

MINUTES OF THE
MARICOPA ASSOCIATION OF GOVERNMENTS
BUILDING CODES COMMITTEE

February 18, 2004
Maricopa Association of Governments Office
Cholla Room
Phoenix, Arizona

COMMITTEE MEMBERS

Bob Lee, Cave Creek	Orion Goff, Mesa
*Ken Sowers, Avondale	*Armando Rivas, Paradise Valley
Phil Marcotte, Buckeye	David Nakagawara, Peoria
*Mike Tibbett, Carefree	Derek Horn, Proxy, Phoenix
*Alex Banachowski, Chandler	*Tim Wegner, Queen Creek
*Jeff Sterling, El Mirage	Larry Francis, for Rusty Thompson, Salt River Pima Indian Community
*Unappointed, Fountain Hills	David Potter, Scottsdale
*Unappointed, Gila Bend	*Forrest Fielder, Surprise
* Jo Rene DeVeau, Gila River Indian Community	A - Roger Vermillion Proxy, Tempe
A – Ray Patten, Gilbert	Mario Rochin, Tolleson
*Deborah Mazoyer Glendale	*Skip Blunt, Wickenburg
Steve Burger, Goodyear	Bob Cooperider, Youngtown
*Chuck Ransom, Litchfield Park	Tom Ewers, Maricopa County
	Rus Brock, Home Builders Association

*Those members neither present nor represented by proxy.
A-Those members participating via audioconference
V-Those members participating via videoconference

OTHERS IN ATTENDANCE

Robert Palmer, Southwest Gas	Roger Roatch, APA – The Engineered Wood Association
Bruce Johnson, Town of Queen Creek	Michelle Green, MAG
Greg Bates, APA – The Engineered Wood Association	Constance Kish, MAG

1. Call to Order

The chair called the meeting to order at 2:00 p.m.

2. Introductions

Members of the Committee introduced themselves.

3. Approval of Meeting Minutes for January 21, 2004

Mario moved to accept the minutes; Steve seconded the motion. Mr. Lee asked if there were any comments prior to taking a vote. It was noted that the minutes show Tom Ewers as present at the meeting when, in fact, he nor a proxy were present at the meeting. A roll call vote was taken and the motion passed.

4. Call to the Audience

No members of the audience spoke.

5. Comments From the Committee

The chair asked if any member of the Committee had any comments they would like to make.

Mr. Burger spoke about the ASU forum that was held ???. Mr. Burger added that several issues were identified and discussed. Mr. Burger also noted that ASU will summarize the results of the forum.

Bob Lee noted that it was interesting to discover that the builders and Building Officials shared similar concerns.

Bob Lee then commented on the Truss Plate Institute's new guidelines for pressure treated wood. Mr. Lee noted that there is a concern with metal. Mr. Lee also referred to their web address as www.tpinst.org

6. Narrow Wall Bracing Method

Greg Bates, an engineered wood specialist representing the APA – The Engineered Wood Association, presented a narrow garage wall bracing for one and two storey homes. Mr. Bates stated that he is representing a non-profit trade association that is seeking acceptance of a new method of wall bracing. Mr. Bates stated that it is important to properly brace walls because of issues such as tornadoes and other natural disasters; however, it is possible to reduce the bracing width of a garage door to 24' for example, if continuous sheathing is used on a wall with a maximum height of 8 ft. A wall taller than 8 feet, he explained, would require additional

bracing. Information regarding this method was distributed with last months mail out. Mr. Bates indicated that the association is requesting acceptance of this method, which is not currently in the code.

Mr. Lee asked if you could use the rationale that this method is more stringent than the current code requires, and is therefore acceptable.

Mr. Bates pointed out that it is important to note that agencies such as Kansas and South Carolina came to the association looking for solutions. He explained that there is more work to be done on this issue and more alternatives to be explored. Mr. Bates continued by explaining that soil conditions will have an impact on which alternatives may be appropriate.

Mr. Lee then asked if there were any alternatives that went before the ICC code hearings.

Mr. Bates responded by stating that the Narrow Wall Bracing Method (NWBM) was accepted at preliminary.

Tom Ewers stated that it might be more appropriate for this issue to go through the ICC.

Bob Lee mentioned that he had been speaking to Brian Juedes and while he recognized it as a sound engineering principle Mr. Juedes thought that cost may be a factor that prevented its use in the valley.

7. Valuation For The Purposes of Setting Fees

This item was tabled because Forrest was unable to attend the meeting and present the issue.

