

March 14, 2012

TO: Members of the MAG Building Codes Committee

FROM: Michael Williams, Tempe, Chair

SUBJECT: MEETING NOTIFICATION AND TRANSMITTAL OF TENTATIVE AGENDA

Wednesday, **March 21, 2012** - 2:00 pm
MAG Office, Second Floor, Ironwood Room
302 North 1st Avenue, Phoenix

A meeting of the MAG Building Codes Committee (BCC) has been scheduled for the time and place noted above. Members of the MAG Building Codes Committee may attend in person, by videoconference or by telephone conference call. Those attending by telephone conference call must make arrangements with Steve Gross at MAG at (602) 254-6300 at least one day prior to the meeting.

If you drive to the meeting, please park in the garage under the building and bring your ticket to the meeting; parking will be validated. For those using transit, the Regional Public Transportation Authority will provide transit tickets for your trip. For those using bicycles, please lock your bicycle in the bike rack in the garage.

Pursuant to Title II of the Americans with Disabilities Act (ADA), MAG does not discriminate on the basis of disability in admissions to or participation in its public meetings. Persons with a disability may request a reasonable accommodation, such as a sign language interpreter, by contacting Scott Wilken at the MAG office. Requests should be made as early as possible to allow time to arrange for accommodation.

Please be advised that under procedures approved by the MAG Regional Council on June 26, 1996, all MAG committees must have a quorum to conduct business. A quorum is a simple majority of the membership, or 12 people for the MAG Building Codes Committee. If you are unable to attend the meeting, please send a proxy from your jurisdiction or agency to represent you.

If you have any questions or require additional information, please contact Scott Wilken at (602) 254-6300 or swilken@azmag.gov.

TENTATIVE AGENDA
MAG Building Codes Committee Meeting
March 21, 2012

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| 1. <u>Call to Order</u> | 2. For information. |
| 2. <u>Introductions</u> | 3. Review and approve the minutes of the February 15, 2012 meeting. |
| 3. <u>February 15, 2012 Meeting Minutes</u> | 4. For information and discussion. |
| 4. <u>Call to the Audience</u>

Members of the public may request to speak on items that fall under the jurisdiction of the MAG Building Codes Committee (BCC) and are not scheduled on the agenda; or, on items on the agenda for discussion but not for action. A total of 15 minutes will be provided for the Call to the Audience, with a limit of three minutes per speaker, unless the Chair requests an exception to this limit. Those requesting to comment on action agenda items may be provided an opportunity to do so at the time the agenda item is heard. | 5. For information and discussion. |
| 5. <u>Comments From the Committee</u>

An opportunity will be provided for Building Codes Committee members to present a brief summary of current events. The Building Codes Committee is not allowed to propose, discuss, deliberate or take action at the meeting on any matter in the summary, unless the specific matter is properly noticed in accordance with the Arizona Open Meeting Law. | 6. For information and discussion. |
| 6. <u>SB1598 – Building Inspections</u>

The City of Mesa released a draft implementation policy for SB1598 stating, in part, that inspections related to building permits are requested by the applicant, and are, therefore, not subject to the requirements of SB1598. Members will be asked to briefly discuss if their jurisdiction agrees with this stance, | |

or if they have adopted a different interpretation regarding building inspections.

7. Arizona Superior Court Consent Decree Related to R-4 Occupancies

The City of Avondale recently received a consent decree from the Superior Court of The State of Arizona over alleged violation of the Arizona Fair Housing Act. The requirements of the consent decree have resulted in some unintended consequences. Randal Westacott will discuss the ramifications and the directions of the city's legal advisors. A copy of the consent decree is included as **Attachment One**.

8. Arizona Hoarding Task Force

The Arizona Hoarding Task Force was established to assist communities and individuals with education and assistance in dealing with hoarding issues. Mary Dickson will provide an overview of the task force. Please see **Attachment Two** for the related presentation.

9. MAG Building Code Amendments and Standards Book

Discussion about committee members' review of code amendments and building construction standards not included in national codes. This discussion will involve which documents should be included in a new MAG publication, which should be updated, which should be included for historical purposes, and which should be excluded, as well as the format of the publication and other related issues. Please see **Attachment Three**.

7. For information and discussion.

8. For information and discussion

9. For information and discussion.

10. Updated MAG Building Codes Committee Membership

We are requesting that Committee members review **Attachment Four**, Committee Roster, sent with this agenda. Please forward any changes to Scott Wilken prior to the meeting or provide them at the meeting.

11. Update Survey of Code Adoption

Attachment Five identifies the codes that member agencies have adopted. Please review this information and provide any updates or corrections to Scott Wilken.

12. Topics for Future Agendas

Potential topics for the next meeting will be discussed. Please think of any items of discussion or presentations that you would be interested in hearing about at future meetings.

The next meeting of the MAG Building Codes Committee is scheduled for Wednesday April 18, 2012 at 2:00 p.m. in the MAG Ironwood Room.

13. Adjournment

10. For information and discussion.

11. For information and discussion.

12. For information and discussion.

MINUTES OF THE
MARICOPA ASSOCIATION OF GOVERNMENTS
BUILDING CODES COMMITTEE

February 15, 2012

Maricopa Association of Governments Office
302 N. 1st Ave
Chaparral Room
Phoenix, AZ

COMMITTEE MEMBERS

Mary Dickson, El Mirage, Vice Chair

*Michael Williams, Tempe, Chair

Randal Westacott, Avondale

Phil Marcotte, Buckeye

*Mike Tibbett, Carefree

Mike Baxley, Cave Creek

V-Mike DeWys for Martin Perez, Chandler

*Jason Field, Fountain Hills

A-Ray Patten, Gilbert

Tom Paradise, Glendale

Ed Kulik, Goodyear

*Chuck Ransom, Litchfield Park

*Tom Ewers, Maricopa County

Steven Hether, Mesa

*Bob Lee, Paradise Valley

A-Dennis Marks, Peoria

*Julie Belyeu, Phoenix

A-Dean Wise, Queen Creek

Dustin Schroff for Michael Clack,
Scottsdale

Dale Crandell, Tolleson

Rick DeStefano, Wickenburg

Jim Fox, Youngtown

Jackson Moll, Home Builders Association

OTHERS IN ATTENDANCE

Scott Wilken, MAG

Steve Gross, MAG

Shannon Acevedo, MAG

Rene Guillen, League of AZ Cities & Towns

Mark Ptashkin, Glendale

Ken Kirschmann, Southwest Gas

A-Larry Taylor, Gilbert

A-Dennis Chase, Peoria

*Those members neither present nor
represented by proxy.

A-Those members participating via
audioconference

V-Those members participating via
videoconference

1. Call to Order

Mary Dickson, Vice Chair, called to order the February 15, 2012 meeting of the MAG Building Codes Committee (BCC) at 2:03 p.m.

2. Introductions

Voting members Dennis Marks and Ray Patten attended via telephone conference call. Voting member Mike DeWys attended via video conference. Dennis Chase and Larry Taylor also attended via telephone conference call. All members and guests introduced themselves.

