

September 14, 2016

TO: Members of the MAG Building Codes Committee

FROM: Larry Taylor, Gilbert, Chair

SUBJECT: MEETING NOTIFICATION AND TRANSMITTAL OF TENTATIVE AGENDA

Wednesday, **September 21, 2016** - 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](mailto:swilken@azmag.gov).

TENTATIVE AGENDA  
MAG Building Codes Committee Meeting  
September 21, 2016

- |   |   |
|---|---|
| 1. <u>Call to Order</u>                   | 2. For information.   |
| 2. <u>Introductions</u>                   | 3. Review and approve the minutes of the August 17, 2016 meeting. |
| 3. <u>August 17, 2016 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. <u>Comments From the Committee</u> | 5. For information and discussion. |
|---------------------------------------|------------------------------------|

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. Standard Plans Best Practices

Many standard track home plans are becoming complicated for review, inspections, and the trades. This discussion will focus on coming up with an option limit that provides enough flexibility without overcomplicating the review, inspection, and construction processes. Included in the discussion will be the possible creation of a working group or subcommittee made up of staff from member agencies and home builders to make a recommended solution for this issue.

7. Updated MAG Building Codes Committee Membership

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

8. Update Survey of Code Adoption

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

9. 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 October 19, 2016 at 2:00 p.m. in the MAG Ironwood Room.

10. Adjournment

6. For information, discussion, and possible action.

7. For information and discussion.

8. For information and discussion.

9. For information and discussion.

10.

MINUTES OF THE  
MARICOPA ASSOCIATION OF GOVERNMENTS  
BUILDING CODES COMMITTEE

August 17, 2016

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

COMMITTEE MEMBERS

#Tim Simanton for 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 Penrod, Florence  
\*Jason Field, Fountain Hills  
Tom Paradise, Glendale  
Randal Westacott, Goodyear  
\*Chuck Ransom, Litchfield Park

Robert Mathias for Maricopa  
Tom Ewers, Maricopa County  
Steven Hether, Mesa  
\*Bob Lee, Paradise Valley  
#Jeff Sterling for Dennis Chase, Peoria  
Joshua States for Michael Abegg, Phoenix  
#Michael Williams, Queen Creek  
\*Michael Clack, Scottsdale  
Jeffrey Rallo, Surprise  
#Roger Vermillion, Tempe  
Dale Crandell, Tolleson  
\*Kevin Bruce, Wickenburg  
Jackson Moll, Home Builders Association  
Sharon Bonesteel, Salt River Project

OTHERS IN ATTENDANCE

Merry Holmgren, MAG  
Scott Wilken, MAG  
Randy Boles, APS

Chuck Hayes, APS  
Saira Flores, Maricopa  
Jim Meyers, SWEEP

\*Those members neither present nor  
represented by proxy.

#Those members participating via  
audioconference

1. Call to Order

Gregory Arrington, Vice Chair, called to order the August 17, 2016 meeting of the MAG Building Codes Committee (BCC) at 2:00 p.m.

2. Introductions

Voting members Tim Simanton, Ron Boose, Jeff Sterling, Michael Williams, and Roger Vermillion attended via telephone conference call. All members and guests introduced themselves.

3. May 18, 2016 Meeting Minutes

Steven Hether made a motion to approve the May 18, 2016 minutes as amended. Dale Crandell 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

There were no comments from the committee.

