

MINUTES OF THE  
MARICOPA ASSOCIATION OF GOVERNMENTS  
BUILDING CODES COMMITTEE

February 20, 2002  
Maricopa Association of Governments Office  
Saguaro Room  
Phoenix, Arizona

COMMITTEE MEMBERS

Leon Manuel, Chairman, El Mirage	Crystal Pearl, Mesa
Ken Sowers, Avondale	*Armando Rivas, Paradise Valley
Mike Tibbett, Carefree	* Neil Burning, Peoria
Bob Lee, Cave Creek	* Unappointed, Phoenix
Alex Banachowski, Chandler	Tim Wegner, Queen Creek
*Patrick Davis, Fountain Hills	Anthony Floyd for Dave Potter, Scottsdale
*Ralph Vasquez, Gila Bend	John Guenther, Surprise
JoRene Deveau, Gila River Indian Community	* Michael Williams, Tempe
*Ray Patten, Gilbert	Mario Rochin, Tolleson
* Deborah Mazoyer, Glendale	* Skip Blunt, Wickenburg
Steve Burger, Goodyear	*Unappointed, Youngtown
Chuck Ransom, Litchfield Park	Tom Ewers, Maricopa County
	Rus Brock, Home Builders Association

\*Those members neither present nor represented by proxy.

OTHERS IN ATTENDANCE

Barb Sejkora, Gilbert	Robert Palmer, Southwest Gas
Tina Morgan, Goodyear	Jim Westberg, Commerce Energy Office
Mark Green, Phoenix	Harry Wolfe, MAG

1. Call to Order

The meeting was called to order by Chairman Leon Manuel at 2:12 p.m.

2. Approval of January 16, 2002 Meeting Minutes

Leon Manuel requested comments on the meeting minutes of January 16, 2002. It was moved by John Guenther, seconded by Mario Rochin and unanimously recommended to approve the meeting minutes of January 16, 2002.

### 3. Call to the Public

Leon Manuel requested comments from members of the public and Committee regarding non-agenda items. Jim Westberg of the Department of Commerce Energy Office noted problems with replacing HVAC equipment at schools to meet Code requirements. He noted that the Code often requires increasing the size of the unit which means higher operating costs that poses a financial problem for the schools.

Leon Manuel asked what happened with the ASHRAE Standards. Jim Westberg said that he had talked with John Gunther about it.

Mark Green said that the City of Phoenix was approached by the State Energy Office for a solution to the problem. He outlined three methods:

1. UBC Chapter 12- Table CFM per square feet brought into MEC Chapter 12
2. Adopted ASHRE62-1999 performance methods
3. Number of occupants based on exiting and divide by two. This is based on the California codes due to their energy concerns

It was requested that this be brought back to the MAG Building Codes Committee as an Agenda item for action.

Bob Lee recommended forwarding this issue to the Building Inspectors/Plans Examiners Forum and then bring it back to the Building Codes Committee. He said that the problem he saw with it is that it would have to be done for the other Codes such as the International Mechanical Code..

John Guenther said the table in the UMC and IMC is basically the same as it relates to this matter.

Tom Ewers asked whether Section 401 applies to all Buildings. Mark Green said that it did and that Phoenix is still using the 1997 UBC.

Bob Lee pointed out that this has been a problem for at least a decade.

### 4. Approval of Consent Agenda

Leon Manuel stated that Agenda items #6, 8, 13, 15, 16, and 17 were included on the consent agenda for action.. John Guenther asked for items #6 removed from the consent agenda and discussed separately.

It was moved by John Guenther, seconded by Bob Lee and unanimously recommended to approve the consent agenda items 8, 13, 15, 16, 17.