3. January 18, 2012 Meeting Minutes

Dennis Chase said that he had a correction to the minutes. He said that in the 3rd paragraph on page 6 of the minutes, Dennis Marks is listed as asking a question, but it should be Dennis Chase asking that question. Ed Kulik made a motion to approve the minutes as corrected. Randal Westacott seconded the motion, and the corrected minutes were approved unanimously.

4. Call to the Audience

There were no comments from the audience.

5. Comments From the Committee

Scott Wilken asked the members asked if any committee members had any problems with receiving and accepting the Outlook invitation to the meeting. Members said that it worked well. Scott Wilken also reminded the members that in the March meeting the committee will be discussing the code amendments and standards book project, and asked members to return the comment spreadsheet with their feedback on the documents.

Tom Paradise thanked Ken Kirschmann for his assistance with a Southwest Gas clearance issue.

Randal Westacott asked about a document regarding Arizonans with Disabilities Act (ADA) requirements that Michael Williams had mentioned in the January meeting. Scott Wilken said that a link to that document was in an email that also included the link to the standards and codes review document. He said that he will resend the ADA requirements link.

6. MAG Committee Officer Terms

Scott Wilken said that MAG Regional Council had recently updated the policy for terms of officers on technical committees, like the Building Codes Committee. He said that, previously, chairs and vice chairs would serve for one year with an option to be reappointed for a second year. He said that the new policy is that chairs and vice chairs will now serve for two full years.

8. City Clearances for Energizing Electric Services

Mary Dickson said that, because the presenter for Item 7 was running late, the next two agenda items would be taken out of order.

Mark Ptashkin discussed an issue the City of Glendale has had with electrical clearances. He said that the city has seen instances of the local utility companies installing electric meters without obtaining a clearance from the city. He said that this is occurring in buildings that have had fire damage, buildings that have been posted as unsafe to occupy, and houses that have had work done on them without building permits. He asked if any other municipalities are seeing the same problem. Dale Crandell said that Tolleson has seen a few instances where electric meters were hooked up in brand new homes without city clearances, but they have not seen the issue happen with abandoned homes. Mark Ptashkin said that Glendale is seeing this happen about 2-3 times a month, including a house that had had two different fires, and was completely remodeled without permits. He said that the utility companies have said that they won't remove the electric meters once they have been installed, regardless of receiving prior city clearance. Steven Hether asked which company was doing this, and Mark Ptashkin said that it is both SRP and APS. He said that in cases of fire, the fire fighters are having the electric meter pulled during the fire, and the utility is reinstalling the meter months or years later without clearance.

Steven Hether said that in Mesa their building inspection supervisors have automatic notification from the fire department on their Blackberries. He said that they put in a notice of "Do Not Energize" to SRP, and they have not had this problem. Mark Ptashkin said that they recently had a house that was posted as unsafe and that power should not be turned on, and the utility turned on the power anyway. He said that in this instance, the utility said that the city phoned in a clearance for that address, but the city had no record of clearance, or a phone call, or green tag issuance. Steven Hether said that, for their clearances, Mesa provides the utility with the address and a clearance number, and the utility has to be able to match the two. Tom Paradise said that Glendale has the permit number attached to the address and clearance when it gets faxed to the utility. Mary Dickson said that El Mirage does all their clearances via email so that there is a written document. Mike Baxley said that Cave Creek does all email, as well. Dennis Marks said that Peoria also does all email clearances.

Randal Westacott noted that Steven Hether said Mesa sends notice of "Do Not Energize" to the utility company for unsafe buildings, and asked if Glendale does that. Mark Ptashkin said that they don't. Randal Westacott said that sending a notice like that could help.

Dean Wise said that in the building code administrative section says that the utility company is one of the parties that have to be notified when a building doesn't have clearance for electricity. Mike Baxley said it seems like everyone has different ways to notify the utilities. He suggested that the committee could have representatives from the utility companies come in and they could work out a uniform method of notification. Mary Dickson said that they went to email notification because they had instances of electricity not getting turned on after clearances were phoned in. She said that when a house has to have electricity cut off, she attaches a letter of condemnation or an explanation to the email, and the utility company has been very supportive of their efforts.

Steven Hether said that he wasn't sure if a uniform notification system was feasible, and that in Mesa, the next generation of their permit software would be automating the notification emails. Dean Wise said that Queen Creek also has an automatic notification system. Phil Marcotte said that APS came to him and asked for a notification system so that they wouldn't have this problem. Mark Ptashkin said that they don't have a huge problem, but when they do have a problem it's because there are people in an unsafe home, and the city has to remove them from the house until it is made safe. Mary Dickson said that she has had great service ever since she had a face-to-face meeting with APS. Tom Paradise asked the people who have used an

automatic email notification system if any of them use the Hansen system. No one said they use Hansen. Steven Hether asked if this might be more of a regional problem, since they don't seem to have the same problem in Mesa. Mark Ptashkin said that the problem is occurring all over Glendale with both SRP and APS.

7. SB 1598 – Regulatory Bill of Rights, Licensing and Inspections

Rene Guillen from the League of Arizona Cities and Towns discussed Senate Bill 1598 (SB1598), the Regulatory Bill of Rights. He said SB1598 was brought forward by the Arizona Rock Products Association (ARPA). He said that in the 1980s, the legislature had enacted a regulatory bill of rights, which was supposed to create a scheme by which state governmental agencies regulate, and that SB1598 was an attempt to apply those rules to local governments. He said that the bill defines "licenses" very broadly, and the intent was to regulate practically everything a municipality does from a regulatory standpoint. He said that he has been trying to put together a working group to help municipalities implement the bill.

He said that he would like to encourage some kind of uniformity for inspections procedures among cities. He said that the portion of the bill that affects inspections takes effect July 1, 2012. He said that the bill requires a number of different disclosures for applicants and regulated persons when inspections occur, and the League is considering creating a generic inspection disclosure form that municipalities can use.

Mary Dickson said that she has been attending the Arizona Fire Marshals Association meetings, and they have been working on a uniform inspection form, as well. She said that there are different interpretations of what the bill says. Rene Guillen said that there is a lot of confusion about what the bill says versus what was intended, and gave an example of language that was clear during discussion but unclear in the final bill. He said that he thinks interpretation will become a big issue, and the best bet of the municipalities is to be on the same page.

Scott Wilken asked about the City of Mesa's draft implementation plan that was released a few days prior to the meeting. He said that the bill includes an exemption for inspections that are requested, and that inspections related to building permits fall into that exemption. Rene Guillen said that he might be inclined to agree with that interpretation. Steven Hether said that Mesa is adopting the philosophy of interpretation that would cause the least amount of disruption to the customers. Jackson Moll said that his reading of the inspection section would exempt building permit inspections, because the applicant calls the city to request the inspection. He said that there are other types of inspections related to building permits that would not fall under the exemption, such as inspections that occur following a fire but were not necessarily requested by the homeowner.

Scott Wilken asked for a discussion of the review portion of SB1598. Rene Guillen said that the original intent was that, during review, cities would have one opportunity to ask for revised and resubmitted plans. He said that the League feels that this portion of the bill forces cities and counties to take a more adversarial role when working with applicants, rather than fostering a cooperative relationship. He said that the final version of the bill had some language softening this section slightly, allowing cities to ask for additional information when needed. He said that another portion of the bill that provides some relief to municipal reviewers is that, if there are multiple departments reviewing an application, each department has the opportunity to ask for additional information.