6. Construction Encroachment

Randy Boles gave a presentation on issues related to construction encroachment. He said that zero-lot line construction projects are often being built within the safety easement of overhead power lines. Tom Ewers asked to clarify that the problem is not encroachment into easements but into working clearances. Randy Boles said that is correct, and that working clearances are bigger than easements. He said people are building right up to the edge of some easements. Steven Hether asked about outreach to the contracting and engineering industries. Randy Boles said that APS is reaching out to those groups. He said that at this time last year they had 24 incidents and have had 90 to date this year. Gregory Arrington asked if APS is being invited to municipal pre-application meetings. Randy Boles said that they are trying to attend those meetings, but their limited resources restrict their attendance. Gregory Arrington asked if APS could provide a list of their personnel that should be invited to these meetings. Randy Boles said he can find out who would be the best people to be notified of the meetings. Sharon Bonesteel said that SRP has staffing issues that prevent them from attending municipal meetings as much as they would like. Gregory Arrington said that they could at least send plans to APS and SRP for their comment. Sharon Bonesteel said that the number of construction projects going on would be more than their staff would be able to review and comment on. She said this issue really needs education through various channels to get the word out. Tom Paradise asked if contractors talk to APS or SRP in a preliminary stage regarding potential problems. Chuck Hayes said that most of the time they receive no notification, but they do advise of potential problems when notified. Gregory Arrington suggested that this could be made part of the pre-application process. Jackson Moll suggested that this issue be brought up at the Homebuilder Association utility sounding board meeting, and that it might be better to reach out to the Multi-Housing Association. Tom Ewers asked where in state statute these regulations are written.

Randy Boles said that they are in Title 40, Article 6.3 and 6.4. Joshua States asked if the power lines GIS layer could be shared with the local jurisdictions so they could check during their pre-application review. Chuck Hayes said that sharing those layers is not allowed by the Department of Homeland Security. Randal Westacott asked if there was a thought to using a graduated easement as buildings get taller. Randy Boles said that that has not been discussed. He said that having a standard general easement would be difficult because different heights can have different sized lines. Sharon Bonesteel said that a good architect should get a title document from the property owner to see where the existing easements are on the property. She said that she thinks most architects can build right up to the easement, without allowing clearances. She suggested talking to the architects, building designers, and engineers to educate them on the problem. Chuck Hayes said that he can provide a sample letter to the cities, which could be incorporated into the permitting process. Scott Wilken noted that the sample letter is provided as part of this meeting's agenda packet.

## 7. Standard Plans Best Practices

Randal Westacott discussed issues with options on single-family standard plans. He said that there are often so many options submitted with standard plans that review times have increased. Jackson Moll said that standard plans are liked by home builders, but that options blur the line between a line-built home and a custom home. He said that he would like to bring the home builders into this discussion. He said that his goal with this would be to find a solution that is not burdensome, unduly expensive, and does not increase the total time that it takes from design to permit approval. Tom Ewers said that they had seen a problem with one house having so many options that it essentially resulted in multiple houses, and their solution was to have multiple standard plans with those options. Jackson Moll said that in his limited discussions with home builders he saw the preference to be limiting options per standard plan. He said that Phoenix has some limit. Joshua States said that the limit is not official. He said that he has heard from home builders that they like how Phoenix handles their standard plans. Randal Westacott said that he does not want to swing the procedure the other way and require each home to be reviewed as a custom home. He said that he would like to find a happy medium that would allow for faster plan review and faster, more efficient inspections. Jackson Moll said that another benefit to examining this process could be finding a universally adopted policy across all the jurisdictions that see high production home building. Tom Paradise said he would like to see plans for houses drawn for the actual lot on which the house will be built, including orientation and number of gas appliances and required pipe size. Ron Boose said that the buyer should be part of the conversation as well. He said that buyers should be able to receive a copy of what was actually built in the end. Joshua States said that Phoenix has the permit specify which options were used on each lot, which is part of the permit record. Mike Baxley said that the Building Inspector/Plans Examiner Forum would be a good place for this discussion. Scott Wilken pointed out that that forum has not met in a long time, and the person who led the forum has asked to not lead it anymore. He said that they could come up with some appropriate group to discuss this and make a recommendation to the committee. Steven Hether suggested having Jackson Moll talk to his group and bringing their ideas to the next meeting, and then going on from there. Dave Zellner said that there may be technological answers or simplifications that could help with this solution. Tom Ewers said that Maricopa County has a written policy on this topic. Randal Westacott asked if Phoenix has a written policy as well. Joshua States said that generally Phoenix allows ten options that result in a change in footprint or room usage, and they charge review fees per option as well as per square foot based on the smallest common denominator.

