

April 11, 2007

TO: Members of the MAG Building Codes Committee

FROM: Michael Clack, Scottsdale, Chair

SUBJECT: MEETING NOTIFICATION AND TRANSMITTAL OF TENTATIVE AGENDA

Wednesday April 18, 2007 - 2:00 pm
MAG Office, Suite 200, Cholla Room
302 North 1st Avenue, Phoenix

A meeting of the MAG Building Codes Committee 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 videoconference must make arrangements with Craig Chenery at MAG and your site coordinator by at least the Friday prior to the meeting. Those attending by telephone conference call are requested to notify MAG staff at least one day in advance and call 602-261-7510 between 1:55 p.m. and 2:00 p.m. on the day of the meeting. After prompting, please enter the meeting ID number 28453 (BUILD) on your telephone keypad followed by the pound key. If you have a problem or require assistance, dial 0 after calling the number above.

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 Heidi Pahl 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 14 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 Heidi Pahl at (602) 254-6300 or hpahl@mag.maricopa.gov.

TENTATIVE AGENDA

1. Call to Order

2. Introductions

3. March 21, 2007 Meeting Minutes

4. Call to the Audience

Members of the public may request to speak on items that fall under the jurisdiction of the MAG Building Codes Committee 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. Comments From the Committee

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. Restaurant/Bar Outdoor Seating Area Zoning Ordinance/Building Code Issues

Bryan Woodcox, City of Glendale, would like to discuss the effects of Proposition 201 that the state will adopt into law on May 1, 2007. Glendale wants to know how each city will accommodate outdoor seating for a smoking area. The City of Glendale's concerns are listed in Attachment One.

2. For information.

3. Review and approve the minutes of the March 21, 2007 meeting.

4. For information and discussion.

5. For information and discussion.

6. For information and discussion.

- | | |
|---|-------------------------------------|
| 7. <u>Americans with Disabilities Act (ADA)</u>

Denise Labreque, City of Scottsdale Americans with Disabilities Act (ADA) Coordinator, will discuss ADA activities in Scottsdale. | 7. For information and discussion. |
| 8. <u>Regional Plan Review/MAG Building Inspectors/Plans Examiners (RPR/BI/PE) Forum Update</u>

Ben Cox, City of Gilbert, will discuss recent activities of the Regional Plan Review (RPR). Cheryl Mullis will discuss recent events of Building Inspectors/Plans Examiners (BI/PE). | 8. For information and discussion. |
| 9. <u>Updated MAG Building Codes Committee Membership</u>

We are requesting that Committee members review Attachment Two, Committee Roster, sent with this agenda. Please forward any changes to Heidi Pahl prior to the meeting or provide them at the meeting. | 9. For information and discussion. |
| 10. <u>Update Survey of Code Adoption</u>

Attachment Three identifies the codes that member agencies have adopted. Please review this information and provide any updates or corrections to Heidi Pahl. MAG staff will be contacting member agencies to obtain information on their current Energy Code. | 10. For information and discussion. |
| 11. <u>Topics for Future Agendas</u>

Potential topics for the next meeting will be discussed. The next meeting of the MAG Building Codes Committee is scheduled for Wednesday May 16, 2007 at 2:00 p.m. in the Cholla Room of the MAG offices. | 11. For information and discussion. |
| 12. <u>Adjournment</u> | |

