

May 9, 2012

TO: Members of the MAG Building Codes Committee

FROM: Michael Williams, Tempe, Chair

SUBJECT: MEETING NOTIFICATION AND TRANSMITTAL OF TENTATIVE AGENDA

Wednesday, **May 16, 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](mailto:swilken@azmag.gov).

TENTATIVE AGENDA  
MAG Building Codes Committee Meeting  
May 16, 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 March 21, 2012 meeting. |
| 3. <u>March 21, 2012 Meeting Minutes</u>   | 4. For information and discussion.                               |
| 4. <u>Call to the Audience</u><br><br>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><br><br>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>SBI 598 – Building Inspections</u><br><br>Christine Zielonka, Director of Development and Sustainability for the City of Mesa, will discuss the results of the workshop the city held recently on Senate Bill 1598 and its application to building reviews and inspections.  |  |

7. 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 One**.

8. Updated MAG Building Codes Committee Membership

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

9. Update Survey of Code Adoption

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

10. 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 June 20, 2012 at 2:00 p.m. in the MAG Ironwood Room.

11. Adjournment

7. For information, discussion and possible action.

8. For information and discussion.

9. For information and discussion.

10. For information and discussion.

MINUTES OF THE  
MARICOPA ASSOCIATION OF GOVERNMENTS  
BUILDING CODES COMMITTEE

March 21, 2012

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

COMMITTEE MEMBERS

Michael Williams, Tempe, Chair

Randal Westacott, Avondale

\*Phil Marcotte, Buckeye

\*Mike Tibbett, Carefree

Mike Baxley, Cave Creek

\*Martin Perez, Chandler

Mary Dickson, El Mirage

\*Jason Field, Fountain Hills

A-Tim Simanton for Ray Patten, Gilbert

Tom Paradise, Glendale

Ed Kulik, Goodyear

\*Chuck Ransom, Litchfield Park

Tom Ewers, Maricopa County

Steven Hether, Mesa

Bob Lee, Paradise Valley

\*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

Sharon Bonesteel, SRP

Ken Kirschmann, 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

Michael Williams, Chair, called to order the March 21, 2012 meeting of the MAG Building Codes Committee (BCC) at 2:00 p.m.

2. Introductions

Voting members Tim Simanton and Dean Wise attended via telephone conference call. All members and guests introduced themselves.

3. February 15, 2012 Meeting Minutes

Ed Kulik made a motion to approve the minutes. Randal Westacott seconded the motion, and the minutes were approved unanimously.

4. Call to the Audience

There were no comments from the audience.

5. Comments From the Committee

Bob Lee discussed the Arizona Building Officials (AZBO) education institute that is scheduled for the end of April. Michael Williams said that the institute is in Phoenix. Randal Westacott said that it will be held at the Sheraton Crescent. Bob Lee said that the AZBO Annual Business Meeting will take place July 17-19, in Payson at the Best Western. He said there will be a golf tournament the first day, with chapter meeting that evening. He said that the business meeting will be held the morning of the second day. He said that there will be professional development in the afternoon of the second day. He said the third day will include a roundtable discussion on the changing face of building inspections. Dean Wise added that the AZBO education institute will be April 23-27. Mary Dickson added that some of the classes are filling up quickly.

6. SB1598 – Building Inspections

Steven Hether asked the committee members if their jurisdictions had formulated their own positions or opinions on SB1598. Tom Ewers said that Maricopa County agrees with Mesa that building inspections by request are not covered by SB1598. Steven Hether asked about inspections for work that was done without a permit, which is considered a criminal act in Mesa. Tom Ewers said that the code enforcement officers for Maricopa County are told not to go onto the property, and are, therefore, not subject to SB1598. Dean Wise said that he agrees with Steven Hether's statement that an inspection on work done without a permit is different than a regular building inspection. Bob Lee said that the attorney for Paradise Valley said that building inspections do not have to comply with SB1598, but that code compliance inspections are a different issue. He said that he is waiting for the town attorney to provide further guidance. He said that for inspections for work done without a permit, the town asks to be invited on to the property for inspection, and if the request is declined, they turn the violation into a criminal offense and inspect with a police officer.

