Harbi Arafat:** *Saudi Arabia.* Saudi Arabia is investing income resources from the petroleum industry into the development of new buildings and structures. At present, there are approximately 80 permits for new towers (high rise) in Riyadh. *Jordan.* Jordan is working on multiple large, urban developments in various areas of the country. Approximately one million Iraqi citizens relocated to Jordan in the last few years, many of them from the top income brackets. They have been instrumental in initiating this new development initiative. Infrastructure improvements and urban expansion in the Port of Aqaba is also in the midst of activity including construction of new port facilities and support structures.
- **Robert Solomon:** *Council on Tall Buildings and Urban Habitat (CTBUH).* CTBUH just completed their 7th World Congress in New York City on 22 October 2005. Approximately 800 attendees heard panel discussions and presentations on a wide range of subjects including the NIST WTC study, progress on the Burje Dubai project, CCTV project in Beijing and concepts for super towers of the future. Preliminary plans for the next Congress in 2008 or 2009 will look at venues in Taipei, Dubai or Hong Kong. *National Institute of Standards and Technology (NIST)* NIST completed most of its three plus year study of the WTC terrorist attack and collapse. A series of 30 recommendations, many requiring further analysis and study, were included in the 10,000 page study. Current information, including the report can be found at www.wtc.nist.gov. The only remaining report is for the analysis and study of WTC Building 7. *US Department of Homeland Security (DHS)/ Federal*

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Emergency Management Agency (FEMA). DHS has been highly criticized for their handling of events both during and after Hurricane Katrina struck the Gulf Coast in August of 2005. Response and recovery has been slow, although FEMA did mobilize a Mitigation Assessment Team to study wind, storm surge and riverine flooding damage caused by the hurricane. DHS has also been working with the private sector in terms of trying to apply 'best practice' methods for addressing new hazards and design thresholds for hostile acts.

- **George Miller:** The US economy after being down in 2001 and 2002 has shown some recovery in 2003 and 2004. 2005 appears like it will be a no growth or flat year. Lending rates for housing have been increasing steadily in 2005. Predictions for 2006 range from no significant changes to the US economy to moderate growth.

5. Minutes. A motion was made and seconded to approve the minutes of the 22 April 2004, Board of Governors meeting in Tokyo. The Secretary noted one editorial change (Page 3 of 6, fourth bullet item from the top-strike "Easter Europe") There were no other changes or objections and the motion carried.

6. Treasurers Report. The treasurers report was presented (**See Enclosure B**). Following the wire transfer of monies from the Dubai contractors group in the UAE, and collection of new dues, the balance as of October 2005 is \$41,873.00 USD. It was reported that the previous membership lists have included a number of duplicates and those have been cleared up to the best of our knowledge. A brief review of the membership list shows that in some cases, complete mailing address information is not shown. It was reported that NFPA does ask members to keep us apprised of complete and current contact information include address, phone, fax and email. A request was made to provide a membership list sort by country. Governors in those areas or regions could make additional contacts during meetings or visits. **Action Item:** NFPA will develop membership list sorted by country for distribution to the Governors.

7. Outreach Activities. *UN:* As discussed at the April 2004 Board of Governors meeting, attempts to establish contact and relationships with UN related international bodies has not been successful. Letters, emails and phone calls to the UN International Labor Organization (UN-ILO), UN Educational, Scientific and Cultural Organization (UNESCO) and the UN Industrial Development Organization (UNIDO) have gone unanswered. NFPA is going to explore some additional political contacts to broker a meeting with key UN representatives. *Academic Institutions:* Several Governors suggested providing information about WOBO at the secondary and vocational school levels such as universities and technical institutes. *Web Site:* The WOBO website is probably the best way to convey real time and current information. The Governors were encouraged to submit more timely topical information for posting to the webpage. *Integration.* Consider case study examples of projects where combinations of national or regional or international (like ISO or WAFTO) criteria were applied to a design/construction project. *Other Outreach.* Governor Solomon reported that immediately after the Asian tsunami in December of 2004, he made several attempts to contact the Asian Disaster Preparedness Center (ADPC) in Thailand. Information about

WOBO was transmitted and an offer of possible assistance in that recovery effort was made. No reply was ever made.

8. News Letter: Value of traditional printed news letter is of questionable value. Updates are best served with email transmission of timely information.

9. Bylaws Subcommittee. Governor Ward had asked for any changes from his by-laws subcommittee following the April 2004 meeting. No changes to the by-laws are recommended at this time.

10. Awards Subcommittee. Governor Chan had asked for any nominations or names from his awards subcommittee following the April 2004 meeting. No awards are recommended at this time.

11. Seventh World Congress. After discussing several venues and options, the Governors voted to hold their Seventh World Congress in Orlando, Florida-USA in September of 2006. The Congress would be held in conjunction with the ICC Annual Conference. Governors Ward and Solomon will work with ICC to arrange for technical sessions, program recognition, membership meeting, Governors meeting and related events.

12. Exiting Buildings Discussion Paper. Governor Reddaway prepared an outline (**See Enclosure C**) concerning the need to provide a vehicle to allow for broad discussions with regard to the regulation of existing buildings. While the Governors agree in principal that this type of information sharing would be of benefit, the logistics of how the information is collected, captured and then distributed is the main issue. The Governors will take this under advisement and consider the options. This topic will also be considered for one of the technical sessions at the 2006 Congress.