Jackson Moll pointed to a section in the bill that refers to “deficiencies” and asked if cities are interpreting that to mean deficiencies in the documents that have been provided or the content contained in those documents. As an example of a deficiency with the content of a document, he cited an instance when a provision in building code could be interpreted two different ways, and the applicant submitted using the interpretation that is the opposite of the city’s. Steven Hether said that, in an instance like this, the document would be considered deficient because the city’s building official is in charge of making final interpretations of building code, and if the document does not comply with that interpretation it would be deficient. Rene Guillen clarified the difference between the administrative review timeframe and substantive review timeframe, saying that missing documents would be part of the administrative review, but inaccurate interpretations of the building codes would be found during the substantive review. He said that the idea is that one has one period in which to complete the application and one period in which to review the application.

Jim Fox asked how redline comments fit into the substantive review process. He asked if the intent was that after a city redlines plans, the plans then must be denied instead of allowing the city to ask for revisions and resubmission. Rene Guillen said that the proponents of the bill wanted one set of redlines and comments and one set of resubmitted plans back to the city. Jim Fox asked what happens if those resubmitted plans do not meet code and are not approvable. Rene Guillen said that the original intent, as he understood it, was that the plans would be denied if the second submittal did not meet code. He pointed to language in the final bill that allows the city to ask for additional information, and suggested that maybe the city and applicant could agree to allow an additional submittal rather than simply denying the plans and starting the process over.

Tom Paradise asked to clarify the previous discussion, saying, if there are 10 redline comments and the plans are resubmitted with only 5 redline comments addressed, can the city ask for those deficiencies to be fixed or do the plans have to be denied. Rene Guillen said that at that point, the city and the applicant could mutually agree to allow the city to ask for an additional resubmittal, but if the applicant doesn’t agree, the city has to deny the plans. He said that the city has the right to one comprehensive request for more information, but after that, all additional requests for information must be agreed upon by the city and applicant. Jackson Moll said he would agree to that interpretation. Ed Kulik asked if the city is still restricted to the substantive review time period in this example. Rene Guillen said that the timeframe is paused while the city waits for the applicant to resubmit. Randal Westacott said that the building code says that, if the applicant doesn’t respond to comments within 180 days, the plans can be denied. Scott Wilken said that it would be in the applicant’s interest for the timeframe to be paused, because if the substantive review period expires the plans are deemed approved, and it would be in the city’s interest to deny unapproved plans before the end of the review period.

Rene Guillen talked about legislation that is currently being discussed in the legislature. He talked about House Bill 2350 (HB2350), which contains striker language for a portion of SB1598 related to notifying utility companies within their jurisdiction 12 months in advance of any public works project. He said the new language would say that cities must put their 10 year capital improvements program (CIP) online instead of requiring 12 months notice, and to require cities to notify utility companies when new projects come up that are not in the CIP.

He talked about House Bill 2468 (HB2468), sometimes referred to as an economic bill of rights. He said that it would have limited what governmental agencies are allowed to regulate, and

would have required legislative bodies to repeal ordinances. He said that HB2468 has been pulled back by the sponsor, and is off the radar for the time being.

He talked about House Bill 2815 (HB2815), which, among other things, includes a regulatory tax credit. He said that this bill would allow anyone subject to “excessive regulation” to file for a tax credit on their tax return to be reimbursed for the cost of complying with the regulation. Jackson Moll said that “excessive regulation” is defined in statute as any regulation that doesn’t directly deal with life/safety. Steven Hether said that the plumbing code includes things like fixture counts for the number of toilets that have to be provided, and that this likely doesn’t count as a life/safety regulation. He said that there are building codes that ensure comfort and energy savings rather than life/safety, and wondered if those would be considered “excessive.” Rene Guillen said that the bill is broadly defined, and that, as written, the Department of Revenue (DOR) would decide what is “excessive.” He said that the League’s position is that DOR isn’t in a position to know what is life/safety and what is not. He said that a result could be that a city loses state-shared revenue for not repealing “excessive regulations.”

He talked about House Bill 2827 (HB2827), which would apply the Administrative Procedures Act (APA), the state rulemaking procedures, to counties and flood control districts.

He talked about Senate Bill 1470 (SB1470), which would apply the federal data quality act to the state, cities, towns, and counties. He said that this would require the use of science to back up science-based decisions.

He finally talked about Senate Bill 1505 (SB1505), which would apply the APA to cities and towns. He said that the problems the League sees with this bill is that cities and towns do not have separate executive and legislative branches, which makes the existing model unworkable with cities and towns.

Scott Wilken said that the handout that Rene Guillen passed out with the names and descriptions of the legislation of interest will be posted in the MAG website, as would the Mesa draft SB1598 implementation plan. Rene Guillen mentioned that the League has a SB1598 listserv that members can sign up for.

9. Updated MAG Building Codes Committee Membership

There were no updates.

10. Update Survey of Code Adoption

There were no updates.

11. Topics for Future Agendas

There were no suggestions for future agenda items.

12. Adjournment

Steven Hether made a motion to adjourn and Rick DeStefano seconded the motion. The meeting was adjourned at 3:31 PM.

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fd049.pdf

Granted

Signed on this day, January 9, 2012



/s/ John Rea

Judicial Officer of Superior Court

Developmentally Disabled Level #1

Michael K. Jeanes, Clerk of Court
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*** Granted ***
 See eSignature Page

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11 **IN THE SUPERIOR COURT OF THE STATE OF ARIZONA**

12 **IN AND FOR THE COUNTY OF MARICOPA**

13 THE STATE OF ARIZONA *ex rel.* THOMAS C.
 14 HORNE, the Attorney General; and THE CIVIL
 15 RIGHTS DIVISION OF THE ARIZONA
 16 DEPARTMENT OF LAW,

No. CV2011-004392

17 Plaintiff,

CONSENT DECREE
 (Non-classified Civil)

18 &

19 CITY OF AVONDALE,

(Hon. John C. Rea)

20 Defendant.

21 **I. INTRODUCTION**

22 The State Civil Rights Division brought this Complaint on its own behalf and on
 23 behalf of Christopher Hurst ("Hurst"), operator of Hurst Homes, Inc. ("Hurst Homes"), an
 24 Arizona corporation that operates group homes for persons with intellectual disabilities under
 25 a contract with the State of Arizona Department of Economic Security, Division of
 26 Developmental Disabilities, for alleged violations of the Arizona Fair Housing Act
 27 ("AFHA"), A.R.S. 41-1491 et seq. The Civil Rights Division's Complaint challenged the
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1 City of Avondale’s application of its zoning ordinances and practices that made housing
2 opportunities unavailable to individuals with disabilities living in group homes and other
3 community-based homes and required individuals with disabilities (through their group home
4 or foster care providers) to register, apply, and meet certain conditions, such as installation of
5 cost prohibitive fire suppression systems, that were not required in other single family
6 residence uses. The Civil Rights Division alleged this constituted discriminatory practices, in
7 violation of the AFHA. The City of Avondale (“City”) responded that these requirements
8 were imposed to protect people with disabilities living in group homes and particularly those
9 who were not ambulatory. The Civil Rights Division alleged that additional health and safety
10 requirements were imposed without any individualized assessment of their need. The City
11 denies the truth of the allegations made by the Civil Rights Division as set forth above and
12 denies that any of its acts or ordinances violates the law. However, without admitting any
13 liability or wrongdoing whatsoever and in order to avoid the cost of litigation, the City has
14 agreed to settle this matter and does not object to the entry of this Consent Decree. This
15 Agreement does not constitute an admission by the City that an act or practice made unlawful
16 by the Arizona Fair Housing Act or Fair Housing Act Amendments et seq. occurred, nor
17 should any such inference be drawn.