### 5. Request by Southwest Gas Corporation

Harry Wolfe noted that at the December 19, 2001 meeting of the MAG Building Codes Committee, Southwest Gas made a presentation regarding permitting and clearance rules that municipalities require Southwest Gas to follow when extending exterior, above ground house lines. He stated that the company indicated that it sometimes finds it necessary to extend house lines when conditions require the service be moved due to safety concerns; and that eliminating the permit and clearance requirements on specific amounts of footage would provide for the quick restoration of service to the customer. Robert Palmer discussed the draft standard agreement for local governments to authorize Southwest Gas to relocate a gas line without permit and clearance requirements. He noted that Southwest Gas made changes to the language in the agreement based upon comments received from the MAG Building Codes Committee.

Tom Ewers pointed out that he could not sign such a document on behalf of the County because that authority is with the Board of Supervisors.

Steve Burger said that he liked the concept because it saves paper work. Ken Sowers said he had no problem with it. It was moved by Steve Burger, seconded by Crystal Pearl and unanimously recommended to accept the language as a MAG standard.

Anthony Floyd pointed out that although MAG approved the language as a MAG standard, it was still up to each jurisdiction on adopting it.

John Guenther said that he would like Southwest Gas to keep documentation that would be available to jurisdictions to verify what work had been done. Bob Lee said that he would probably include some such language in a cover letter accompanying the standard.

6 Review of MAG Building Codes Committee Mission Statement and Objectives

Harry Wolfe explained that at the January meeting of the MAG Building Codes Committee the reevaluation of the Committee's mission statement and objectives was discussed. He noted that staff requested that recommendations be forwarded to MAG by January 31, 2002.

Mr. Wolfe said that a draft work element had been prepared incorporating the recommendations received.

John Guenther stated that the work program seemed somewhat ambitious, especially with regard to the number of videoconferences suggested. Harry Wolfe explained that he had provided examples of the types of videoconferences that could be held and that MAG was not necessarily committing to holding each of them.

Rus Brock noted that the outcomes refer to conducting training. He said that he didn't know that MAG member agencies conducted training. John Guenther noted that training is conducted by local jurisdictions on Code matters. Mr. Brock recommended revised wording in the last bullet of the outcome measures that was acceptable to the Committee.

7. Introduction of New Officers for the Permit Technicians Forum

New Officers for the Permit Technicians Forum were introduced and provided a brief overview of their responsibilities.. Barbara Sicorra from the Town of Gilbert is Chair of the Permit Tech Forum, while Tina Morgan from Goodyear is Secretary.

8. Green Building

This was a consent agenda item. It was noted that the Green Building Expo will be held at the City of Phoenix for one day only: April 12, 2002. An attachment presenting the agenda for the Expo was distributed.

9. Review of Possible Enforcement Policies for the IRC Energy Chapter

The MAG Building Codes Committee discussed uniform enforcement policies of the IRC energy provisions while code changes that address the climatic conditions of the valley are brought through the process.

Bob Lee noted that for a single family unit 15 percent glazing or less is prescriptive, while greater than 15 percent must meet IECC. He added that in Tucson more than 90% of the dwelling units meet Metcheck

John Guenther said that a prescriptive threshold in Surprise is from 15 percent to 25 percent.

Bob Lee asked the MAG Building Codes Committee to consider adoption of the following::

“The Building Code Committee formally acknowledges that the Energy Star, Engineered for Life, Environments for Living and other such nationally recognized third party energy programs meet the requirements of the 2000 International Residential Code energy provisions. As part of our previous decision to adopt the 2000 International Residential Code, the Building Code Committee formally recommends that each jurisdiction adopt Chapter 11, ENERGY EFFICIENCY, in its entirety as it is written.”

Rus Brock raised concerns with adoption without further review by his members. Anthony Floyd pointed out that jurisdictions would need education and training on the Code and would prefer deferring the motion. John Guenther also recommended that action on the item be delayed until March. It was agreed to defer action on the matter until the next meeting.

