

November 10, 2015

TO: Members of the MAG Building Codes Committee

FROM: Larry Taylor, Gilbert, Chair

SUBJECT: MEETING NOTIFICATION AND TRANSMITTAL OF TENTATIVE AGENDA

Wednesday, **November 18, 2015** - 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 Merry Holmgren 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
November 18, 2015

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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 September 16, 2015 meeting. |
| 3. <u>September 16, 2015 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>Registrar of Contractors Update</u>

The Director of the Arizona Registrar of Contractors (ROC) will provide an update on the latest activities of the ROC. | |

7. Residential Occupancies

Discussion regarding differences in residential occupancies between the International Building Code and International Residential Code. Please see **Attachment 1**.

8. Updated MAG Building Codes Committee Membership

We are requesting that Committee members review **Attachment 2**, 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 3 identifies the codes that member agencies have adopted. Please review this information and provide any updates to Scott Wilken.

10. Topics for Future Agendas

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

The next meeting is scheduled for Wednesday January 20, 2016 at 2:00 p.m. in the MAG Ironwood Room.

11. Adjournment

7. For information and discussion.

8. For information and discussion.

9. For information and discussion.

10. For information and discussion.

11.

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

*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.

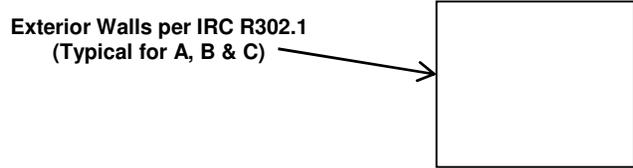


Purpose:

This document provides guidance related to application of the building code, code references and designated plan review and inspection groups.

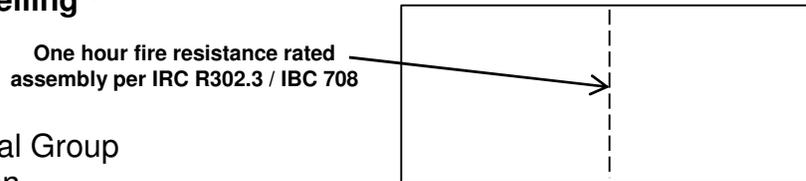
A. Detached One Family Dwelling ¹

- a. IRC ² or IBC
- b. Review by Residential Group
- c. Residential Inspection
- d. Permit Type: RSF
- e. Sprinklers ³ may be required for buildings exceeding 5,000 ft² and Hillside Development per IFC 513.1
- f. Structural Class: 001 – Single Family Detached



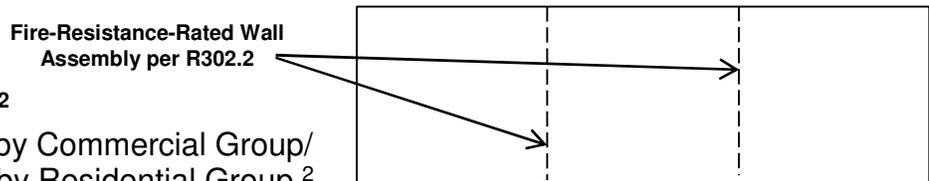
B. Detached Two Family Dwelling ¹

- a. IRC ² or IBC
- b. Review by Residential Group
- c. Residential Inspection
- d. Permit Type: RSF ⁶
- e. Sprinklers ³ may be required for buildings exceeding 5,000 ft² and Hillside Development per IFC 513.1
- f. Structural Class: 002 – Duplexes (2 Family Units)



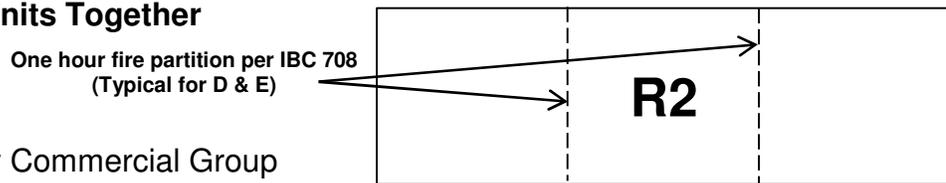
C. Townhouse ⁴

- a. IBC w/ IRC ²
- b. IBC review by Commercial Group/
IRC review by Residential Group ²
- c. Residential Inspection
- d. Permit Type: RSFA ⁶
- e. Sprinklers Required
- f. Area ≥ 3,600 ft² per structure may require fire flow test for hydrants
- g. IBC Chapter 11 accessibility requirements apply to structures with 4 or more units per IRC R320.1
- h. Structural Class: 101 – Single Family Attached