MINUTES OF THE
MARICOPA ASSOCIATION OF GOVERNMENTS
BUILDING CODES COMMITTEE

March 21, 2007

Maricopa Association of Governments Office
Cholla Room
Phoenix, Arizona

COMMITTEE MEMBERS

Michael Clack, Scottsdale, Chairperson

*Dennis Dixon, Apache Junction

Ken Sowers, Avondale

Phil Marcotte, Buckeye

*Mike Tibbett, Carefree

Mike Baxley for Cave Creek

*Alex Banachowski, Chandler

Art Swanson, El Mirage

*Peter Johnson, Fountain Hills

*John Smith, Gila Bend

*Jo Rene DeVeau, Gila River Indian
Community

A-Ray Patten, Gilbert

Bryan Woodcox for Deborah Mazoyer,
Glendale

Ed Kulik, Goodyear

*Chuck Ransom, Litchfield Park

Tom Ewers, Maricopa County

A- Steven Hether, Mesa

*Bob Lee, Paradise Valley

Cheryl Mullis for Dennis Marks, Peoria

Tom Wandrie, Phoenix

*Dennis Street, Queen Creek

Forrest Fielder, Surprise

A-Michael Williams, Tempe

Mario Rochin, Tolleson

*Lyle Murdock, Wickenburg

Bob Cooperider, Youngtown

Rus Brock, Home Builders Association

OTHERS IN ATTENDANCE

Heidi Pahl, MAG

Steve Gross, MAG

Cheryl Mullis, Peoria

*Those members neither present nor
represented by proxy.

A-Those members participating via
audioconference

V-Those members participating via
videoconference

1. Call to Order

The Chairperson, Michael Clack, called the March 21, 2007 meeting of the MAG Building Codes Committee (BCC) to order at 2:09 p.m.

2. Introductions

Voting members, Ray Patten, Steven Hether and Mike Williams attended via telephone conference call. All members introduced themselves.

3. February 21, 2007 Meeting Minutes

Bryan Woodcox made a suggestion to revise the meeting minutes to state that Paradise Valley Town Council would be considering adoption of the 2006 Codes not 2007 Codes. It was moved by Ken Sowers, seconded by Mario Rochin and unanimously recommended to approve the February 21, 2007 meeting minutes as amended.

4. Call to the Audience

No comments were made from the audience.

5. Comments From the Committee

Michael Clack said the Board of the International Code Council Evaluation Service, Inc. (ICC-ES), recently held a meeting in Tucson. Mr. Clack said the Board is very interested in providing a service that will be used by most building officials when evaluating building products for compliance with code. He said ICC-ES conduct technical evaluations and tests resulting in free evaluation reports containing evidence that building products and systems meet code requirements. He said the ES reports are a good resource to use. Michael Clack encouraged MAG BCC members to provide feedback on the use of the ES reports. Mr. Clack said that when a building contractor wants to use materials in the city of Scottsdale, he asks them for their ES report. He noted that the biggest issue is amount of time it takes to get a report through ICC-ES and said that they are in the process of hiring staff to address this specific issue.

Cheryl Mullis asked if expired ES reports are still valid. Michael Clack said that eventually the legacy codes will begin to phase out as the I-Codes become more prevalent. He said he will get more information on this issue. He said reports should have current dates on them and be coordinated with the code the city is using.

Forrest Fielder announced that on March 28, 2007 there is a training session on the 2006 energy conservation code for commercial buildings. He said the training is cosponsored by the Central Arizona Chapter of International Conservation Code (ICC), SRP and the Arizona State Energy Office. Mr. Fielder mentioned they have lots of registrants and encouraged interested parties to RSVP as quickly as possible.

Michael Clack said the plumbing code bill has been modified to allow cities to adopt the plumbing code as they see fit for their jurisdiction.

6. Dooley Fencing

Tom Wandrie was not present to provide the update on Dooley fencing. Rus Brock said that he would share his information on this topic. Mr. Brock said the city of Phoenix worked with some structural engineer members of the Home Builders Association of Central Arizona (HBACA) to demonstrate that wind loading at 6 feet off the ground could potentially be 6 pounds. He said this finding was presented to the Phoenix Development Advisory Board and that the technical subcommittee was unwilling to move this forward unless the Structural Engineers Association confirmed the extrapolation. Mr. Brock said the Structural Engineers Association is not willing to validate the 6 pound calculation. He said the Arizona Masonry Guild is prepared to submit a workable fence standard in the near future. Forrest Fielder asked when the Masonry Guild will submit this standard. Rus Brock said very quickly because the city of Phoenix is not issuing fence permits without structural engineer calculations. Mr. Brock noted that the standard should be able to move through the Phoenix approval process quickly since the calculations have already been reviewed by the city.

7. Americans with Disabilities Act (ADA)

Michael Clack said that the guest speaker could not attend the meeting due to a family emergency, but that this topic would be placed on a future MAG BCC agenda.

