

MINUTES OF THE
MARICOPA ASSOCIATION OF GOVERNMENTS
BUILDING CODES COMMITTEE

March 15, 2006

Maricopa Association of Governments Office
Cholla Room
Phoenix, Arizona

COMMITTEE MEMBERS

Bob Lee, Cave Creek, Chairperson
*Dennis Dixon, Apache Junction
Mary Dickson for Ken Sowers, Avondale
Phil Marcotte, Buckeye
*Mike Tibbett, Carefree
A - Alex Banachowski, Chandler
*Art Swanson, El Mirage
*Peter Johnson, Fountain Hills
Patricia Riggs for John Smith, Gila Bend
A - Jo Rene DeVeau, Gila River Indian
Community
A - Ray Patten, Gilbert
Jim Fox for Deborah Mazoyer, Glendale
*Ed Kulik, Goodyear
*Chuck Ransom, Litchfield Park

Tom Ewers, Maricopa County
V - Dean Wise, Mesa
*Armando Rivas, Paradise Valley
David Nakagawara, Peoria
*Tom Wandrie, Phoenix
Dennis Street, Queen Creek
*Larry Francis, Salt River Pima Indian
Community
Michael Clack, Scottsdale
Forrest Fielder, Surprise
A - Michael Williams, Tempe
Mario Rochin, Tolleson
*Lyle Murdock, Wickenburg
Bob Cooperider, Youngtown
Rus Brock, Home Builders Association

OTHERS IN ATTENDANCE

Cosimina Panetti, Alliance to Save Energy
Robert Palmer, Southwest Gas
Steve Gross, MAG

Heidi Pahl, MAG
Cheryl Levandowski, Peoria
Tim Shester, American Chemistry Council

*Those members neither present nor
represented by proxy.

A-Those members participating via
audioconference

V-Those members participating via
videoconference

1. Call to Order

The Chairperson, Bob Lee, Town of Cave Creek, called the meeting of the MAG Building Codes Committee (BCC) to order, at 2:00 p.m.

2. Introductions

Members of the committee introduced themselves.

3. February 15, 2006 Meeting Minutes

It was moved by Mario Rochin, seconded by Jim Fox and unanimously recommended to approve the February 15, 2006 meeting minutes.

4. Call to the Audience

No comments were made by the audience.

5. Comments From the Committee

Bob Lee thanked the Home Builders Association (HBA) for hosting the telephone conference call on the differences between the 2003 and 2006 International Residential Code (IRC). He said it was well attended by industry representatives.

Bob Lee announced that the 2006 International Building Code (IBC) and some other related codes are now available and that they are planned to be in effect for MAG jurisdictions on July 1, 2007.

Bob Lee announced that there is an Arizona Building Officials (AZBO) Education Institute April 24-28, 2006 in Prescott, Arizona. Mr. Lee suggested that interested members contact Mr. Nakagawara.

Bob Lee mentioned that there is an Energy Conference at the Black Canyon conference center March 21, 2006. Mr. Lee said that good enforcement of the new codes should create better quality buildings, save energy, reduce costs and lower insurance risks. He mentioned that the Town of Cave Creek had an ISO inspection March 14, 2006 and the results of that could determine if the new codes really have all those benefits.

6. 2006 Energy Codes

Bob Lee introduced guest speaker Cosimina Panetti, Building Codes Assistance Project Outreach Manager. Ms. Panetti gave a presentation on the 2006 Energy Code and benefits of adopting the Code. Bob Lee announced that the presentation was available on the MAG Web site. Ms. Panetti said that she would like all member agencies to include the Energy Code in their adoption of the 2006 I-Code.

Bob Lee thanked Cosimina Panetti for her informative PowerPoint presentation and handouts.

Bob Lee said that he liked the simplicity of the International Energy Conservation Code (IECC). He mentioned that he was disappointed that REScheck will no longer be available. Ms. Panetti stated that REScheck will still be available. Mr. Lee said that it would be nice if Scottsdale would buy into the same energy code as everyone else.