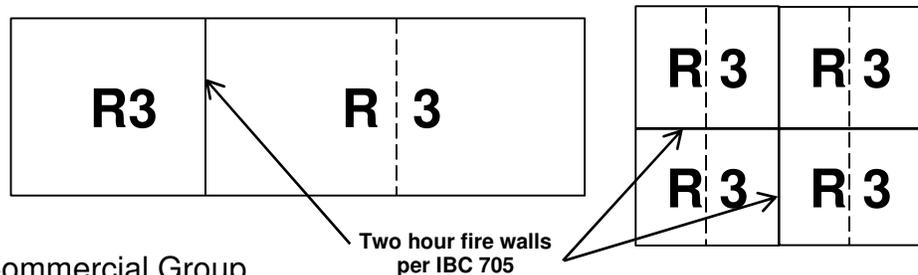
D. Three or More Units Together

- a. IBC
- b. Review By Commercial Group
- c. Commercial Inspection
- d. Permit Type: BLD
- e. Sprinklers Required
- f. Structural Class: ⁵ 003, 004, 007



E. Multiple Dwellings Separated by Fire Walls

- a. IBC
- b. Review by Commercial Group
- c. Commercial Inspection
- d. Permit Type: BLD
- e. Sprinklers ³ may be required for buildings exceeding 5,000 ft² and Hillside Development per IFC 513.1
- f. Area ≥ 3,600 ft² per structure between fire walls requires fire flow test for hydrants
- g. IBC 1107.6.3 applies for accessibility requirements
- h. Structural Class: ⁵ 003, 004, 007



Notes:

- ¹ Detached one and two family dwellings constructed in series, with or without a property line, shall be structurally independent buildings with the following exceptions:
 - 1. Foundations supporting exterior walls or common walls.
 - 2. Nonstructural wall and roof coverings.
 - 3. Flashing at termination of roof covering over common walls.
- ² The project will be logged in as a commercial project. If portions of the project were designed to the IRC an IRC reviewer will be tickled to review the IRC scope of the project.
- ³ The calculated area shall include all livable space and the area of any attached garage and carport or areas located under living spaces.
- ⁴ Townhouse – A single-family dwelling unit constructed in a group of three or more attached units in which each unit extends from the foundation to roof and with open space on at least two sides.
- ⁵ 003 – 3-4 Dwelling Units; 004 – 5-9 Dwelling Units; 007 – 10+ Dwelling Units
- ⁶ Exterior walls must be considered before issuing a single unit permit or CofO within a multi-unit structure. Units with shared walls require completion of the exterior walls prior to issuance of a single unit CofO.

MAG BUILDING CODES COMMITTEE MEMBERSHIP AS OF
11/10/2015

Voting Members				
Name	Representing	Telephone #	Fax #	E-mail Address
Larry Taylor (Chair)	Gilbert	480-503-6958	480-497-4923	larry.taylor@gilbertaz.gov
Gregory Arrington (Vice Chair)	Youngtown	623-933-8286	623-933-5951	garrington@youngtownaz.org
Dave Zellner	Apache Junction	480-474-5084	480-982-7010	dzellnern@ajcity.net
Brett Harris	Avondale	623-333-4027	623-333-0400	bharris@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
Ron Boose	Chandler	480-782-3018	480-782-3110	ron.boose@chandleraz.gov
Mary Dickson	El Mirage	623-876-2932	623-876-4607	mdickson@cityofelmirage.org
Jason Field	Fountain Hills	480-816-5127	480-837-3145	jfield@fh.az.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
NO CURRENT APPOINTMENT	Maricopa			
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 Chase	Peoria	623-773-8420	623-773-7233	dennis.chase@peoriaaz.gov
Michael Abegg	Phoenix	602-534-6498		michael.abegg@phoenix.gov
Michael Williams	Queen Creek	480-358-3009	480-358-3001	michael.williams@queencreek.org
Michael Clack	Scottsdale	480-312-7629	480-312-9029	mclack@scottsdaleaz.gov
Brigham Bennett	Surprise	623-222-3056	623-222-3002	brigham.bennett@surpriseaz.gov
Martin Perez	Tempe	480-350-8670	480-350-8677	martin_perez@tempe.gov
Dale Crandell	Tolleson	623-936-7111	623-936-7117	dcrandell@tollesonaz.org
Kevin Bruce	Wickenburg	928-684-5451 x513	602-506-1580	kbruce@wickenburgaz.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
Sharon Bonesteel	Salt River Project	602-236-4498	602-236-2791	sharon.bonesteel@srpnet.com
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