## 8. Electronic Plan Review

Robert Mathias gave an overview of the City of Maricopa's new electronic plan review system. He said that the city is now using Smart Gov for all plan review. He showed how the individual sections can be customized for each user. He said that the software shows real time statistics. He said that before they used this software, the average time from submittal to permitting was 114 days, and six months later that average had been reduced to six days. He said that as of January all plan review done by the city is electronic. Tom Ewers asked if paper plans will be refused. Robert Mathias said that a customer without the means to submit electronically will be allowed to submit paper plans, which will be scanned and reviewed electronically. Randal Westacott asked if the software included a feature to map the routes of building inspectors or code enforcement officers. Robert Mathias said that feature will be included eventually. Randal Westacott asked if there was a way to create inspection areas. Robert Mathias said that it can identify a subdivision or quadrant of the city. Steven Hether asked what efficiency gains they have seen. Robert Mathias said they are now 75% more efficient. Dave Zellner said it would be nice to get a builder schedule to project high frequency inspections. Robert Mathias said they can explore that, and that the software can issue ad hoc reports. Randal Westacott asked if the number of inspections can be limited per day. Robert Mathias said it can do that. Dave Zellner asked what viewer is used with this. Robert Mathias said it uses ePlanSoft. Tom Ewers asked about records storage. Robert Mathias said the data is stored in the cloud.

## 9. Zero Attic Venting

Scott Wilken asked if any jurisdiction has been seeing problems with zero vented attics. No one said that they are experiencing any problems with this.

## 10. Updated MAG Building Codes Committee Membership

There were no updates.

## 11. Updated Survey of Code Adoption

There were no updates.

## 12. Topics for Future Agendas

Jackson Moll said that he will report back at the next meeting about thoughts from the home builders on standard plan options.

## 13. Adjournment

Gregory Arrington said that the next meeting of the Building Codes Committee will be September 21, 2016.

Mike Baxley made a motion to adjourn. Randal Westacott seconded the motion and the motion passed unanimously. The meeting was adjourned at 3:44 pm.

