

MINUTES OF THE
MARICOPA ASSOCIATION OF GOVERNMENTS
BUILDING CODES COMMITTEE

February 21, 2007

Maricopa Association of Governments Office
Cholla Room
Phoenix, Arizona

COMMITTEE MEMBERS

Michael Clack, Scottsdale, Chairperson

*Dennis Dixon, Apache Junction

Ken Sowers, Avondale

Phil Marcotte, Buckeye

*Mike Tibbett, Carefree

*Mike Baxley, Cave Creek

A-Alex Banachowski, Chandler

Art Swanson, El Mirage

*Peter Johnson, Fountain Hills

*John Smith, Gila Bend

*Jo Rene DeVeau, Gila River Indian
Community

A - Ben Cox, Gilbert

Bryan Woodcox for Deborah Mazoyer,
Glendale

Ed Kulik, Goodyear

*Chuck Ransom, Litchfield Park

Tom Ewers, Maricopa County

A-Steven Hether, Mesa

V-Bob Lee, Paradise Valley

Cheryl Mullis for Dennis Marks, Peoria

*Tom Wandrie, Phoenix

*Dennis Street, Queen Creek

Forrest Fielder, Surprise

*Michael Williams, Tempe

Mario Rochin, Tolleson

*Lyle Murdock, Wickenburg

Bob Cooperider, Youngtown

Rus Brock, Home Builders Association

OTHERS IN ATTENDANCE

Harry Wolfe, MAG

Mark Skelpsa, Arizona Stair Co.

Justin Naylor, VW Dig

Steve Gross, MAG

Dixie Thompson, VW Dig

Frank Frost, VW Dig

Fran Smith, Southwest Gas

*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, Michael Clack, called to order at 2:00 p.m., the February 21, 2007 meeting of the MAG Building Codes Committee (BCC).

2. Introductions

Voting members Alex Banachowski, Ben Cox and Steven Hether attended via telephone conference call and Bob Lee via videoconference. All members introduced themselves.

3. January 17, 2007 Meeting Minutes

It was moved by Bob Lee, seconded by Tom Ewers and unanimously recommended to approve the January 17, 2007 meeting minutes.

4. Call to the Audience

There were no requests to speak from the audience.

5. Comments From the Committee

Ken Sowers noted that Avondale had adopted the 2006 International Codes effective on July 1, 2007. Mario Rochin said that Tolleson had adopted the 2006 International Codes effective March 15, 2007. Phil Marcotte announced that Buckeye had adopted the International Codes effective July 1, 2007. Bob Lee said that on January 22, 2007 that the Paradise Valley Town Council would be considering adoption of the 2007 Codes.

Michael Clack reported that he will be serving on the International Code Committee Evaluation Services Board of Directors.

6. Masonry Fencing or Dooley Fencing

Tom Wandrie was unable to attend the meeting and this agenda item was deferred to the next meeting of the MAG Building Codes Committee.

7. Generators

Mark Skelpsa of Arizona Stairs Company gave a presentation summarizing the results of a meeting held on February 2, 2007 called Power Up↑ - Jobsite Power Meeting 1. Meeting participants included home builders, utility companies, vendors and local jurisdictions. The objective of the meeting was to come up with a consensus on moving away from generator power in favor of using utility power at construction sites. Mr. Skelpsa reported that a number of builders already do that and that there was support from the attendees to pursue this effort.

It was noted that JSP/TMD (“meter collar”) is currently used by some builders. This is a temporary device that plugs into a panel. It is ultimately replaced with a permanent device. One solution that was proposed was having a regular electric panel with a “lock-out tag-out” procedure.

Mr. Skelpsa said that the group was looking at the need for a valley-wide standard to provide consistency for the builders and reduce costs. He said that he would like there to be agreement on a change before legislation is passed on the matter. He noted that SRP and APS prefer the lock-out procedure.

Mr. Skelpsa said that there would be another meeting held in the next month and that Shea Homes would post a notice of the meeting. He said everyone was encouraged to attend. He added that right now the effort is an informal one with no organization or leader. Mr. Skelpsa said that he was hoping that some sort of leader would spearhead the issue such as the Homebuilders Association, the MAG Building Codes Committee, or an Ad Hoc Subcommittee.

Steven Hether said that the temporary power device died away because no one could work out who was responsible for damage. He asked whether SRP or APS was advocating this option or are they expecting local jurisdictions to conduct an inspection and give clearance. He also asked who would own the device.

Mark Skelpsa said that JSP/TMD is in use and that there are procedures in place that satisfy the concerns raised.

