

MINUTES OF THE
MARICOPA ASSOCIATION OF GOVERNMENTS
BUILDING CODES COMMITTEE

September 16, 2015

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

COMMITTEE MEMBERS

Larry Taylor, Gilbert, Chair

Gregory Arrington, Youngtown, Vice Chair

*Dave Zellner, Apache Junction

*Brett Harris, Avondale

Phil Marcotte, Buckeye

*Mike Tibbett, Carefree

#Mike Baxley, Cave Creek

#Ron Boose, Chandler

*Mary Dickson, El Mirage

*Jason Field, Fountain Hills

Tom Paradise, Glendale

*Ed Kulik, Goodyear

*Chuck Ransom, Litchfield Park

*VACANT, Maricopa

Tom Ewers, Maricopa County

Steven Hether, Mesa

Bob Lee, Paradise Valley

#Jeff Sterling for Dennis Chase, Peoria

Michael Abegg, Phoenix

*Michael Williams, Queen Creek

*Michael Clack, Scottsdale

*Brigham Bennett, Surprise

#Roger Vermillion for Martin Perez, Tempe

Dale Crandell, Tolleson

*Kevin Bruce, Wickenburg

Jackson Moll, Home Builders Association

Sharon Bonesteel, Salt River Project

OTHERS IN ATTENDANCE

Scott Wilken, MAG

Merry Holmgren, MAG

*Those members neither present nor
represented by proxy.

#Those members participating via
audioconference

1. Call to Order

Larry Taylor, Chair, called to order the September 16, 2015 meeting of the MAG Building Codes Committee (BCC) at 2:00 p.m.

2. Introductions

Voting members Mike Baxley, Ron Boose, Jeff Sterling, and Roger Vermillion attended via telephone conference call. All members and guests introduced themselves.

3. March 18, 2015 Meeting Minutes

Bob Lee made a motion to approve the March 18, 2015 minutes. Tom Ewers seconded the motion, and the motion passed unanimously.

4. Call to the Audience

There were no comments from the audience.

5. Comments From the Committee

Mary Dickson said that the Arizona Building Officials (AZBO) education institute will be in Oro Valley in October. Steven Hether said that the City of Mesa has a Deputy Director position open. Tom Ewers asked if anyone is working on amendments for the 2015 building codes. Bob Lee said that the City of Scottsdale is working on amendments, and a group is meeting to discuss various amendment proposals. Larry Taylor said that AZBO has created a Code Development Committee. Michael Abegg said that the City of Phoenix is having their discipline-specific leads look at their portions of the codes to help determine if/when the city might adopt the 2015 codes. Bob Lee discussed changes from 2012 to 2015 codes that he has seen. Ron Boose said that the City of Chandler is talking to their Code Advisory Board, and are not seeing very many significant changes. He said that they hope to have the code and amendments before the City Council this year, and get them adopted with an effective date of January 1, 2016.

6. Buildings with Unisex Bathroom

Larry Taylor led a discussion on how unisex bathroom proposals fit within the building code. He said that there seems to be a trend to change from the standard, which is to separate bathrooms. He showed examples of some different proposals. He said that there are some commercial buildings with bathroom set ups like this, but these would typically be code violations. He asked if other jurisdictions are allowing this or how they have been interpreting it. Bob Lee said that he did an email survey asking this question. He said he received about 15 responses, and none of the respondents said that it met the code, but most had seen something similar proposed. He said that it is not allowed by the California building codes, either. Larry Taylor said that an architect proposing this in Gilbert said that it is a growing trend throughout the country. Steven Hether said that this is a cultural issue, and that this is seen often in countries in Europe. Tom Paradise said that this was proposed in Glendale and was not allowed. Ron Boose said that Chandler has two similar bathrooms that have been approved. He said that one in a restaurant has a room for females only, a room for males only, and a room with unisex