Bob Lee asked what percent of builders currently use e-glass. Rus Brock replied that he did not know, but the price of e-glass is decreasing and it is being used more often.

Forrest Fielder said that simplification is good as it helps to eliminate confusion. He noted that Arizona does not have an adopted E-Code, therefore Arizona does not comply with the 1992 Energy Policy Act.

Bob Lee mentioned that MAG members do not want statewide codes, they want to be recognized for their local codes. He noted that there has been an unsuccessful mandate of the statewide plumbing code. He said that a city/town cannot make local amendments to the state plumbing code and the Plumbing Code Commission is unresponsive to new technological advancements and the commission does not understand the uniqueness of local governments.

Bob Lee mentioned that the 2004 R8 requirement is an issue and the product needs to be phased in until it becomes readily available. Rus Brock said that he asked for a six-month deferment of R8 requirement due to size, cost and routing restrictions. Mr. Brock said that a report stated that the cost/year payback might not be economical in this region's climate zone. Mr. Brock said they might do trade-offs to get more energy efficiency at less cost. Cosimina Panetti asked who would do the analysis to determine how to do the trade-offs.

Forrest Fielder said that implementation has always been the problem and code administration staff does not do workmanship very well. He noted that BCAPS training is effective.

7. Blue Stake Law

Bob Lee presented the Blue Stake resolution. It was moved by Forrest Fielder, seconded by David Nakagawara and unanimously recommended to approve the Blue Stake resolution, Attachment One in the agenda packet.

8. Storage Space Lighting

Dean Wise said that the city of Mesa did an analysis on the issue of light in storage spaces under stairs and under floors. Mr. Wise concluded that: there is no definition for under floor areas, they do not consider the area under stairs as under floor so it is important to look at the use of the area.

Cheryl Levandowski said that 12 jurisdictions were represented at the February, 2006 Building Plans Examiners meeting. Ms. Levandowski said that Avondale, Goodyear and Queen Creek require a light in a storage space and the nine other jurisdictions present at the meeting said they do not require a light in a storage space. She mentioned that this issue cannot be codified. Bob Lee asked if those agencies that require a light were adamant about

having a light. Dennis Street replied that Queen Creek is not adamant about it. Mary Dixon stated that they require it but she was unable to respond to whether or not she felt Avondale was adamant about it. Dean Wise agreed to draft a resolution for the April BCC meeting that states that under stair space is not under floor space therefore a light is not required.

9. Legislative Update

Heidi Pahl stated that Matthew Clark, MAG Senior Policy Planner, could not be in attendance at the meeting to provide a legislative update.

Mario Rochin said that in the summary from the League there is a bill about abolishing the Plumbing Code Commission.

Rus Brock stated that the HBA lobbyist is working on House Bill 2708, which removes the exemption for underground facilities operators from marking sewer systems installed before December 31, 2005. Mr. Brock said that HBA is not opposed to putting a tracer wire in the trench or running tracer wire on sewer service since there is little cost involved; however, he did say that HBA is concerned with the right-of-way and utility easement section of the bill.

10. Updated MAG Building Codes Committee Membership

Cheryl Levandowski gave a Building Plans Examiners update from their February, 2006 meeting. She said that they had a post tension round table. She noted that loggers were accepted in Peoria and Surprise. She said they want to revise on a code cycle basis as needed. She noted that Avondale and Goodyear were the only cities that enforced plumbing trench compaction. She said the group discussed whether to classify single-family dwellings that are adult care homes as R3 or R4.

11. Update Survey of Code Adoption

Rus Brock suggested adding a column to the table to indicate what appendices get adopted out of the 2006 code and to indicate adoption of AZBO amendments. Bob Lee suggested changes to the Cave Creek energy code to Ch. 11 IRC and Ch. 13 IBC.

11. Topics for Future Agendas

Bob Lee announced that this was his last meeting as Chair and that David Nakagawara would be taking over the role of Chair in April, 2006. He noted that he did not have any topics for future agenda items. He thanked the committee for their attendance and participation.

12. Adjournment

The meeting adjourned at 3:15 p.m.