Survey of Code Adoption

Jurisdiction	Building	Mechanical	Plumbing	Electric	Residential	Fire	Energy	Existing Building	Fuel Gas	Property Maintenance	Green Construction	Notes	URL	Effective Date	Anticipated Effective Date for 2012 or 2015 ICC Codes
Apache Junction	2006 IBC	2006 IMC	1994 UPC	2005 NEC	2006 IRC	2006 IFC							Apache Junction		
Avondale	2012 IBC	2012 IMC	2012 IPC	2011 NEC	2012 IRC	2003 IFC	2012 IECC		2012 IFGC				Avondale	7/3/2013	
Buckeye	2012 IBC	2012 IMC	2012 IPC	2011 NEC	2012 IRC	2012 IFC	2012 IECC	2012 IEBC	2012 IFGC	2006 IPMC		With city amendments.	Buckeye	1/17/2014	
Carefree	2003 IBC	2003 IMC	1994 UPC	2002 NEC	2003 IRC	2003 IFC							Carefree	7/1/2006	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				Cave Creek	1/1/2012	
Chandler	2012 IBC	2012 IMC	2012 IPC	2011 NEC	2012 IRC	2012 IFC	2012 IECC	2012 IEBC	2012 IFGC				Chandler	8/1/2013	
El Mirage	2012 IBC	2012 IMC	2012 IPC	2011 NEC	2012 IRC	2012 IFC	2012 IECC	2012 IEBC	2012 IFGC		2012 IGCC (optional)		El Mirage	7/1/2013	
Fountain Hills	2012 IBC	2012 IMC	2012 IPC	2011 NEC	2012 IRC	2012 IFC	2006 IECC		2012 IFGC			2012 Uniform Swimming Pool, Spa, and Hot Tub Code	Fountain Hills	11/21/2013	
Gila Bend	2006 IBC	2006 IMC	2006 IPC	2005 NEC	2006 IRC	2006 IFC							Gila Bend		
Gila River	2006 IBC	2006 IMC	2006 IPC	2005 NEC	2006 IRC	2003 IFC							Gila River		
Gilbert	2012 IBC	2012 IMC	2012 IPC	2011 NEC	2012 IRC	2012 IFC	2006 IECC		2012 IFGC		2012 IGCC (optional)	w/ 2012 IECC as voluntary	Gilbert	12/7/2013	
Glendale	2012 IBC	2012 IMC	2012 IPC 2012 UPC	2011 NEC	2012 IRC	2009 IFC	2012 IECC	2012 IEBC	2012 IFGC			With city amendments.	Glendale	12/1/2012	
Goodyear	2006 IBC	2006 IMC	1994 UPC	2005 NEC	2006 IRC	2006 IFC	2006 IECC						Goodyear		
Guadalupe	1997 UBC	1997 UMC	1994 UPC	1999 NEC	1997 UBC	1997 UFC							Guadalupe		
Litchfield Park	2006 IBC	2006 IMC	2006 IPC	2005 NEC	2006 IRC	2003 IFC	2006 IECC		2006 IFGC				Litchfield Park	7/1/2008	
Maricopa	2012 IBC	2012 IMC	2012 IPC	2011 NEC	2012 IRC	2012 IFC	2012 IECC		2012 IFGC	2012 IPMC			Maricopa	1/1/2013	
Maricopa County	2012 IBC	2012 IMC	2012 IPC	2011 NEC	2012 IRC		2012 IECC (optional)	2012 IEBC	2012 IFGC		2012 IGCC (optional)		Maricopa County	1/1/2014	
Mesa	2006 IBC	2006 IMC	2006 IPC	2005 NEC	2006 IRC	2006 IFC	2009 IECC	2006 IEBC	2006 IFGC				Mesa		
Paradise Valley	2012 IBC	2012 IMC	2012 IPC	2011 NEC	2012 IRC	2012 IFC	2012 IECC		2012 IFGC				Paradise Valley	1/1/2013	
Peoria	2012 IBC	2012 IMC	2012 IPC	2011 NEC	2012 IRC	2012 IFC	2012 IECC		2012 IFGC	2012 IPMC			Peoria	5/1/2013	
Phoenix	2012 IBC	2012 IMC	2012 IPC 2012 UPC	2011 NEC	2012 IRC	2012 IFC	2012 IECC	2012 IEBC	2012 IFGC		2012 IGCC		Phoenix	7/1/2013	
Queen Creek	2012 IBC	2012 IMC	2012 IPC	2011 NEC	2012 IRC	2012 IFC	2012 IECC	2012 IEBC	2012 IFGC				Queen Creek	1/1/2014	
Salt River	2003 IBC	2003 IMC	2003 UPC	2002 NEC	2003 IRC	2003 IFC							Salt River		
Scottsdale	2012 IBC	2012 IMC	2012 IPC	2011 NEC	2012 IRC	2012 IFC	2012 IECC	2012 IEBC	2012 IFGC	2012 IPMC	2012 IGCC		Scottsdale	1/7/2013	
Surprise	2012 IBC	2012 IMC	2012 IPC	2011 NEC	2012 IRC	2012 IFC	2012 IECC	2012 IEBC	2012 IFGC	2006 IPMC	2012 IGCC (optional)		Surprise	9/1/2014	
Tempe	2009 IBC	2009 IMC	2009 IPC	2008 NEC	2009 IRC	2006 IFC	2009 IECC	2009 IEBC	2009 IFGC				Tempe		
Tolleson	2012 IBC	2012 IMC	2012 IPC	2011 NEC	2012 IRC	2012 IFC	2012 IECC		2012 IFGC	2012 IPMC			Tolleson	1/9/2015	
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	2012 IBC	2012 IMC	2012 IPC	2011 NEC	2012 IRC	2012 IFC		2012 IEBC	2012 IFGC	2012 IPMC			Youngtown	1/1/2014	Adopting 2015 codes effective July/August 2015

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 November 10, 2015 by Scott Wilken, MAG

Source: MAG Building Codes Committee Members