

MINUTES OF THE
MARICOPA ASSOCIATION OF GOVERNMENTS
BUILDING CODES COMMITTEE

August 13, 2003
Maricopa Association of Governments Office
Cholla Room
Phoenix, Arizona

COMMITTEE MEMBERS

*Ken Sowers, Avondale
*Phil Marcotte, Buckeye
Mike Tibbett, Carefree
Bob Lee, Cave Creek
A - Alex Banachowski, Chandler
Jeff Sterling, El Mirage
*Unappointed, Fountain Hills
*Unappointed, Gila Bend
Robert Carlston, for JoRene DeVeau Gila
River Indian Community
A - Ray Patten, Gilbert
*Bill Griffith, for Deborah Mazoyer
Glendale
*Steve Burger, Goodyear
Chuck Ransom, Litchfield Park

*Tom Ewers, Maricopa County
Orion Goff, Mesa
V - Armando Rivas, Paradise Valley
*David Nakagawara, Peoria
*Rick Doell Phoenix
Tim Wegner, Queen Creek
Anthony Floyd for David Potter,
Scottsdale
Forrest Fielder, Surprise
A - Michael Williams, Tempe
Mario Rochin, Tolleson
*Skip Blunt, Wickenburg
Bob Cooperider, Youngtown
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

Michelle Green, MAG
Constance Kish, MAG

Davis Eisenberg, DCAT
Bob Palmer Southwest Gas
David Lunn, Gallagher and Kennedy

1. Call to Order

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

2. Introductions

Members of the Committee and audience introduced themselves.

3. Approval of Meeting Minutes for July 16, 2003

Mario Rochin moved to accept the minutes and Tim Wegner seconded the motion. Mr. Lee read the comments of the guest speaker at the last meeting who stated, "I reviewed the minutes of the presentation I made to the BCC meeting on July 16, 2003 and have two comments:

On page 3, third full paragraph: My point about the NFPA 5000 is that the AIA would prefer that there is only one national code; NFPA 5000 is actually a second code body. If the City of Phoenix wants to adopt this new code, then I stated that, the AIA is willing (and has) to help with the amendment to make sure that this code is fair, consistent and cross-referenced.

On page 3, fifth full paragraph, item #2: My point is that it is often difficult to receive a code interpretation from a plan reviewer even after we have logged in a set of plans and have paid the plan review fees. Architects do not seem to get the same level of urgency in their requests that a General Contractor does when they call in for a building inspection.

The chair noted that the statement regarding contractors getting preferential treatment over Architects is just an opinion and that in the opinion of the chair this is not the case.

A roll call vote was taken and the motion to approve the minutes as amended passed unanimously.

4. Call to the Public

David Lunn of Gallagher and Kennedy asked to address the committee concerning the improper use of one-coat stucco boards that is prevalent in Valley. Mr. Lunn noted that Premier industries is improperly labeling 1/2" board as being ICBO certified for use in applied over open studs with one-coat stucco. Mr. Lunn indicated that the testing and approval had been done for one-inch board, but not the half inch that is being used. Mr. Lunn indicated that the use of 1/2" board causes the following problems:

- The inability to use tongue and groove board
- It provides insufficient structural support
- It results in a lower r-rating
- Potential for an inappropriate moisture barrier.

Mr. Lunn stated that although this may sound frivolous currently there is only one City in the Valley that is not allowing this to happen and this is the City of Scottsdale.

Mr. Lunn asked for assistance with this issue. He suggested that the Committee could approach ICBO about it.

Bob then noted that the issue is that the testing was done for the 1" board and they are now using 1/2" board which has not been tested.

Tim asked for clarification as to what an open stud meant to Mr. Lunn.

Mr. Lunn replied by stating that it means that the board is attached to the studs and the stucco is then applied on top of that.

Orion then asked which cities in the Valley are allowing this to happen. Mr. Lunn replied with all except Scottsdale. Mr. Lunn continued by explaining that the issue is not only that the product is mislabeled, it is also an inferior product.

Bob then asked for the ICBO # , which Mr. Lunn read as ER3414 product in question.

Rus then asked if foam is one of the required inspections or are inspections required after the wire is added.

Bob replied that the inspection takes place after the wire is added and added that he would not look beyond that to check the size. Bob then suggested that the committee should find an example of this and then proceed from there.

Orion agreed

David added that people usually do not notice this and offered his contact information as follows: Phone (602) 530-8358 and e-mail dwl@gknet.com

Forrest then indicated that the IRC have discontinued those inspections but he still gets a certificate from stucco applicators. He then asked if they are aware.