18 **II. BACKGROUND**

19 For the foregoing reasons, the parties agree that the Consent Decree will further the
20 objectives of the Arizona Fair Housing Act, and that the Decree preserves fair housing
21 opportunities for people with disabilities where disability requires that unrelated persons
22 reside together because of disability in group living arrangements.

23 Based on the foregoing, the Civil Rights Division and the City desire to resolve the
24 issues regarding the City’s zoning restrictions that apply to Hurst Homes and to other group
25 living arrangements where disability requires that unrelated persons reside together. The
26 Civil Rights Division and the City acknowledge that this Decree is the compromise of
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1 disputed claims and that there was no adjudication of any claim. The parties agree to be
2 bound by this Consent Decree and not to contest that it was validly entered into in any
3 subsequent proceeding to implement or enforce its terms. The parties have therefore
4 consented to the entry of this Consent Decree, waiving trial, findings of fact, and conclusions
5 of law.

6 **III. ORDER**

7 It appearing to the Court that entry of this Decree will further the objectives of the
8 Arizona Fair Housing Act (“AFHA”) and is in the best interest of the public with respect to
9 the matters within the scope of this Decree, **IT IS HEREBY ORDERED, ADJUDGED**
10 **AND DECREED** as follows:

11 **JURISDICTION**

12 1. This Court has jurisdiction over the subject matter of this action and over the
13 parties under A.R.S. 41-1491.34(A).

14 **RESOLUTION OF THE COMPLAINT**

15 2. This Consent Decree resolves all issues and claims set forth in the State’s
16 Complaint.

17 **RELEASE**

18 3. Except for the obligations of the City that are expressly set forth in this Decree,
19 the City of Avondale, its agents, officers, board members, employees, successors, assigns and
20 all persons in active concert or participation with Defendant, are released from any and all
21 civil liability to the State for the counts alleged in the State’s Complaint.

22 **INDIVIDUAL RELIEF**

23 4. Within 14 days of the effective date of this Consent Decree, the City of
24 Avondale will a) deliver written notice of approval for Hurst and Hurst Homes to operate
25 Morning Star, Western Star, North Star or any of its other group homes that offer housing to
26 people with disabilities within any single family residential zoning district in the City, b)

1 rescind any and all notices requiring Hurst and Hurst Homes to comply with additional
2 requirements that are not imposed upon other single family residences, and c) rescind any and
3 all fines regarding prior unapproved use of any of these existing group homes.

4 5. Within 14 days of the effective date of this Consent Decree and receipt of an
5 executed release in the form attached to this Agreement as Ex. A, the City will pay \$49,999 to
6 Christopher Hurst for settlement of any and all claims for compensatory damages. The City
7 will mail a check by certified mail, return receipt requested, in the amount of \$49,999 made
8 payable to Christopher Hurst and David Burnell Smith, Esq. c/o Smith Law Firm, 4310 North
9 75th Street, Suite A, Scottsdale, Arizona 85251. On that same date, the City will mail a copy
10 of the check to the Civil Rights Division.

11 6. The City will not retaliate against Hurst Homes, Inc. or otherwise discourage or
12 hinder its operation as a group home provider for persons with disabilities, in violation of
13 A.R.S. § 41-1491.18.

14 **REMEDIAL ACTION**

15 7. **Zoning Ordinance Revision.** On December 5, 2011, the City amended the
16 applicable provisions of its Zoning Ordinance ("Ordinance), as outlined in Ex. B. to this
17 Consent Decree, so that individuals with disabilities living in group living arrangements will
18 not be required to petition, apply, or experience a process to obtain approval to live in any
19 residential zoning district in the City that is not also required of all families, including but not
20 limited to complying with higher safety requirements than apply to single family residences
21 or meeting minimum separation requirements. As reflected in Ex. B, the City amended its
22 existing Zoning Ordinances to: a) revise its definitions of *family*, *dwelling or dwelling unit*,
23 and *group home*; b) strike its definition of *handicapped* and replace with a definition for
24 *disability*; c) strike the definitions of *group recovery home* and *residential care home* to be
25 included in the definition for *group home*; d) change the purpose and use matrices to reflect
26 that *group homes* are permitted without conditions; and e) delete Section 203(E) that set forth
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1 numerous conditions for group homes for persons with disabilities that did not apply to all
2 families. The City agrees to retain and adhere to the revised zoning ordinance provisions as
3 set forth in Ex. B during the term of the Consent Decree.

4 8. **Adherence to Revised Zoning Ordinance.** Effective December 5, 2011, the
5 City will apply its effective Zoning Ordinance in a manner that persons with disabilities living
6 in housing arrangements that satisfy the definition of “family,” as stated in ¶ 7 of this Decree,
7 will not be required to petition, apply, or experience a process to obtain approval to live in
8 any residential zoning district in the City, and will not be treated less favorably than other
9 families, including but not limited to complying with higher safety requirements than apply to
10 all single family residences or meeting minimum separation requirements.

11 9. **Training.** Within 120 days after the effective date of this Consent Decree, the
12 City will provide training for the individuals serving on the Planning Commission, the Board
13 of Adjustment, and each management-level employee of the Planning and Zoning
14 Department, the Zoning Specialist(s), and the Building Inspectors about the Arizona Fair
15 Housing Act and the federal Fair Housing Amendments Act of 1988. The training will
16 address the general requirements of the federal and state fair housing laws and Title II of the
17 Americans with Disabilities Act and the laws’ specific application to zoning and other land
18 use regulation affecting group homes and other similar living arrangements for people with
19 disabilities. The training will also cover the portions of the City’s Zoning Ordinance, revised
20 in accordance with ¶ 7 of the Consent Decree, and the other requirements of the Consent
21 Decree relevant to the duties of the individuals being trained. The training will be conducted
22 by a qualified trainer. For purposes of this provision, a qualified trainer means an individual
23 who is knowledgeable about the legal requirements of the Arizona Fair Housing Act, the
24 Federal Fair Housing Act, and Title II of the Americans with Disabilities Act as applied to
25 zoning and land use regulation of housing opportunities for people with disabilities. During
26 the time that the Consent Decree is effective (“term of the Consent Decree”), the City will
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1 train the individuals in positions hired or appointed after the original training on these same
2 subjects within 60 days of the date of hire or appointment. Subsequent training may be
3 provided through a video of the original presentation(s). The City will maintain training
4 records, including attendance sheets that indicate the name, position, and department of the
5 individuals attending training as well as the date of training.