Tom Paradise asked if, in an instance of code compliance, does the code officer have to be asked onto the property by the property owner, or can they be asked onto the property by a

complaining neighbor. Tom Ewers said that if the officer is not asked onto the property by the property owner, then all the requirements of SB1598 apply. Steven Hether said that if the violation can be seen from the public right-of-way, then the action can be taken, but if the officer is required to enter a house or go onto someone's property, then they either need to be asked to enter or obtain an administrative search warrant. Tom Paradise asked, if the compliance officer could be invited onto a neighboring property from which the violation can be seen, if the requirements of SB1598 apply. Steven Hether said that he has heard a lot of opinions on that question, and that it would be best to consult with your city attorney. Michael Williams read a line from SB1598 that stated that the law does not apply to municipal inspections that are requested by the regulated person. Dean Wise said that they will be examining the federal Plain View doctrine that addresses what can and can't be done from adjoining properties. Michael Williams said that at the next BCC meeting, Steven Hether is planning to bring a report about the SB1598 meeting that was occurring at the same time as the March BCC meeting.

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

Randal Westacott gave a report on the consent decree that was recently given to the City of Avondale. He said City received a consent decree from the State Attorney General's Office (AGO) regarding a group home. He said that there are changes associated with what the city can and can't do for group homes that have some unintended consequences. He said that the decree affects R4, assisted care homes, and I1 and I2 type occupancies.

Randal Westacott said that the state's Civil Rights Division took up the cause on behalf of an applicant, Christopher Hurst. He said that the decree includes a disclaimer that, in part, says that the City of Avondale does not admit to any guilt, and that the City was not charged with any wrongdoings. He said that the Arizona Fair Housing Act (AFHA) states that individuals cannot be discriminated against based on a number of different factors, including disability. He said that the AFHA protects people who are impaired by a broad list of different types of impairments, and that the AFHA includes some exclusions, such as criminals, criminal drug users, criminal juveniles, and sex offenders. He said that the AFHA prohibits municipalities from treating housing for people with disabilities differently than other single-family houses.

Randal Westacott said that the consent decree says that any zoning district that allows single-family housing must also allow housing for persons with disabilities. He gave examples of case law that was examined as part of this consent decree, all of which found discriminatory practices on the part of the governing bodies. He said that the plaintiff in this case asked that zoning and building requirements not be applied to his group home, and that it was found that those requirements are not in line with the AFHA.

Randal Westacott said that the case, Hurst v. Avondale, came about because a concerned resident noticed a group home had gone into a neighborhood, and questioned if they had gone through the proper permitting process for a group home. He said that the City began looking into the question, and found that this group home, as well as two others in the city, had not gone through the require procedures, including separation requirements required by the zoning ordinance. He said that one of the three would not be allowed to operate any longer because it did not comply with the separation requirements, and the other two were classified as R4 occupancy and would have to register and go through the Building Division process. He said that the plaintiff requested that the requirements on the latter two be waived, while the third would be moved. The City denied the waiver request. He said that at the time the City was using the 2006 building codes, with most of the amendments suggested by AZBO. He said these

amendments include requiring sprinklers in R4. He said that the fire code required additional improvements to the building due to the R4 classification, such as fire alarm and certain ingress/egress improvements. He provided the definitions of various types of group homes that were in effect at the time, and said that these definitions largely came from the adopted amendments. He said that these definitions and requirements had been worked on in conjunction with the Arizona State Department of Licensing, which does not have these types of safety requirements in their regulations.