8. Regional Plan Review/MAG Building Inspectors/Plans Examiners (RPR/BI/PE) Forum Update

Cheryl Mullis said that 21 people attended the March 20, 2007 BI/PE meeting. Ms. Mullis said they discussed temporary power in a permanent position for residential tract homes. She reminded the group that VW Dig asked them to look at panel options. She said that Arizona Spiral Stairs cares about a healthy environment. Ms. Mullis said the main concern of the group is safety therefore the group is not comfortable with the “lock-out tag-out” procedure. She said there were many questions about when to energize the house. She said Scottsdale is the only jurisdiction that does the “lock-out tag-out” procedure. Steven Hether said that Mesa issues a temporary power pole mostly for custom homes and the power pole is removed before the house is energized. Ms. Mullis said concerns with “lock-out tag-out” include: injury, death inability to monitor field staff, too many clearances required, and liability issues for the city. She said Scottsdale has a good follow through.

Cheryl Mullis said that less expensive, safer options are available from SRP and APS for \$75. Ms. Mullis said Richmond American is having temporary power poles installed and then removed when actual lines and meters are installed, as this is safer. Forrest Fielder remarked that equipment is not the issue but procedures and plans for this will need to be city specific. Michael Clack said Scottsdale requires a refundable deposit for temporary power to a permanent location. Mr. Clack said that to his knowledge, Scottsdale has not had to cut off electricity to a house for illegal residency because builders have been good about getting the final inspection prior to occupancy. Mr. Clack noted that when he was working in San Antonio, they were short staffed and as a result encountered problems with home builders allowing the home owner to move in without final inspection. He noted that San Antonio made the home builder pay the electric bill if home owner moved in too early. He noted that the system was voluntary.

Cheryl Mullis said generators are much more efficient than they used to be years ago, so air quality is not an issue.

Rus Brock said the HBACA was not trying to create other options for temporary power to a permanent location as they are happy with the two utility options currently available. He said there is a workable process with the utilities. Cheryl Mullis said the analysis of this process is complete. Forrest Fielder said the temporary meter program is not the only impediment to generator power to utility power and in the 5 years that this program has been going on there has been no change. Mr. Fielder expressed interest in developing future solutions. Rus Brock said he does not know where the 15 percent number came from, not credible source. Utilities are source of that number and in Surprise they believe 15 percent is too high, it is closer to 10 percent.

Ray Patten announced that the next Regional Plan Review (RPR) meeting will be held April 5, 2007 and a notice for this meeting will be sent shortly.

9. Updated MAG Building Codes Committee Membership

Michael Clack asked the membership to send any changes to Heidi Pahl.

10. Update Survey of Code Adoption

Mario Rochin said Tolleson adopted the 2006 International Mechanical Code (IMC) and the effective date of all adoptions was March 20, 2007.

11. Topics for Future Agendas

Forrest Fielder suggested a future topic on the way sign permits and inspections are done in central Arizona. Mr. Fielder said he has received negative feedback from sign contractors stating that sign permits and inspections are not being done correctly, therefore, putting good sign companies at a disadvantage. He said he heard that the city of Phoenix has a successful sign permit and inspection set up and that it would be interesting to hear how they implemented it.

Cheryl Mullis suggested inviting the Arizona Registrar of Contractors to address the new section of Arizona Revised Statute (ARS) 32-1121 on owner builder construction up to four homes in a subdivision. Cheryl Mullis said she would provide the contact information to Heidi Pahl.

12. Adjournment

The meeting adjourned at 2:48 p.m.