6 10. **Notice of Changes Regarding Treatment of Group Homes under Zoning**
7 **Ordinance.** Within 120 days after the effective date of this Consent Decree, the City will
8 undertake the following steps to provide written notice about the revised provisions of the
9 Zoning Ordinance affecting group living arrangements for people with disabilities, including
10 group homes. The written notice will contain, at a minimum, the City's continuing
11 commitment to fair housing practices, the new definition of "family," and the elimination of
12 the requirement that group homes for persons with disabilities must satisfy previously-
13 imposed conditions not generally applicable to other single family residence. The City agrees
14 to publish this written notice on the City of Avondale's Planning and Zoning website and in
15 the two issues of the Avondale Now newsletter. The City will also deliver a letter containing
16 the same information as in the written notice to the Arizona Department of Behavioral Health
17 Services, Offices of Special Licensing and the Arizona Department of Economic Security,
18 Division of Developmental Disabilities.

19 **REPORTING REQUIREMENTS**

20 11. The City will submit reports to the Civil Rights Division outlining its
21 compliance with the terms of the Consent Decree within six months of the effective date of
22 the Decree and, thereafter, at annual intervals. The report(s) will include sufficient detail for
23 the Division to review compliance with the terms of the Consent Decree and will provide
24 supporting documentation regarding amendment of the Zoning Ordinances; training,
25 provision of written notices, and compliance with the revised Ordinance.

1 12. All notices, reports, training attendance sheets, or other such documents
2 required by this Decree will be delivered via mail, electronic transmission, or fax (with
3 original reports to follow) to the following:

4 For notices to the Civil Rights Division: Rose Daly-Rooney or her successor(s),
5 Arizona Attorney General's Office, Civil Rights Division, 400 West Congress, Suite S-215,
6 Tucson, Arizona 85701, 502.628.6765 (facsimile), rose.daly-rooney@azag.gov.

7 Notices to the City: c/o Andrew McGuire, Gust Rosenfeld PLC, One East Washington,
8 Suite 1600, Phoenix, Arizona 85004.

9 13. If the Civil Rights Division believes that this Consent Decree or any portion of
10 it has been violated, it will initially raise its concern(s) in writing with the City and the parties
11 will attempt to resolve the concern(s) in good faith. The Civil Rights Division will allow the
12 City at least 30 days from the date it notifies it of any alleged breach of this Consent Decree
13 to cure the breach or otherwise resolve the alleged breach, prior to instituting any court action
14 to enforce the Consent Decree.

15 **DURATION OF THE CONSENT DECREE**

16 14. The Consent Decree will be in existence for three years from the date it is
17 signed by the Court and filed. The Consent Decree resolves the lawsuit brought by the State.

18 **CONTINUING JURISDICTION OF THE COURT**

19 15. The Court shall retain jurisdiction over both the subject matter of this Consent
20 Decree and the Civil Rights Division and the City for three years from the date of entry of the
21 Decree to effectuate and enforce this Decree. The Civil Rights Division may, for good cause
22 shown, petition this Court for compliance with this Decree at any time during the period that
23 this Court maintains jurisdiction over this action after complying with the requirements in ¶
24 13. Should the Court determine that the City has not complied with this Consent Decree,
25 appropriate relief, including extension of this Decree for such period as may be necessary to
26 remedy its non-compliance, may be ordered. In the event either the Civil Rights Division
27
28

1 does not submit any petitions for compliance with the Decree or the Decree automatically
2 expires, the Court shall lose jurisdiction over this action on the date three years after entry of
3 the Decree.

4 **MISCELLANEOUS PROVISIONS**

5 16. This Decree shall be governed in all respects by the laws of the State of
6 Arizona.

7 17. This Decree shall be binding on the defendant, its agents, employees,
8 successors, officers, council members, assigns and all persons in active concert or
9 participation with them.

10 18. The Civil Rights Division and the City represent that they have read this Decree
11 in its entirety and are satisfied that they understand and agree to all its provisions, and
12 represent that they have freely signed this Decree without coercion.

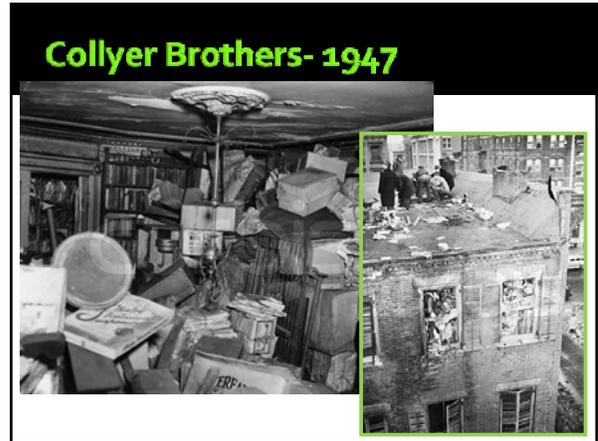
13 **EFFECTUATING CONSENT DECREE**

14 19. As reflected in the executed Consent to Decree forms, the parties agree to the
15 entry of this Decree upon final approval by the Court.

16 20. The effective date of this Decree shall be the date that it is entered by this Court.

17 ENTERED AND ORDERED this ___ day of _____ 2011.

18
19 _____
20 Honorable John C. Rea
21 Judge of the Superior Court
22
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Most common items:

- paper
- containers
- clothing
- food
- books
- furniture
- trash
- catalogue purchases
- electric appliances

• Animal hoarders do not usually hoard other things



Hoarding isn't...Collecting

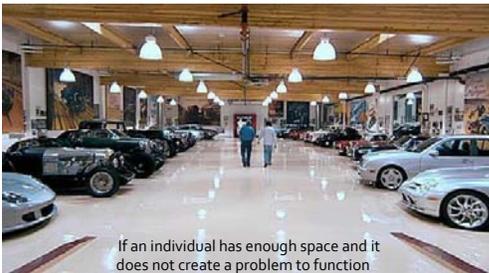
When items have a recognized, significant value.



This is hoarding



Hoarding isn't...Eccentricity



If an individual has enough space and it does not create a problem to function safely then she/he may be considered eccentric.

This is Hoarding...



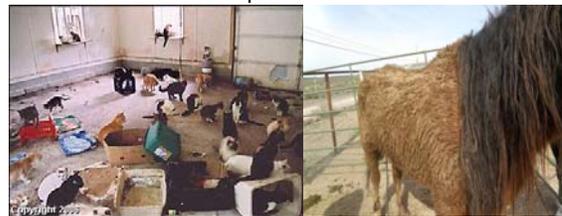
Contributing Factors

- Isolation
- Aging
 - Mobility Risks
 - Medications
 - Existing medical conditions
- Dementia
- Stressful Life Events
 - Death of loved one
 - Eviction



Animal Hoarding

- No one can care for or love the animals like they can.
- Can't see the real problem.