Randal Westacott said that, as a result of the consent decree, the Zoning Ordinance and building code amendments were updated for the definition of "family." He said that, when the City recently adopted the 2009 building codes, the City Attorney had them remove the group home/assisted living portions of the amendments that would have carried over from the 2006 codes. He said that the City now has only the portions of the 2009 building codes that address group homes. He said that the 2009 code considers these as R4 occupancies, but the City Attorney has advised that the City no longer considers these uses as R4 occupancy. He said that the City now has a new definition for "dwelling unit" as well. He said that the Zoning Ordinance definition for "group home for persons with disabilities" was replaced with a new definition for "group home." He said that the Zoning Ordinance separation requirements were removed, and now group homes are simply permitted in residential zoning districts.

Randal Westacott said that the City now allows group homes to locate anywhere in the City that single-family residences are allowed. He said that this puts the burden of enforcing the separation requirements of the Arizona Department of Health Services (DHS) back on DHS themselves, and that the City has informed DHS that they are no longer conducting building or fire inspections of group homes. He said that DHS needs to see sign-off from the municipality that the group homes meet certain safety requirements, but the City is no longer able to provide that sign-off.

Tom Ewers asked how many occupants were in the property in question. Randal Westacott said there were six residents and the caregiver. Tom Paradise asked, as the consent decree says that the city is not to use the 2009 building code amendments with regard to group homes while the consent decree is in effect, what the city is supposed to use. Randal Westacott said that the city attorney has said that the city will do nothing with group homes during this period. He said that the state allows up to 16 occupants in a group home, so the city would not be able to do any regulation until a facility had 17 occupants, which, at that point, would classify the facility as an I-1 occupancy. Tom Ewers pointed out that the consent decree is for one single property, and that, while it creates possible legal precedent for others to litigate, it doesn't force anyone to change their codes, but the city attorney is having the city cover its bases by applying the consent decree across the board. Bob Lee asked if the city's agreeing to the consent decree was a business decision by the city. Randal Westacott said that he does not know. Tom Ewers said that it appears the conclusion of the consent decree was based on the zoning regulations, and the building restrictions were thrown in on top of that. Randal Westacott said that he sees some unintended consequences coming from the consent decree.

Bob Lee said that the consent decree says that the Civil Rights Division saw the application of additional health and safety regulations without any individualized assessment of their need. He said that building codes are not individualized, and that the idea of building codes is to apply to the regulations to everyone equally. Randal Westacott said that the Civil Rights Division looked at the AFHA as saying that someone with a certain disability shouldn't have fewer rights than someone without that disability. Tom Ewers commented that the consent decree does not apply

to homes for people who have been adjudicated. Michael Williams asked what kind of disabilities the occupants had. Randal Westacott said that they had mental disabilities. Michael Williams asked if they qualified under the developmentally disabled category. Randal Westacott said that it was possible that they could have qualified. Michael Williams said that it is his understanding that in the last 10 years or so, cities are prohibited from enforcing building codes on homes for developmentally disabled people. Randal Westacott said that is correct, and that the city's requirements were based on the level of care that was described by the applicant. Scott Wilken said that the portions of the zoning ordinance that were required to change are not dissimilar to the requirements in the ordinances of other municipalities. Michael Williams said that homes that are licensed by the state as for developmentally disabled, cities are not allowed to enforce any additional requirements. He said he thought that the issue may have been the violation of that preemption, but the consent decree doesn't say that. Randal Westacott said, because this is a consent decree and not a judgment, they didn't want to state that there was any wrong-doing.

#### 8. Arizona Hoarding Task Force

Mary Dickson gave a presentation on the Arizona Hoarding Task Force (AzHTF). She said that the Collyer brothers case from 1947 demonstrates why building officials are involved in hoarding cases, as extreme hoarding can affect the integrity of structures. She said that there are three definitions for hoarding. The first definition is, "The failure to discard a large number of possessions that have limited value." The second definition is, "An accumulation of stuff that impacts the use of the space for which it was intended." The third definition is, "When the amount of items creates a potential hazard or puts people at risk." She said that some hoarders specialize in specific types of items, such as plastic containers or newspapers and magazines. She said that animal hoarders usually do not hoard other things. She said that hoarding should not be confused with collecting, as collections are made up of items that have a recognized, significant value, such as comic books or coins. She said that if an individual has enough space for their collection and it does not create a problem to function safely in the home, that individual may be considered eccentric, and not a hoarder.