Rus stated that the committee should think about how this information could be presented to the building community in a professional way.

Forrest then stated that 1/2 inch foam has been used for a long time and asked if any of it is ok.

David stated that he did not think so.

Bob said that he would take this back to his inspectors and Rus would take it back to his organization to get more information. Once something happens, this may become a future agenda item.

Tim Wegner said that he would take this to the ICC chapter, which he is president of.

Bob then moved on to say that he had received a letter back from WBO essentially asking the Building Codes Committee to do what they asked the WBO to do. He said that we would respond with another letter asking them to review the codes again.

Bob then mentioned a situation where work has been done without a permit the realtor sells the house and the new owner does not have a permit. In the past, he stated, we have asked for permits after the fact. There is now a law that forbids asking a subsequent owner to obtain a permit for work that they did not do.

The next topic for discussion was sanitary T's with a side inlet some jurisdictions are allowing it and some are not – UPC & NSF do allow it – IRC I APMO allows for mobile homes and RV's but not in homes.

Bob explained that the IRC says that it regulates stairs.

Tim elaborated on this by adding that during the code review process they had extensive discussions regarding this issue and decided that it did not matter where the stairs are.

Bob then began to discuss what California is doing with respect to code adoption. He said that State law requires that they use NFPA 5000 but that jurisdictions intend to ignore this and he does not think that NFPA 5000 is a done deal in California.

5. Presentation Regarding the Relationship Between the ICC and the USGBC

Mr. David Eisenberg, executive Director of the Development Center for Appropriate Technology gave a presentation about the Development Center and what its focus is.

David explained that most of the work has been in education. Safety is very important to the center, he said. He also indicated that approximately 40% of materials and waste in the economy come from construction and the Center is looking at ways to reduce this percentage. Mr. Eisenberg said that it is obvious that building departments do not have the staff or resources to put into researching these things.

Mr. Eisenberg then explained that the building Science community is looking at how moisture moves in buildings. This is a large group, he explained, but they are not well represented.

Mr. Eisenberg then explained that the way the Center looks at buildings is as a system. If you make changes to one part of the system then there will be an impact on other parts of the system. This is a relatively new but important concept and way of looking at how we build buildings. He then explained that advances in safety have made people feel that things are better, safer now when in fact that may not be the case. The problems we are looking at, he explained, have moved.

Mr. Eisenberg then explained that the Center invites the building code community to see themselves as facilitating the best kind of development.

He then added that the Green Building Council more than doubled in size in the last year and the types of members come from a variety of backgrounds. Mr. Eisenberg explained that the process should start with more building science into green building and then go from there to more green building into building codes.

Mr. Eisenberg explained that it is important to look at buildings from their entire lifecycle, not just their construction but how they operate as a system once they are constructed.

Mr. Eisenberg then added that the ICC is a member of USGBC and they are now working on having USGBC become members of ICC.

Mr. Eisenberg then provided the following website address for anyone who is looking for information regarding building Science. www.buildingscience.com

He concluded his presentation Mr. Eisenberg stated that he enjoyed working with building codes people because they care very much about what they do and generally seem to enjoy their jobs.

See presentation for more information.

6. Permits Issued by Private Entities for Water Heaters.

Bob reported to the committee stating that he had tried to contact Home Depot but they were reluctant to respond. He is still doing research.

7. Update on Activities of the Building Inspectors and Plans Examiners Forum

They did not meet yet; however, they are scheduled to meet in September.

8. Update on the State Plumbing Commission

There is no update for this month. The Commission is expected to meet some time in the fall.

9. Update Survey of Code Adoption

Orion said that the City Council for the City of Mesa gave the go ahead for amendment to the I-Codes and to go ahead with the adoption of the Adoption of the 2003 I-Codes. He indicated that there has been no legal judgment on the Plumbing code and the Fire Code will be dealt with in the spring.

10. Updated MAG Building Codes Committee Membership

The Membership roster was circulated with the agenda for this meeting and no changes were noted.

11. Topics for Future Agendas

Bob mentioned that Larry Kinney would be presenting on the Southwest Energy Efficiency Project at the next meeting.

12. Adjournment

The next meeting will be held on September 16, 2003 at 2 pm in the Cholla Room. Mario made the motion to adjourn, Tim Wegner seconded the motion, and the meeting was adjourned at 3:20 pm.