10. Request of AZBO to Start Review of the 2002 NEC

Bob Lee asked that the MAG Building Codes Committee request AZBO to begin its review of the 2002 National Electrical Code. Leon Manuel noted that the City of Phoenix spearheaded the effort to arrive at common amendments to the 1999 NEC. Bob Lee expressed concern that this would go to the overall AZBO committee and that their expertise isn't in the electrical field. Rus Brock suggested that a separate committee be established. The matter was referred to AZBO.

11. Status Report on Initiatives on Establishing a Common Permitting Process

Harry Wolfe noted that the City of Phoenix, through its Smart Permitting Forum, was facilitating efforts to establish a common permitting process. He said that efforts are also being undertaken by other member agencies to develop more uniformity in the permitting process. It was requested that this be a regular agenda item on the MAG Building Codes Committee.

12. The Use of NetClerk to Facilitate Permitting

Harry Wolfe noted that there have recently been demonstrations by NetClerk an Internet service company that uses technology applications to streamline the permit submission and delivery process between contractors and local governments.

Crystal Pearl asked for input on what places used NetClerk. Of ten cities responding, only two said that they had used NetClerk. The two that use NetClerk indicated that there was little activity because contractors don't use the project. There were also questions raised about the ability of NetClerk to demonstrate the benefits of their product.

13. Status of the Regional Plan Review Program

This was a consent agenda item. An attachment to the agenda noted that an Intergovernmental Agreement among eight MAG local governments was being refined and it was anticipated that it would be signed in March.

14. Legislative Issues

A review of state legislative issues raised was discussed including HB 2628 which provided for the establishment of a Codes commission and requires local jurisdictions to use the Codes they adopt; and SB 1327 to create a state certifying board for electrical workers.

Bob Lee expressed concerns with the draft NFPA 5000 Building Code. He said that it would add three to five thousand dollars to the cost of building a single family residence. He noted that the ICC has years of development behind it and that the ANSI process used by NFPA is an easily corrupted system.

Mr. Lee said that some of the provisions of NFPA 5000, which meets the voluntary consensus process certified by ANSI, are not compatible with the open meeting law. He added that it sets absolutes as opposed to minimums.

Other problems pointed out by Mr. Lee with NFPA are as follows:

1. Does not allow for CAD drawings. Requires drawings mechanically produced.
2. Requires more employees
3. Contains questionable technical provisions
4. Contains zoning requirements in the draft version
5. Requires construction be approved "upon submittal"
6. Does not include energy provisions

Mr. Lee said that if uniformity was desired, then the we should use the ICC.

Tom Ewers said that Maricopa County expended a great deal of time to adopt and enforce the new code with minimum amendments. He said that it was far preferable to adopting untested codes; and codes that were acted on in closed meetings.

Bob Lee said he didn't see any particular problem with SB 1327 to create a state certifying board for electrical workers.

Leon Manuel said that he understood SB 1327 would require all electrical work to be done by licensed electricians and that there was not exclusion for homeowners to do their own work.

15. Proposed Legislation Amending Sound Attenuation Standards for Areas in the Vicinity of Luke Air Force Base

This agenda item was approved by consent. The agenda attachment transmitted the latest language in the proposed changes to State legislation dealing with sound attenuation standards in the vicinity of military airports. No comments were offered.

16. Plumbing Code Commission

A status report on the MAG Plumbing Code Commission was included in the agenda packet. This status report was approved by consent.

17. Updated MAG Building Codes Committee Membership

This was a consent agenda item. The agenda noted that changes to the MAG Building Codes Committee membership roster be reported to him at (602) 254-6300 or forwarded to Harry Wolfe via e-mail at [hwolfe@mag.maricopa.gov](mailto:hwolfe@mag.maricopa.gov).

18. Topics for Future Agendas

Potential topics for the next meeting were discussed. They included enforcement policies for IRC energy provisions, HVAC code requirements for schools, and solar panels. It was noted that the next meeting of the MAG Building Codes Committee is scheduled for Wednesday, April 17, 2002 at 2:00 p.m. at the MAG Office in the Saguaro Room.

The meeting adjourned at 4:20 p.m.