**RESTAURANT/ BAR OUTDOOR SEATING AREA
ZONING ORDINANCE/ BUILDING CODE ISSUES
UPDATED 11/20/2006**

1. Parking calculations will have to be reevaluated based upon the additional occupant load of the outdoor seating area.
2. The aesthetic impact of the outdoor seating areas and surrounding fences will have to be evaluated through the planning design review process.
3. The plumbing fixture count of the existing restaurant/ bar will have to be reevaluated based upon the additional occupant load of the new outdoor seating area.
4. If the outdoor seating area fence “traps” an existing building exit door, adequate egress shall be maintained.
5. A minimum of one exit shall be provided for the outdoor seating area. Two exits are required if the occupant load served exceeds 50.
6. If the restaurant/ bar required 2 exits, or if the occupant load of the seating area exceeds 50, exit signs shall be required at the outdoor seating area. These shall be positioned at a height to be visible above the seating. The exit signs shall be illuminated with emergency power source (battery back-up).
7. Egress illumination shall be provided at the outdoor seating area. If the restaurant/ bar required 2 exits, or if the occupant load of the seating area exceeds 50, emergency egress lights shall also be required at the outdoor seating area.
8. The seating area exit gate hardware shall comply with the IBC. If the occupant load served exceeds 50, panic hardware shall be provided.
9. Occupant load signs shall be provided.
10. Seating area shall not obstruct existing sidewalks and doors for handicapped accessibility and proper egress width. This is true for both single-tenant freestanding buildings and tenant suites in multi-tenant buildings.
11. An architect’s seal is required by state law if the occupant load of the existing restaurant/ bar exceeds 20.

MAG BUILDING CODES COMMITTEE MEMBERSHIP AS OF
4/11/2007

ATTACHMENT TWO

Name	Representing	Telephone #	Fax #	E-mail Address
Michael Clack (Chair)	Scottsdale	480-312-7629	480-312-9029	mclack@scottsdaleaz.gov
Dennis Dixon (T)	Apache Junction	480-671-5156	480-982-7010	dennisdixon@ajcity.net
Ken Sowers	Avondale	623-333-4025	623-333-0401	ksowers@avondale.org
Phil Marcotte	Buckeye	623-349-6200	623-349-6222	pmarcotte@buckeyeaz.gov
Mike Tibbett	Carefree	480-488-1471	480-488-3845	mike@carefree.org
Mike Baxley	Cave Creek	480-488-6637	480-488-0579	mbaxley@cavecreek.org
Alex Banachowski	Chandler	480-782-3109	480-782-3110	alex.banachowski@ci.chandler.az.us
Art Swanson	El Mirage	623-876-2932	623-876-4603	aswanson@cityofelmirage.org
Peter Johnson	Fountain Hills	480-816-5129	480-837-3145	pjohnson@fh.az.gov
John Smith	Gila Bend	1-928-683-2255	928-683-6430	jsmith@gilabendaz.org
JoRene DeVeau	Gila River IC	520-562-3583	520-562-1033	jorene.deveau@gric.nsn.us
Ray Patten	Gilbert	480-503-6820	480-497-4923	rayp@ci.gilbert.az.us
Deborah Mazoyer	Glendale	623-930-3120	623-915-2695	DMazoyer@glendaleaz.com
Ed Kulik	Goodyear	623-932-3910	623-932-1177	ekulik@goodyearaz.gov
Chuck Ransom	Litchfield Park	623-935-1066	623-935-5427	building@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@cityofmesa.org
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
Tom Wandrie	Phoenix	602-534-9480	602-495-5430	tom.wandrie@phoenix.gov
Dennis Street	Queen Creek	480-358-3009	480-358-3189	dennis.street@queencreek.org
Unappointed	Salt River P-M IC			
Forrest Fielder	Surprise	623-875-4314	623-875-5049	forrestf@surpriseaz.com
Michael Williams	Tempe	480 350-8670	480 350-8677	michael_williams@tempe.gov
Mario Rochin	Tolleson	623-936-7111	623-936-7117	mrochin@tollesonaz.org
Lyle Murdock	Wickenburg	1-928-684-5451 Ext. 513	602-506-1580	Lyle@ci.wickenburg.az.us
Bob Cooperider	Youngtown	623-933-8286	623-933-5951	ytbuildinginspector@yahoo.com
Rus Brock	Home Builders Assn.	602-274-6545	602-234-0442	brockr@hbaca.org
Heidi Pahl	MAG	602-254-6300	602-452-5098	hpahl@mag.maricopa.gov