Mary Dickson outlined some factors that can contribute to hoarding: isolation, aging, dementia, and stressful life events. She said that hoarding can pose risks to mobility and existing medical conditions. She said that the tendency to hoard starts in childhood, and there is evidence that it may be hereditary. She said that animal hoarders generally believe that they are the only people who can take care of their animals, even when the animals are clearly not well or are living in substandard conditions. She talked about potential consequences of hoarding, including eviction of renters, fines from municipal code enforcement, fire hazards, exacerbation of medical and emotional issues, poor sanitation, biohazard concerns, and pests such as rodents, cockroaches, lice, and fleas.

Mary Dickson said that hoarding is a mental illness, and that simply cleaning a property will not make the problem go away. She said that because of mental illness, after cleaning the hoarding will begin again. She said that this was the reason the AzHTF was started. She said that El Mirage, being a smaller city, doesn't have the resources to deal with the mental illness side of the problem, and started looking for other opportunities. She showed pictures of the case that started the task force, showing hoarded items surrounding a modular home. She said that after the property was cleaned up the hoarding started again the same way a year later. She said that the property has been cleaned three more times since 2009, but because hoarding is a mental illness the problem doesn't go away. She said that the city started looking for help with the

behavioral health aspect, and held a meeting in March 2010. She said that 12 people interested in starting a task force attended the first meeting. She said that when the second meeting of the task force was held, 70 people attended, including people from police, fire, code enforcement, mental health, and building. She said that now between 50 and 70 people typically come to their meetings. She said that the AzHTF has a website with useful resources and phone numbers: [www.azhoarding.com](http://www.azhoarding.com). She said that the AzHTF meets every other month, and the next meeting is April 12, 2012 from 2PM to 4PM at the Scottsdale Senior Center at 1700 N. Granite Reef Road. She said that there will be a seminar-style class in handling hoarding cases at the AZBO Educational Institute.

Steven Hether said that when they deal with hoarding cases in Mesa, the weak link is the behavior health services that are available, but that that is the biggest part of the problem. Mary Dickson said that there is research to suggest that going through the process one time for one case can cost a jurisdiction \$60,000 to 80,000. She said that they have had some success working with Adult Protective Services, but that they have recently decided to no longer deal with hoarding cases because of the cost. She said that in 2013, hoarding could become a diagnosable illness, which could open up a lot of funding sources. She said that there are other resources available, however. Bob Lee said that, despite the perception that Paradise Valley might not have hoarding problems, the problem does exist in the town. Mary Dickson added that the jurisdiction that has brought the most cases to discuss is Scottsdale.

#### 9. MAG Building Code Amendments and Standards Book

Scott Wilken discussed the ongoing Building Code Amendments and Standards book project. He said that staff had compiled 39 different code amendments that the committee had reviewed over the years, and sent those to the committee members for review. He said that, due to the length of the compiled set of documents, only a few committee members had been able to provide comments. He said that the best way to go through the documents would be for the group to look at them one by one over the course of several meetings. He said that the review checklist was included in the agenda packet and that members could refer to that list and start the discussion at item number one.

Tom Ewers said that Item #1 refers to the 1991 Universal Plumbing Code (UPC), and that no one is still using that code. Scott Wilken suggested that this item could be included in the Historic section of the book. Bob Lee said that Item #2, which is about the One Coat Stucco Compliance Program, seems to be no longer relevant. He said that whatever problems existed in 1993 that prompted this seem to have been resolved, and so this could be added to the Historic section, as well.

Bob Lee made a motion that Items 1, 2, and 3 be added to the Historic section. Tom Ewers seconded the motion. The motioned carried unanimously.