bathrooms. He said this would accommodate more people, and that it met the intent of the code. Larry Taylor said that the ones he has seen have been restaurants, as well. Sharon Bonesteel said that she would ask where the hazard to health, safety and welfare is in these situations. She said that these would save water and maximize space. Bob Lee said that the potential hazard would be with young girls using the bathrooms unaccompanied. Michael Abegg recommended letting the decision to allow these up to elected officials. Larry Taylor said that the 2015 codes may restrict this design more. Tom Ewers said that he has allowed modifications for smaller users to have a single unisex bathroom. Steven Hether said that he would have no objection to the code changing to allow this, but it is clearly not allowed by code now.

7. Regulatory Challenges Related to Recreational Vehicle Park Models in Mesa

Steven Hether gave a presentation on recreational vehicle (RV) park models. He said that Mesa has about 13,000 RV spaces, mostly developed in the 1970s. He said at the time most of the spaces were developed, RVs were primarily over-the-road vehicles, and the RV parks were nearly vacant each summer. He said that eventually mobile homes, known as park models, came along as competition. He said that as lifestyles changed, people wanted to increase the living space of their RV. He said that as additions were put on the structures, there eventually was no separation between units. He said that there was a change to the zoning ordinance, and the city began to bring the units into compliance one by one. He advised to not ignore RV parks because this can happen in other places. He said that they are starting to see manufacture houses placed in RV parks, including two-story modular homes. Tom Ewers said that in unincorporated Maricopa County, they react on a complaint basis, and ensure that all new permits are in compliance. Bob Lee asked if the fire department is involved in this process. Steven Hether said that they are. He said that, because the parks were developed so long ago, there is no water supply or fire hydrants within the parks. He said that the city has been working with the parks for the past twenty years to bring the units into compliance, and estimates that 80 to 90% of these units are now in compliance. He said that during this time, the parks' attorneys explained the liability the parks had if something were to happen to someone, and some parks started bringing themselves into compliance. Sharon Bonesteel described the solution that the City of Tucson had to similar situations. She said that at the time of an electrical reconnection, they would work on the issues that were out of compliance. Steven Hether said that in Mesa the electrical systems were metered internally, and were not designed to take the loads that were being imposed on them.

8. Anchorman-Lockdown Device

Steven Hether led a discussion about a proposed Anchorman-Lockdown device. He asked if other jurisdictions were allowing them. He said that, according to the Fire Marshal, it violates the fire code. He said that it is a device that blocks the door from being opened. He said that they are being sold as a safety measure for when there is an active shooter at a school or similar use. Tom Ewers said that it is not allowed by code. No one else had seen them proposed or thought that they were allowed by code.

9. Occupancy Classification for Indoor/Outdoor Camping Experience

Steven Hether discussed a proposed indoor camping facility that was proposed in Mesa. He said the facility would be 160,000 square feet, with 25 factory built cabins, which hold 16 people each. He said the facility would allow things normally associated with camping, including swimming, hiking, rope course, zip line, general store, and camp fires. Dale Crandall said that a

similar use was proposed in Tolleson. Sharon Bonesteel said that the fire pits could be placed on an exterior wall to allow exhaust hood.

10. Updated MAG Building Codes Committee Membership

There were no updates.

11. Updated Survey of Code Adoption

Larry Taylor suggested updating the table to include anticipated 2015 code adoption.

12. Topics for Future Agendas

Sharon Bonesteel said she would like to give a presentation on the Arizona next generation intern program. Michael Abegg said that there is a gray area between the International Building Code and International Residential Code for group care, R4 facilities, and higher density multifamily and single-family combination sites. Larry Taylor suggested a discussion of tiny houses.

13. Adjournment

Larry Taylor said that the next meeting of the Building Codes Committee will be October 21, 2015.

Tom Ewers made a motion to adjourn. Dale Crandell seconded the motion and the motion passed unanimously. The meeting was adjourned at 2:54 pm.