13. Inspection of Residential Construction. Governor Eludurbi was unable to attend the meeting, thus there was no report on this topic.

14. New Business:

A. Elections. The membership will hold elections in 2006 to fill the open Governors seats. **Action Item:** A nominations committee consisting of Governors Reiss (chair), Arafat and Chan will work to call for nominations and submit their recommendations in time for the 2006 meeting. The committee should keep in mind the need to maintain a broad geographical representation in the slate of nominees (See Section 18 of the by-laws).

B. Regional Events. The Governors were asked to consider the prospect of co-sponsoring regional technical conferences. Such co-sponsorships should be non-financial in nature and may simply involve in-kind contributions via advertising or announcements of such events.

15. Next Meeting. The next Board of Governors meeting will be held in September of 2006 in conjunction with the Seventh Word Congress.

16. Adjournment. A motion was made and seconded to adjourn the meeting at 3:15 PM.

Minutes prepared by Robert E. Solomon, PE
Secretary/Treasurer WOBO



AGENDA
WOBO BOARD OF GOVERNORS MEETING
18 NOVEMBER 2005 -- 9:00 AM – 12:00 PM
Hong Kong Institute of Surveyors - Board Room
Hong Kong, SAR China

1. 9:00 AM Call to Order – George Miller
2. Introduction of WOBO Governors and Guests.
 - See Enclosure A (Contact List)
3. Review/Approval of Minutes of 22 April 2004 meeting.
 - See Enclosure B (Minutes)
4. Report of the Secretary/Treasurer.
 - See Enclosure C (Treasurers Report)
5. Review/Discussion of WOBO Outreach
 - Effectiveness
 - UN
 - Other NGO
6. WOBO Strategic Business Plan
 - Discussion/Changes
7. Newsletter
 - Electronic Newsletter
 - Need Information
8. Committee/Subcommittee Reports
 - By-laws - Tim Ward
 - Awards – Raymond Chan
9. Seventh World Congress
 - Location Suggestions
 - Venue
 - Dates
10. Regulating the Mechanisms of Building Design, Use and Renovation
(See Enclosure D)
11. Inspection of Residential Construction
12. New Business
13. Next Meeting of Governors
 - 2006
14. Adjournment

World Organization of Building Officials

All amounts are US\$

WOBO 2004 Budget

WOBO Dubai

WOBO Dubai Wire	33,122.00
Wire Transfer Fee	-18.00
Subtotal	33,104.00

2004 WOBO Membership

159 Paid Members (out of 325)	6,301.00
Individual (151-some multiple yrs)	4,901.00
Organizational (8)	1,400.00

Subtotal	6,301.00
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Credit Card and Bank Processing Fees	-1,094.00
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TOTAL 2004 BUDGET	38,311.00
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WOBO 2005 Budget

2004 Budget as of 12/31/04	38,311.00
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2005 WOBO Membership

122 Paid Members as of 09/05	5,378.00
Individual (112 -some multiple yrs)	3,628.00
Organizational (10)	1,750.00

Subtotal	5,378.00
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Credit Card and Bank Processing Fees	-1,816.00
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TOTAL 2005 BUDGET (as of 09/05)	41,873.00
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Note: renewal of membership is no longer January -December.
Renewal is based on joined date.

Regulating Buildings

- an international digest

A discussion paper by Lawrence Reddaway

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08 April 2005

The Background

Most states, and most countries, are struggling with how best to reform and structure the mechanisms by which they control (for example)

- the standards to which buildings are built; and
- how buildings are used; and
- how buildings are modified.

No-one has an ideal set of answers. Everyone working in the field could usefully learn from the experience of other jurisdictions.

Many building professions (such as architects, structural engineers and fire safety specialists) already have national and international conferences and journals.

However, there is little available to assist those dealing with the legalities and details of building control. The World Organisation of Building Officials (WOBO) holds a conference every 4 years, but there is apparently no journal relevant specifically to regulating buildings.

The Concept

Today, printed journals are almost old fashioned: almost as much could be achieved at a fraction of the cost by

- establishing a website (say www.regulatingbuildings.org.zz), containing news items; web links to new items of possible interest on other websites; and the full text of newly prepared papers, etc; and
- sending a monthly email to 'subscribers' outlining what is new on the website this month.

Illustrative Issues for Resolution

Is there a need for this? I believe so!

Who would promote this? Allied bodies like NFPA? Building regulatory authorities?

Who would champion the concept to see it established? A WOBO Governor?

Who would be the ongoing organisation behind this? Maybe WOBO (now run out of NFPA in Massachusetts)?

How much would this cost? Who could financially sponsor it - say for the first 2 years? Australian Building Codes Board? Building Commission (Victoria)? NFPA? WOBO?

Would subscribers have to pay? Or can this be simply free to the world at large?

Who would be the editor? (Do we call him a webmaster?) Would he or she need to be paid?

Would other websites be prepared to be linked? Why not?

Would other journals (not published on the web) allow their articles to be reproduced on this website? Why not (with due acknowledgment, of course)?

Where would original articles come from? Universities? Policy people in Government agencies? Conferences?

WOBO Board of Governors

As of 3/15/2006

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