Potential Consequences

- Eviction
- Fines – Building and zoning
- Fire hazard
 - Insurance companies
- Medical issues or complications of existing conditions
- Emotional issues



Potential Consequences

- Sanitation and cleanliness
 - Utilities disconnected
- Bio Hazard concerns
- Improper care of pets
- Roaches, rodents, lice, fleas



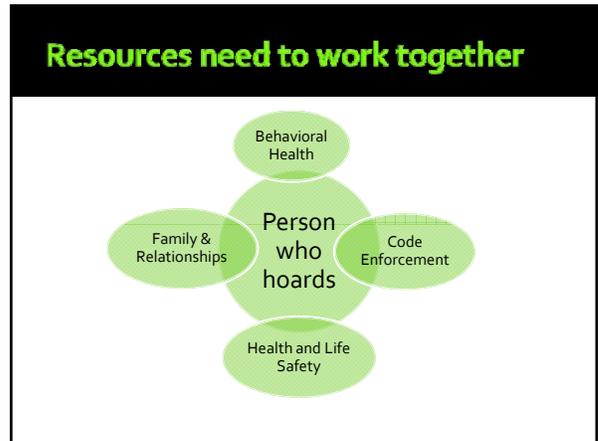

REMEMBER:

Compulsive Hoarding is a form of Mental Illness
 Just cleaning the home will not solve the problem

The hoarding will continue.

The case that started it all- AzHTF



Mission Statement

Our mission is to provide a statewide resource for those communities and individuals affected by hoarding while keeping the health, safety and dignity of the individual a priority.



Join Us!

Next meeting is April 12, 2PM to 4PM
Scottsdale Senior Center
1700 N. Granite Reef Rd.
Scottsdale, AZ

- Provide Services
- Give us input



AZ HOARDING task force

REF #	MEETING DATE	CODE AFFECTED	CODE YEAR	SECTIONS	BRIEF DESCRIPTION	Have Doc	Include As Is	Needs Update	Historic	Not Needed
<u>1</u>	4/22/1992	UPC	1991	N/A	A motion was passed to approve amendments to the 1991 UPC that were developed by the MAG Plumbing and Mechanical Working Group.	No				
<u>2</u>	1/27/1993	N/A	N/A	N/A	A motion was passed to approve a One Coat Stucco Compliance Program For MAG Member Agencies.	Yes				
<u>3</u>	5/19/1993	UMC	1991	N/A	A motion was passed to approve amendments to the 1991 UMC that were developed by the MAG Plumbing and Mechanical Working Group.	No				
<u>4</u>	5/24/1995	UBC	1994	N/A	A motion was passed approving the MAG Special Inspections Standards Manual.	Yes				
<u>5</u>	6/21/1995	N/A	N/A	N/A	A motion was passed stating that the Committee supports uniform reporting of information to the County Assessor as opposed to all member agencies using a uniform permitting process.	Yes				
<u>6</u>	4/17/1996	UBC	1994	Chapter 12	A motion was passed adopting a Model Sound Attenuation Ordinance for New Residential Construction as a MAG Standard.	Yes				
<u>7</u>	4/17/1996	NEC	1993	N/A	A motion was passed stating that utility companies installing lighting on private property will be subject to all MAG member agency code requirements including permits, and inspection. Management Committee supported this action on May 15, 1996 and the Regional Council supported the action on May 29, 1996.	Yes				
<u>8</u>	10/22/1997	N/A	N/A	N/A	A motion was passed adopting MAG Model Standards for fireplaces, wood stoves or other solid fuel burning devices.	Yes				
<u>9</u>	10/21/1998	UBC	1997	2343.6	A motion was passed to approve the plastic tag identified at the meeting for use in marking trusses and that a committee be established to address future markings of tags. It was also noted that the Wood Truss Council of America would make the tags available.	No				
<u>10</u>	2/17/1999	UBC	1997	N/A	A motion was passed adopting the Pima County Standard on Strawbale Construction as a MAG standard without amending it.	Yes				
<u>11</u>	4/19/2000	UBC	1997	2343.6	A motion was passed to approve a standard for the marking of trusses developed by the MAG Building Inspector/Plan Examiner Group.	Yes				
<u>12</u>	11/1/2000	UBC	1997	Chapter 11	A motion was passed to recommend compliance with the accessibility standards in the Fair Housing Act or 1997 UBC Chapter 11 either by ordinance or through the alternate design methods section of the Uniform Building Code.	Yes				
<u>13</u>	5/16/2001	UMC	1997	> 307.5.2	A motion was passed to approve an interpretation of the 1997 UMC that either the use of permanently installed railings on the roof, or one side railing extension would meet the intent of the code for roof access.	Yes				
<u>14</u>	9/12/2001	UBC	1997	Section 2306.4	A motion was passed to require pressure treated sill plates in both interior and exterior applications as required by UBC Section 2306.4	Yes				
<u>15</u>	11/14/2001	IRC	2000	Table R301.2 (1)	A motion was passed recommending the use of Table R 301.2 (1) with the following assumed values: Ground Snow Load: 0 psi; Wind Speed: 90 mph; Seismic Design Category: B; Weathering: NEGLIGIBLE; Frost Line Depth: 12"; Termite: Moderate to Heavy; Decay: None to slight; Winter Design Temperature: 34 degrees F; Flood Hazards: Jurisdiction Specific, as a MAG Standard. (The Winter Design Temperature was updated January 16, 2002 from 27 degrees to 34)	Yes				
<u>16</u>	2/20/2002	N/A	N/A	N/A	A motion was passed to accept standard language of an agreement authorizing Southwest Gas to relocate a gas line without permit or clearance requirement.	Yes				
<u>17</u>	3/20/2002	IRC	2000	Chapter 11	A motion was passed adopting a proposal that explains alternatives for complying with Chapter 11 of the IRC, the Energy Chapter.	Yes				