Forrest Fielder said that utility companies view temporary meters as their equipment but would like to take a more serious look at the use of permanent power as a benefit to everyone. That would require local government clearance.

Steven Hether asked if they were looking at permanent power and a permanent meter. Forrest Fielder responded that they were and they were interested in local jurisdictions establishing a consistent standard.

Steven Hether asked who will monitor for damage after the local jurisdictions give clearance. He said that if SRP is the owner there would be no problem.

Mr. Hether said it was a good idea to get rid of generators. He would like to see the Homebuilders Association of Central Arizona lead the charge for this initiative and come back with guidelines.

Mark Skelpsa noted that guidelines exist on the commercial side under Occupational Safety and Health Administration (OSHA). Steven Hether said that maybe OSHA guidelines for commercial development could be extended to residential construction.

Cheryl Mullis said that Peoria agrees with the need to eliminate generators, but does not support the lock-out tag-out procedure.

Justin Naylor said that another option previously brought forth was the use of a ranch panel. He noted that it could work, but is more expensive. He said that he wanted a solution that was safe and cost effective and was discussing this at the round table.

Cheryl Mullis said that Peoria would like to attend the meetings.

Forrest Fielder said that the group would like to involve all interested parties. He noted that code officials are looking for uniformity and service responsiveness from utility companies. He added that builders have their own set of issues.

Forrest Fielder said that it was more important to do it right than to do it quickly. Several options were proposed for proceeding. One option was to refer the matter to the RPR/BI/PE Forum for review and a possible recommendation to the Building Codes Committee. Another possible option was to form an Ad Hoc Technical Group.

Michael Clack said that in Scottsdale he didn't see generators at construction sites. But he also noted that Scottsdale is close to build-out and that it is not a major issue in Scottsdale.

Cheryl Mullis said that she would like to have the issue brought before the forum for consideration. She also recommended that International Association of Electrical Inspectors (IAEI) be included in the forum deliberations.

It was noted that we care about clean air and that most tract home builders use generators.

Forrest Fielder said that no more than 15 percent of new homes in Central Arizona are built with utility power, while 85 percent are built using generators. He said that he would like to see those percentages reversed.

Bob Lee said that six years ago, Paradise Valley passed an ordinance which forbids the use of fuel fired generators on construction sites. He said that building officials have been reminding contractors of this ordinance, but are not getting compliance. Mr. Lee said that Paradise Valley is going to start to refuse to do inspections where there are fuel fired generators.

Cheryl Mulis asked if Justin Naylor could provide her with his panel so that it could be examined by the Forum.

8. Regional Plan Review/MAG Building Inspectors/Plans Examiners (RPR/BI/PE) Forum Update RPR

Ben Cox said that he was interested in having a meeting on March 8, 2007 at the League of Arizona Cities and Towns Building. He said that possible agenda items can be forwarded to him.

9. Updated MAG Building Codes Committee Membership

Bob Lee reported that Mike Izzo was no longer the building official for the Town of Cave Creek that that Mike Baxley is acting as the interim building official.

10. Update Survey of Code Adoption

As noted in agenda item #5, Avondale, Tolleson and Buckeye adopted the 2006 I-Codes while Paradise Valley Town Council will be considering them on Thursday, February 22, 2007.

Rus Brock noted that there are efforts in the legislature to pursue a statewide mandate on building codes and that he thinks the authority should continue to reside at the local level. He noted, however, that defending against such efforts requires voluntary uniformity.

Rus Brock said that the City of Phoenix is considering excluding the electrical chapters from the International Residential Code because of National Electrical Contractors Association (NECA) concerns about having to use two code books (IRC and NEC). He asked if anyone else was planning to do this. No other jurisdictions indicated that they were pursuing such an option. He then asked if any other jurisdictions had been approached by NECA to exclude the IRC electrical chapters. Again, no other jurisdictions indicated that they had been contacted.

Michael Clack said that Scottsdale just received copies of the latest edition of the electrical code and that the city is planning on adopting it together with the International Residential Code. He said that he didn't see a conflict.

Forrest Fielder mentioned that the residential SES (service entrance section) amendment MAG BCC adopted last year was not included in regional code adoptions.

11. Topics for Future Agendas

Michael Clack said that he would find out if Tom Wandrie could give his presentation on Dooley Fencing at the next meeting of the Building Codes Committee. It was also recommended that an update be provided on the deliberations of the RPR/BI/PE Forum regarding alternatives to the use of fuel fired generators at construction sites.

12. Adjournment

The meeting adjourned at 2:55 p.m.