(T) Temporary

(P) Proxy

Survey of Code Adoption

Jurisdiction	Building	Mechanical	Plumbing	Electric	Residential	Fire	Energy	Notes
Avondale	2006 IBC	2006 IMC	2006 IPC	2005 NEC	2006 IRC	2003 IFC	2006 IECC	2006 Fuel Gas Code. Codes adopted 2/20/07, effective 7/1/07
Buckeye	2006 IBC	2006 IMC	2006 IPC	2005 NEC	2006 IRC	2006 IFC	2006 IECC	2006 Fuel Gas Code. Codes adopted 2/20/07, effective 7/1/07
Carefree	2003 IBC	2003 IMC	1994 UPC	1996 NEC	2003 IRC	2003 IFC		
Cave Creek	2003 IBC	2003 IMC	1994 UPC	2002 NEC	2003 IRC	2003 IFC	Ch. 11 IRC Ch. 13 IBC	
Chandler	2003 IBC	2003 IMC	2003 IPC	2002 NEC	2003 IRC	2003 IFC		IFGC 2003
El Mirage	2000 IBC	2000 IMC	1994 UPC	2002 NEC	2000 IRC	2003 UFC	2000 IECC	1997 Administration Code; and 2000 IFGC
Fountain Hills	2003 IBC	2003 IMC	2003 IPC	2002 NEC	2003 IRC	2003 IFC		
Gila Bend	1997 UBC	1997 UMC	1997 UPC	1999 NEC	1997 UBC	1997 UFC		
Gila River	2000 IBC	2000 IMC	2000 IPC	2002 NEC	2000 IRC	2000 IFC	None	
Gilbert	2003 IBC	2003 IMC	1994 UPC	2002 NEC	2003 IRC	2003 IFC		ADAAG per state requirements
Glendale	2003 IBC	2003 IMC	1994 UPC	2002 NEC	2003 IRC	2003 IFC	None	Adopted the uniform administrative code
Goodyear	2003 IBC	2003 IMC	1994 UPC	2002 NEC	2003 IRC	2003 IFC	2003 Residential	
Guadalupe	1997 UBC	1997 UMC	1994 UPC	1999 NEC	1997 UBC	1997 UFC		
Litchfield Park	2003 IBC	2003 IMC	1994 UPC	2002 NEC	2003 IRC	2003 IFC		
Maricopa County	2003 IBC	2003 IMC	1994 UPC	2002 NEC	2003 IRC	None	None	

Last Updated March, 2007

Source: MAG Building Codes Committee Members

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

Survey of Code Adoption

Jurisdiction	Building	Mechanical	Plumbing	Electric	Residential	Fire	Energy	Notes
Mesa	2006 IBC	2006 IMC	2006 IPC	2005 NEC	2006 IRC	2003 IFC	None	2006 IBC, IMC, IPC, IRC and 2005 NEC will be effective 2/4/07. Did not adopt the energy code.
Paradise Valley	2006 IBC	2006 IMC	2006 IPC 2006 IFGC	2005 NEC	2006 IRC	2006 IFC	2006 IECC	
Peoria	2003 IBC	2003 IMC	1994 UPC	2002 NEC	2003 IRC	2003 IFC	2003 IECC Residential	
Phoenix	2003 IBC	2003 IMC	1994 UPC with 2003 supplements	2005 NEC	2003 IRC	1997 UFC	IECC 2004 Supplement	
Queen Creek	2003 IBC	2003 IMC	1994 UPC	2002 NEC	2003 IRC	2003 IFC	References the 2003 IRC Apply	2003 IEC Admin Provisions
Salt River	2003 IBC	2003 IMC	2003 UPC	2002 NEC	2003 IRC	2003 IFC	None	
Scottsdale	2003 IBC	2003 IMC	1994 UPC	1999 NEC	2003 IRC	2003 IFC	2003 IECC	
Surprise	2003 IBC	2003 IMC	1994 UPC	2003 IEC	2003 IRC	2003 IFC	2003 IECC by reference	
Tempe	2003 IBC	2003 IMC	1994 UPC	1996 NEC	2003 IRC	2003 IFC	None	2006 IECC under review
Tolleson	2006 IBC	2006 IMC	2006 IPC	2005 NEC	2006 IRC	2003 IFC	2006 IECC	2006 Fuel Gas Code, 2006 IPMC, 2006 NEAC. Codes adopted 2/20/07, effective 7/1/07.
Wickenburg	2003 IBC	2003 IMC	2003 IPC	2002 NEC	2003 IMC	2000 UFC	None	
Youngtown	2003 IBC	2003 IMC	1997 UPC	2002 NEC	2003 IRC	2003 IFC	None	

Last Updated March, 2007

Source: MAG Building Codes Committee Members

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