REF #	MEETING DATE	CODE AFFECTED	CODE YEAR	SECTIONS	BRIEF DESCRIPTION	Have Doc	Include As Is	Needs Update	Historic	Not Needed
<u>18</u>	3/20/2002	IMC	2000	Section 403.3	A motion was passed approving a resolution which stated "The MAG Building Codes Committee recognizes that the exception clause in the International Mechanical Code section 403.3 may be used in evaluating the outdoor ventilation air requirements for schools".	Yes				
<u>19</u>	5/15/2002	NEC	1999	Article 690	A motion was passed to approving the permit requirements for Commercial Solar Photovoltaic (PV) Installations.	Yes				
<u>20</u>	5/15/2002	NEC	1999	Article 690	A motion was passed approving permit requirements for Residential Solar Photovoltaic (PV) Installations.	Yes				
<u>21</u>	10/16/2002	IBC, IRC, IMC	2000	N/A	A motion was passed adopting the AZBO Code Review & Development Committee Report of Final Actions 2001-2002, dated July 15 2002, as MAG amendments.	Yes				
<u>22</u>	1/15/2003	IBC, IRC	2000	1202.2, R806	A motion was passed accepting the following statement, "Due to the climatic conditions in our area and recent research into the field of energy conservation, the Maricopa Association of Governments Building Codes Committee recognizes that there are circumstances and methods that allow the use of ventless attics. This recognition would encourage member jurisdictions to look at those circumstances and those methods with the goal of energy conversation in mind".	Yes				
<u>23</u>	4/16/2003	NEC	2002	N/A	A motion was passed requiring a permit for Solar Water Heater Systems as a standard.	Yes				
<u>24</u>	5/21/2003	IRC	2000	R602.8.1.2	A motion was passed to disallow the use of foam products for fireblocking, unless they are listed as firestop material. Field testing found that foam products that were often used for fireblocking were in fact flammable.	Yes				
<u>25</u>	5/21/2003	Codes	2003	N/A	A motion was passed stating that all member agencies should strive to use the 2003 International Codes with a goal of an effective date of July 2004.	No				
<u>26</u>	10/14/2003	N/A	N/A	N/A	A motion was passed adopting recommendations for Post-Tension Slab construction.	Yes				
<u>27</u>	10/14/2003	N/A	N/A	N/A	A motion was passed adopting a MAG standard that would require the attachment of a label to a dryer that informs consumers of changes or exceptions to the code that have been allowed for the installation of the dryer.	Yes				
<u>28</u>	11/19/2003	Codes	2000	N/A	A motion was passed adopting the AZBO Code Review & Development Committee proposed amendments to the 2000 codes updated to the 2003 ICC codes.	Yes				
<u>29</u>	3/17/2004	NEC	2002	N/A	A motion was passed accepting the AZBO 2002 NEC Amendment Packet.	Yes				
<u>30</u>	8/18/2004	N/A	N/A	N/A	A motion was passed to adopt an interpretation allowing for the temporary use of Port-A-John, among other things, in order to meet ADA requirements in a case were a sales office or model home in a subdivision would ultimately become sold to a homeowner.	Yes				
<u>31</u>	12/16/2004	IRC	2003	R401.2	A motion was passed requiring that each builder provide a current pad certification report for all single family lots, in tract subdivisions, at the time of footing inspection.	Yes				
<u>32</u>	12/16/2004	IRC	2003	R703.6.2.1	A motion was passed to allow the installation of deco drain directly below the weep screed as an alternate method of allowing excess moisture inside the wall to drain to the exterior of the building. If the patio is integral to the post tension slab, this alternative method would not be acceptable.	Yes				
<u>33</u>	11/19/2005	NEC	2002	312.5; 314.17	A motion was passed that approved amendments to the 2002 National Electric Code that allows cable attachment outside an SES under certain circumstances that are specifically addressed in Exhibit "A."	Yes				

REF #	MEETING DATE	CODE AFFECTED	CODE YEAR	SECTIONS	BRIEF DESCRIPTION	Have Doc	Include As Is	Needs Update	Historic	Not Needed
<u>34</u>	6/21/2006	IRC & NEC	2003 and 2006; 2002 and 2005	IRC E3803.4	A motion was passed to establish that storage space located under stairs not be considered as underfloor spaces requiring lighting for the sake of consistency throughout Maricopa County.	Yes				
<u>35</u>	6/21/2006	UBC or IBC	1997 UBC or any edition of the IBC	N/A	A motion was passed that member jurisdictions will recognize and accept the City of Phoenix Approved Structural Steel Fabricators program and list as meeting the special structural inspections alternatives for structural steel fabricated by an approved fabricator as allowed in the building codes.	Yes				
<u>36</u>	11/21/2006	IBC, IRC, IGC, IMC, IPC	2006	N/A	A motion was passed recommending the AZBO Code Review & Development Committee proposed amendments to the 2006 ICC codes be forwarded to the MAG member agencies for their consideration.	Yes				
<u>37</u>	1/16/2008	IBC	2003	1704.4 1905.6	A motion was passed to accept the recommendations made by the Arizona Residential Post-Tensioned Round Table (ARPTRT) so that all MAG member agencies have the same standards for inspection, evaluation and acceptance of the concrete pour for residential post-tensioned slabs-on-ground.	Yes				
<u>38</u>	6/18/2008	IRC supplement	2007	R301.3 Story height R602.10.4 Wall bracing	A motion was passed that the committee generally supports the 2007 supplement to the IRC for story height and wall bracing requirements.	Yes				
<u>39</u>	11/19/2008	I-Codes	2009	N/A	A motion was made to recommend that each jurisdiction consider adopting the 2009 family of I-codes as published by the International Code Council (ICC).	No				

MAG BUILDING CODES COMMITTEE MEMBERSHIP AS OF
3/13/2012

Voting Members				
Name	Representing	Telephone #	Fax #	E-mail Address
Michael Williams (Chair)	Tempe	480-350-8670	480-350-8677	michael_williams@tempe.gov
Mary Dickson (Vice Chair)	El Mirage	623-876-2932	623-876-4607	mdickson@cityofelmirage.org
Randal Westacott	Avondale	623-333-4026	623-333-0400	rwestacott@avondale.org
Phil Marcotte	Buckeye	623-349-6200	623-349-6221	pmarcotte@buckeyeaz.gov
Mike Tibbett	Carefree	480-488-1471	480-488-3845	mike@carefree.org
Mike Baxley	Cave Creek	480-488-6637	480-488-2263	mbaxley@cavecreek.org
Martin Perez	Chandler	480-782-3109	480-782-3110	martin.perez@chandleraz.gov
Jason Field	Fountain Hills	480-816-5127	480-837-3145	jfield@fh.az.gov
Ray Patten	Gilbert	480-503-6820	480-497-4923	ray.patten@gilbertaz.gov
Tom Paradise	Glendale	623-930-3143	623-915-2695	tparadise@glendaleaz.com
Ed Kulik	Goodyear	623-882-7932	623-882-7114	ekulik@goodyearaz.gov
Chuck Ransom	Litchfield Park	623-935-1066	623-535-9754	cransom@litchfield-park.org
Tom Ewers	Maricopa County	602-506-7145	602-506-3282	tomewers@mail.maricopa.gov
Steven Hether	Mesa	480-644-2039	480-644-4900	steve.hether@mesaaz.gov
Bob Lee	Paradise Valley	480-348-3631	480-951-3751	rlee@paradisevalleyaz.gov
Dennis Marks	Peoria	623-773-7232	623-773-7233	dennis.marks@peoriaaz.gov
Julie Belyeu	Phoenix	602-495-0821	602-495-5430	julie.belyeu@phoenix.gov
Dean Wise	Queen Creek	480-358-3009	480-358-3002	dean.wise@queencreek.org
Michael Clack	Scottsdale	480-312-7629	480-312-9029	mclack@scottsdaleaz.gov
VACANT	Surprise			
Dale Crandell	Tolleson	623-936-7111	623-936-7117	dcrandell@tollesonaz.org
Rick DeStefano	Wickenburg	928-684-5451 x513	602-506-1580	rdestefano@ci.wickenburg.az.us
Jim Fox	Youngtown	623-933-8286 x117	623-209-3026	jfox@youngtownaz.org
Non-Voting Members				
Name	Representing	Telephone #	Fax #	E-mail Address
Jackson Moll	Home Builders Assn.	602-274-6545	480-556-5478	mollj@hbaca.org
Jim Ricker	Town of Guadalupe	480-505-5380	480-730-3097	jim@guadalupeaz.org
Alfonso Rodriguez	Fort McDowell Yavapai Nation	480-789-7740	480-789-7798	arodriguez@ftmcdowell.org
Michael McMillan	Brown and Associates	480-991-3751	480-596-5065	mac@brown-and-associates.net
Dennis Dixon (T)	Apache Junction	480-671-5156	480-982-7010	dennisdixon@ajcity.net
Scott Wilken	MAG	602-254-6300	602-452-5098	swilken@azmag.gov