8. Building Inspectors Plans Examiners Forum

David reported that the meeting did take place but because of a family emergency Cheryl was unable to attend this meeting to report. He then announced that the next meeting of the group is scheduled for March 16th.

9. NEC Enforcement Issues At the Electrical Panel

This item was tabled because Mr. Fecteau was unavailable to present today.

10. Parking Canopies and IBC Tables 601 and 602

Mr. Baker was unavailable due to workload. Mr. Nakagawara said that he would be available at some point in the future.

11. AZBO Education Institute

Steve Burger directed the committee to the AZBO website for more detailed information. Mr. Burger said that the room rate for the conference would be \$55 a night. Mr. Burger said that classes are limited and the Institute would take place from April 26th – 30th.

Rus Brock noted that there would be an Energy Class BCAP out of New York will discuss Chapter 11 of the IRC. The location is at 3200 E. Camelback. The time is from 8am to noon and the cost is \$25. The room, he explained has capacity for 72 people.

Mr. Burger asked what the thoughts of the Homebuilders are.

Rus replied that Autumn was very knowledgeable and helpful in addressing some of the concerns the homebuilders have, for example, low energy windows.

Orion mentioned that the City of Mesa would like to be part of the Regional Plan Review program (RPR) but they are concerned that the new guidelines may significantly increase the cost of homes.

Bob replied that a report is required but since it can be used for multiple units, the cost should be minimal, in the range of \$2.50 per home.

12. Dryer Fires

Bob introduced this item by explaining that a minor change had been made to the text of the policy for requiring the placement of a plaque on dryers if they have been installed in a way that is acceptable but does not strictly meet the code. Bob indicated that this policy was considered because the cities of Phoenix and Glendale have similar policies and adding this as a policy would be a step towards promoting uniformity in the interpretation and enforcement of building codes.

Steve then asked who is expected to fill in the information on the plaque.

Bob replied that by stating that it had not been determined in the policy, it could be the Building Official or the General Contractor.

David responded the according to Rus it would be someone from the builders side.

Steve indicated that according to his recollection David is correct. Steve then added that if we are talking about the risk of fire then we are allowing the responsibility for an important issue lie with the builder or someone other than our trusted staff.

Bob then replied by saying that while this is not the perfect solution that it is better than no policy.

David Potter added that the build does it and then his staff fills in the numbers but it is possible that existing or subsequent owners could paint over the tag, rendering it useless. He then added that they see a fair number of cases where a dryer tag is required, in his opinion it is a good idea to have this policy because manufacturers have said that their appliances are suitable for much longer runs on the vents than the code allows for.

Phil then asked if there is an ultimate length.

Bob replied that the longest he had seen is 65 feet.

David indicated that this was a good question and asked if this information should be included on the tag.

Rus stated that he would like to see consistent language adding that he was not sure that this one was meeting the intent of the code. Mr. Brock then added that this would be a good topic for an AZBO code change proposal.

Bob Palmer of Southwest gas was allowed to speak and noted that the concern is with instillation, stating that it does not list the requirements for instillation adding that if they are unable to find the information they leave the appliance uninstalled and the homeowner then often installs it on their own.

David then added that although there are dryer fires the data is still inconclusive.

Roger then asked if there were any statistics on the number of dryer fires there are in the valley.

Bob noted that the statistics were not valley specific. Bob also noted that the code provisions were written a long time ago when motors were smaller and unable to blow air long distances.

Dave Potter stated that the goal is to require that they meet the listing of the manufacturer.

Mr. Burger then suggested that Mr. Lee bring this issue before AZBO.

Bob agreed to do so.

13. Update on the State Plumbing Commission

Mr. Burger gave a report on the issue of the meeting minutes. He explained that the Attorney General stepped in and said that the minutes for meetings need to be consistent, either very general throughout or very specific, it is not appropriate to choose which items will be covered in detail and which will not.

14. MAG Work Program FY2004/05

Michelle explained that work is continuing on the work program for the next fiscal year. She also added that because the building codes project proposed in the work program is being funded from an increase in dues for member agencies that it is possible that the project may not make it, although, she explained, none of the cities have complained about that specific project yet. She also explained that there is \$70,000 currently budgeted for this project. She then requested assistance in scoping out the project and possibly reducing that figure. Assistance from anyone with knowledge and experience in this area would be greatly appreciated.

Michelle then added that she would circulate the building codes section of the work program for review and comment.

15. Topics For Future Agendas

No topics were discussed.

16. Adjournment

The next meeting will be held on March 17, 2004 at 2 pm in the Cholla Room. Mario Rochin made the motion to adjourn, Steve seconded the motion, and the meeting was adjourned at 3:55 pm.