Bob Lee said that Item #4, a Special Inspections Standards Manual, may need to be updated. He said that it could still have some value today. He said that the document, as written in 1994, spelled out who did what in the process. Michael Williams asked if the document has been updated or is still in use by the City of Phoenix. Julie Belyeu said that the City now follows the International Building Code (IBC), and she doesn't know if those documents are updated. Tom Ewers said that this is still necessary, and that it goes beyond the IBC. Scott Wilken said that he will mark Item #4 as Needs Update, and the committee will decide how to update it at a later date.

Scott Wilken said that Item #5 refers to uniform reporting of information to the County Assessor. Bob Lee said that this is an on-going item, which each jurisdiction still does today. Michael Williams asked if there is a uniform method today. Bob Lee said that Paradise Valley still uses the DOS system that the County put in place years ago. Randal Westacott said that Avondale still reports the information to the County, but does not use the DOS system of the past. He asked if this document is still needed, as everyone is reporting the information today. Scott Wilken asked if it would make sense to include the reporting methodology that the County requires in place of this document. Randal Westacott said that Avondale's Information Technology Department did work with the County to find out what was needed, so that could be added to the book. Bob Lee made a motion that Item #5 be added to the Historic section. Ed Kulik seconded the motion. The motion carried unanimously.

Tom Paradise said that Item #6, regarding sound attenuation near Luke Air Force Base, is still used today, as currently written. Bob Lee made a motion that Item #6 be added to the Current section of the book as written. Tom Ewers seconded the motion. The motion carried unanimously.

Scott Wilken said that at the next meeting, the committee will start with Item #7, and asked members to review the next 5 to 10 items beforehand.

10. Updated MAG Building Codes Committee Membership

There were no updates.

11. Update Survey of Code Adoption

Bob Lee said that he hasn't taken anything to Paradise Valley Town Council, so the anticipated adoption date of February/March 2012 can be removed. He said that he still anticipates meeting the July 1, 2012 effective date. Randal Westacott said that Avondale is going to move to the 2012 codes in mid to late 2013. Julie Belyeu said that Phoenix has moved their effective date to July 2013, rather than January 2013.

12. Topics for Future Agendas

There were no suggestions for future agenda items.

13. Adjournment

Ed Kulik made a motion to adjourn and Mike Baxley seconded the motion. The meeting was adjourned at 3:37 PM.

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			3/21/2012	
<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			3/21/2012	
<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			3/21/2012	
<u>4</u>	5/24/1995	UBC	1994	N/A	A motion was passed approving the MAG Special Inspections Standards Manual.	Yes		3/21/2012		
<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			3/21/2012	
<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	3/21/2012			
<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	I 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	I 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				
<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				

REF #	MEETING DATE	CODE AFFECTED	CODE YEAR	SECTIONS	BRIEF DESCRIPTION	Have Doc	Include As Is	Needs Update	Historic	Not Needed
<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  
5/7/2012