(T) Temporary

Survey of Code Adoption

Jurisdiction	Building	Mechanical	Plumbing	Electric	Residential	Fire	Energy	Existing Building Code	Fuel Gas	Performance	Green Construction	Notes	URL	Anticipated Adopted Date by Council	Anticipated Effective Date for 2009 or 2012 ICC Codes (Month and Year)
Avondale	2009 IBC	2009 IMC	2009 IPC	2008 NEC	2009 IRC	2003 IFC	2009 IECC		2009 IFGC				Avondale	February 2011	July 1, 2011
Buckeye	2006 IBC	2006 IMC	2006 IPC	2005 NEC	2006 IRC	2006 IFC	2006 IECC		2006 IFGC				Buckeye		No plans to adopt 2009 codes.
Carefree	2003 IBC	2003 IMC	1994 UPC	2002 NEC	2003 IRC	2003 IFC						Effective July 1, 2006	Carefree		Not going to adopt, staying with 2003.
Cave Creek	2009 IBC	2009 IMC	2009 IPC	2008 NEC	2009 IRC	2009 IFC	2009 IECC	2009 IEBC	2009 IFGC			Effective January 1, 2012	Cave Creek	11/21/2011	
Chandler	2009 IBC	2009 IMC	2009 IPC	2008 NEC	2009 IRC	2006 IFC	2009 IECC	2009 IEBC	2009 IFGC			Effective July 1, 2011	Chandler		
El Mirage	2006 IBC	2006 IMC	2006 IPC	2005 NEC	2006 IRC	2006 IFC	2006 IECC	2006 IEBC	2006 IFGC			1997 ICC/ANSI Accessibility Code with Arizonans with Disabilities Act.	El Mirage	January/February 2010	July 2010
Fountain Hills	2006 IBC	2006 IMC	2006 IPC	2005 NEC	2006 IRC	2006 IFC	2006 IECC					Codes adopted April 17, 2008 with town amendments available on Web site.	Fountain Hills		No plans to adopt 2009 codes.
Gila Bend	1997 UBC	1997 UMC	1997 UPC	1999 NEC	1997 UBC	1997 UFC							Gila Bend		Just adopted 2006 IBC.
Gila River	2006 IBC	2006 IMC	2006 IPC	2005 NEC	2006 IRC	2003 IFC	None						Gila River		
Gilbert	2006 IBC	2006 IMC	2006 IPC	2005 NEC	2006 IRC	2006 IFC	2006 IECC		2006 IFGC			ADAAG per state requirements	Gilbert	No date	No plans to adopt 2009 codes.
Glendale	2006 IBC	2006 IMC	2006 UPC	2005 NEC	2006 IRC	2009 IFC		2006 IEBC				With city amendments. Effective Sept. 1, 2007	Glendale	No date	No date
Goodyear	2006 IBC	2006 IMC	1994 UPC	2005 NEC	2006 IRC	2006 IFC	2006 Residential					Adopted 5-14-2007.	Goodyear		
Guadalupe	1997 UBC	1997 UMC	1994 UPC	1999 NEC	1997 UBC	1997 UFC							Guadalupe		Need phone #
Litchfield Park	2006 IBC	2006 IMC	2006 IPC	2005 NEC	2006 IRC	2003 IFC	2006 IECC		2006 IFGC			Codes effective July 1, 2008	Litchfield Park		
Maricopa County	2009 IBC	2009 IMC	2009 IPC	2008 NEC	2009 IRC				2009 IFGC			WITH MAG/AZBO AMENDMENTS	Maricopa County	Adopted August 18, 2010	Effective date of 10-1-10, w/ grace period to 1-1-11.
Mesa	2006 IBC	2006 IMC	2006 IPC	2005 NEC	2006 IRC	2006 IFC	2009 IECC (Effective 1/3/12)	2006 IEBC	2006 IFGC				Mesa		
Paradise Valley	2006 IBC	2006 IMC	2006 IPC	2005 NEC	2006 IRC	2006 IFC	2006 IECC		2006 IFGC			Effective July 1, 2007	Paradise Valley	February/March 2012	Will adopt 2012 codes effective July 1, 2012
Peoria	2006 IBC	2006 IMC	2006 IPC	2005 NEC	2006 IRC	2006 IFC			2006 IFGC				Peoria	January/February 2010	July 2010
Phoenix	2006 IBC	2006 IMC	2006 UPC	2008 NEC	2006 IRC	2006 IFC w/ Amendments	2006 IECC	2006 IEBC	2006 IFGC	2006 ICCP for Buildings and Facilities	IGCC Public Version 2	Effective July 2, 2008	Phoenix	Jan 2013	Discussing 2012 ICC, anticipated Jan 2013
Queen Creek	2006 IBC	2006 IMC	2006 UPC	2005 NEC	2006 IRC	2006 IFC	2006 IECC	2006 IEBC				Effective Aug. 7, 2008	Queen Creek		No plans to adopt 2009 codes.
Salt River	2003 IBC	2003 IMC	2003 UPC	2002 NEC	2003 IRC	2003 IFC	None						Salt River		Need phone #
Scottsdale	2006 IBC	2006 IMC	2006 IPC	2005 NEC	2006 IRC	2006 IFC	2006 IECC				IGCC Public Version 2	Effective Sep. 1, 2007, except IPC June 30, 2008	Scottsdale	January/February 2010	July 2010
Surprise	2006 IBC	2006 IMC	2006 IPC	2006 IEC w/ 2005 NEC	2006 IRC	2006 IFC	2006 IECC	2006 IEBC	2006 IFGC			Adopted June 28, 2007	Surprise	January 2010	July 2010

Survey of Code Adoption

Jurisdiction	Building	Mechanical	Plumbing	Electric	Residential	Fire	Energy	Existing Building Code	Fuel Gas	Performance	Green Construction	Notes	URL	Anticipated Adopted Date by Council	Anticipated Effective Date for 2009 or 2012 ICC Codes (Month and Year)
Tempe	2009 IBC	2009 IMC	2009 IPC	2008 NEC	2009 IRC	2006 IFC	2009 IECC	2009 IEBC	2009 IFGC				Tempe		October 24, 2011
Tolleson	2006 IBC	2006 IMC	2006 IPC	2005 NEC w/ 2006 IEC	2006 IRC	2006 IFC	2006 IECC					2006 Fuel Gas Code, 2006 IPMC, 2006 NEAC. Adopted 2/20/07, effective 7/1/07.	Tolleson	January/February 2010	July 2010
Wickenburg	2006 IBC	2006 IMC	2006 IPC	2005 NEC	2006 IRC	2003 IFC	2006 IECC	2006 IEBC	2006 IFGC				Wickenburg		No plans to adopt 2009 codes.
Youngtown	2006 IBC	2006 IMC	2006 IPC	2005 NEC	2006 IRC	2006 IFC			2006 IFGC				Youngtown	November 2010	January 2011

This is intended to be used as a guide for the selected codes, as to what member agencies have adopted or intend to adopt.

Last updated February 7, 2012 by Scott Wilken, MAG

Source: MAG Building Codes Committee Members