MAG BUILDING CODES COMMITTEE MEMBERSHIP AS OF  
9/14/2016

<b>Voting Members</b>				
<b>Name</b>	<b>Representing</b>	<b>Telephone #</b>	<b>Fax #</b>	<b>E-mail Address</b>
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	623-251-3508	623-583-8257	mdickson@cityofelmirage.org
Jason Penrod	Florence	520-868-7615	520-868-7546	jason.penrod@florenceaz.gov
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
Randal Westacott	Goodyear	623-882-7934		randal.westacott@goodyearaz.gov
Chuck Ransom	Litchfield Park	623-935-1066	623-535-9754	cransom@litchfield-park.org
<b>NO CURRENT APPOINTMENT</b>	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@paradisvalleyaz.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
Jeff Rallo	Surprise	623-222-3054	623-222-3002	jeffrey.rallo@surpriseaz.gov
Roger Vermillion	Tempe	480-350-8071	480-350-8677	roger_vermillion@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
<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
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							<a href="#">Apache Junction</a>		
Avondale	2012 IBC	2012 IMC	2012 IPC	2011 NEC	2012 IRC	2003 IFC	2012 IECC		2012 IFGC				<a href="#">Avondale</a>	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.	<a href="#">Buckeye</a>	1/17/2014	
Carefree	2003 IBC	2003 IMC	1994 UPC	2002 NEC	2003 IRC	2003 IFC							<a href="#">Carefree</a>	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				<a href="#">Cave Creek</a>	1/1/2012	
Chandler	2015 IBC	2015 IMC	2015 IPC	2014 NEC	2015 IRC	2015 IFC	2015 IECC	2015 IEBC	2015 IFGC			2015 International Swimming Pool & Spa Code	<a href="#">Chandler</a>	7/1/2016	
El Mirage	2012 IBC	2012 IMC	2012 IPC	2011 NEC	2012 IRC	2012 IFC	2012 IECC	2012 IEBC	2012 IFGC		2012 IGCC (optional)		<a href="#">El Mirage</a>	7/1/2013	
Florence	2006 IBC	2006 IMC	2006 IPC	2005 NEC	2006 IRC	2006 IFC	2006 IECC		2006 IFGC	2006 IPMC		2003 Accessible & Usable Bldgs & Facilities Code	<a href="#">Florence</a>		
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	<a href="#">Fountain Hills</a>	11/21/2013	
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							<a href="#">Gila River</a>		
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	<a href="#">Gilbert</a>	12/7/2013	
Glendale	2012 IBC	2012 IMC	2012 IPC	2011 NEC	2012 IRC	2009 IFC	2012 IECC	2012 IEBC	2012 IFGC			With city amendments.	<a href="#">Glendale</a>	12/1/2012	
Goodyear	2012 IBC	2012 IMC	2012 IPC	2011 NEC	2012 IRC	2012 IFC	2012 IECC		2012 IFGC	2012 IPMC		2012 International Swimming Pool & Spa Code	<a href="#">Goodyear</a>	7/1/2015	
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				<a href="#">Litchfield Park</a>	7/1/2008	
Maricopa	2012 IBC	2012 IMC	2012 IPC	2011 NEC	2012 IRC	2012 IFC	2012 IECC		2012 IFGC	2012 IPMC			<a href="#">Maricopa</a>	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)		<a href="#">Maricopa County</a>	1/1/2014	
Mesa	2006 IBC	2006 IMC	2006 IPC	2005 NEC	2006 IRC	2006 IFC	2009 IECC	2006 IEBC	2006 IFGC				<a href="#">Mesa</a>		
Paradise Valley	2015 IBC	2015 IMC	2015 IPC	2014 NEC	2015 IRC	2015 IFC	2015 IECC		2015 IFGC				<a href="#">Paradise Valley</a>	7/1/2016	
Peoria	2012 IBC	2012 IMC	2012 IPC	2011 NEC	2012 IRC	2012 IFC	2012 IECC		2012 IFGC	2012 IPMC			<a href="#">Peoria</a>	5/1/2013	
Phoenix	2012 IBC	2012 IMC	2012 IPC	2011 NEC	2012 IRC	2012 IFC	2012 IECC	2012 IEBC	2012 IFGC		2012 IGCC		<a href="#">Phoenix</a>	7/1/2013	
Queen Creek	2012 IBC	2012 IMC	2012 IPC	2011 NEC	2012 IRC	2012 IFC	2012 IECC	2012 IEBC	2012 IFGC				<a href="#">Queen Creek</a>	1/1/2014	
Salt River	2003 IBC	2003 IMC	2003 UPC	2002 NEC	2003 IRC	2003 IFC							<a href="#">Salt River</a>		
Scottsdale	2012 IBC	2012 IMC	2012 IPC	2011 NEC	2012 IRC	2012 IFC	2012 IECC	2012 IEBC	2012 IFGC	2012 IPMC	2012 IGCC		<a href="#">Scottsdale</a>	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)		<a href="#">Surprise</a>	9/1/2014	
Tempe	2012 IBC	2012 IMC	2012 IPC	2011 NEC	2012 IRC	2012 IFC	2012 IECC	2012 IEBC	2012 IFGC				<a href="#">Tempe</a>	7/1/2015	
Tolleson	2012 IBC	2012 IMC	2012 IPC	2011 NEC	2012 IRC	2012 IFC	2012 IECC	2012 IEBC	2012 IFGC	2012 IPMC			<a href="#">Tolleson</a>	1/9/2015	
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	2012 IBC	2012 IMC	2012 IPC	2011 NEC	2012 IRC	2012 IFC		2012 IEBC	2012 IFGC	2012 IPMC			<a href="#">Youngtown</a>	1/1/2014	No plans to adopt 2015 codes.

*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 September 14, 2016 by Scott Wilken, MAG  
 Source: MAG Building Codes Committee Members*