<b>Voting Members</b>				
<b>Name</b>	<b>Representing</b>	<b>Telephone #</b>	<b>Fax #</b>	<b>E-mail Address</b>
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
<b>Non-Voting Members</b>				
<b>Name</b>	<b>Representing</b>	<b>Telephone #</b>	<b>Fax #</b>	<b>E-mail Address</b>
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)
Apache Junction	2006 IBC	2006 IMC	1994 UPC	2005 NEC	2006 IRC	2006 IFC							<a href="#">Apache Junction</a>		
Avondale	2009 IBC	2009 IMC	2009 IPC	2008 NEC	2009 IRC	2003 IFC	2009 IECC		2009 IFGC			July 1, 2011	<a href="#">Avondale</a>		Plan to adopt 2012 codes mid to late 2013
Buckeye	2006 IBC	2006 IMC	2006 IPC	2005 NEC	2006 IRC	2006 IFC	2006 IECC		2006 IFGC				<a href="#">Buckeye</a>		No plans to adopt 2009 codes.
Carefree	2003 IBC	2003 IMC	1994 UPC	2002 NEC	2003 IRC	2003 IFC						Effective July 1, 2006	<a href="#">Carefree</a>		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	<a href="#">Cave Creek</a>	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	<a href="#">Chandler</a>		
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.	<a href="#">El Mirage</a>	January/February 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.	<a href="#">Fountain Hills</a>		No plans to adopt 2009 codes.
Gila Bend	2006 IBC	2006 IMC	2006 IPC	2005 NEC	2006 IRC	2006 IFC							<a href="#">Gila Bend</a>		
Gila River	2006 IBC	2006 IMC	2006 IPC	2005 NEC	2006 IRC	2003 IFC	None						<a href="#">Gila River</a>		
Gilbert	2006 IBC	2006 IMC	2006 IPC	2005 NEC	2006 IRC	2006 IFC	2006 IECC		2006 IFGC			ADAAG per state requirements	<a href="#">Gilbert</a>	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	<a href="#">Glendale</a>	No date	No date
Goodyear	2006 IBC	2006 IMC	1994 UPC	2005 NEC	2006 IRC	2006 IFC	2006 IECC					Adopted 5-14-2007.	<a href="#">Goodyear</a>		
Guadalupe	1997 UBC	1997 UMC	1994 UPC	1999 NEC	1997 UBC	1997 UFC							<a href="#">Guadalupe</a>		
Litchfield Park	2006 IBC	2006 IMC	2006 IPC	2005 NEC	2006 IRC	2003 IFC	2006 IECC		2006 IFGC			Codes effective July 1, 2008	<a href="#">Litchfield Park</a>		
Maricopa County	2009 IBC	2009 IMC	2009 IPC	2008 NEC	2009 IRC				2009 IFGC			WITH MAG/AZBO AMENDMENTS	<a href="#">Maricopa County</a>	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				<a href="#">Mesa</a>		
Paradise Valley	2006 IBC	2006 IMC	2006 IPC	2005 NEC	2006 IRC	2006 IFC	2006 IECC		2006 IFGC			Effective July 1, 2007	<a href="#">Paradise Valley</a>		Will adopt 2012 codes effective July 1, 2012
Peoria	2006 IBC	2006 IMC	2006 IPC	2005 NEC	2006 IRC	2006 IFC			2006 IFGC				<a href="#">Peoria</a>	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	<a href="#">Phoenix</a>	Jan 2013	Discussing 2012 ICC, anticipated July 2013
Queen Creek	2006 IBC	2006 IMC	2006 UPC	2005 NEC	2006 IRC	2006 IFC	2006 IECC	2006 IEBC				Effective Aug. 7, 2008	<a href="#">Queen Creek</a>		No plans to adopt 2009 codes.
Salt River	2003 IBC	2003 IMC	2003 UPC	2002 NEC	2003 IRC	2003 IFC	None						<a href="#">Salt River</a>		
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	<a href="#">Scottsdale</a>	January/February 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)
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	<a href="#">Surprise</a>	January 2010	July 2010
Tempe	2009 IBC	2009 IMC	2009 IPC	2008 NEC	2009 IRC	2006 IFC	2009 IECC	2009 IEBC	2009 IFGC				<a href="#">Tempe</a>		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.	<a href="#">Tolleson</a>	January/February 2010	July 2010
Wickenburg	2006 IBC	2006 IMC	2006 IPC	2005 NEC	2006 IRC	2003 IFC	2006 IECC	2006 IEBC	2006 IFGC				<a href="#">Wickenburg</a>		No plans to adopt 2009 codes.
Youngtown	2006 IBC	2006 IMC	2006 IPC	2005 NEC	2006 IRC	2006 IFC			2006 IFGC				<a href="#">Youngtown</a>	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 May 7, 2012 by Scott Wilken, MAG*

*Source: MAG Building Codes Committee Members*