MINUTES OF THE
MARICOPA ASSOCIATION OF GOVERNMENTS
BUILDING CODES COMMITTEE

November 28, 2007

Maricopa Association of Governments Office
Cholla Room
Phoenix, Arizona

COMMITTEE MEMBERS

Michael Clack, Scottsdale, Chairperson
Ken Sowers, Avondale
Phil Marcotte, Buckeye
*Mike Tibbett, Carefree
*Cave Creek
A-Alex Banachowski, Chandler
Mary Dickson, El Mirage
*Peter Johnson, Fountain Hills
*John Smith, Gila Bend
*Jo Rene DeVeau, Gila River Indian Community
A-Ben Cox, Gilbert
Bryan Woodcox for Deborah Mazoyer, Glendale
*Ed Kulik, Goodyear
*Chuck Ransom, Litchfield Park
Tom Ewers, Maricopa County
A- Randy Wolfe for Steven Hether, Mesa
Bob Lee, Paradise Valley
*Dennis Marks, Peoria
*Tom Wandrie, Phoenix
*Dennis Street, Queen Creek
Forrest Fielder, Surprise
A-Michael Williams, Tempe
*Mario Rochin, Tolleson
Bob Cooperider, Youngtown
Rus Brock, Home Builders Association

*Those members neither present nor represented by proxy.
A-Those members participating via audioconference
V-Those members participating via videoconference

OTHERS IN ATTENDANCE

Harry Wolfe, MAG
Clint Mueller, ProTex
Brian Juedes, Felton Engineering

1. Call to Order

Forrest Fielder, committee member from Surprise, called to order the November 28, 2007 meeting of the MAG Building Codes Committee (BCC) at 2:05 p.m. Chairperson Michael Clack assumed the chairmanship upon his arrival.

2. Introductions

Voting members Alex Banachowski, Ben Cox, Steven Hether and Mike Williams attended via telephone conference call. All members introduced themselves.

3. September 19, 2007 Meeting Minutes

It was moved by Ken Sowers, seconded by Bryan Woodcock and unanimously recommended to approve the September 19, 2007 meeting minutes.

4. Call to the Audience

There were no requests to address the audience.

5. Comments From the Committee

Bob Lee noted that the Central Arizona Chapter of the Arizona Building Officials would be holding a training session on December 6th and 7th in Gilbert.

Forrest Fielder noted the topics that would be covered in the session, stated that it was an excellent training opportunity and encouraged cities to send representatives.

6. Arizona Residential Post Tension Roundtable

Clint Mueller said that there was a presentation on position papers 1 and 2 two months ago on Special Inspection Concrete.

Brian Juedes said that for six years the industry has created the Post Tension Round Table. The round table consists of structural designers, industry representatives and people from local jurisdictions. He said that the objective of the Round Table is to come up with a more uniform residential post tension design standards and inspection procedures.

Clint Mueller said that there were questions on the applicability of inspections. Not whether inspections should be undertaken, but rather which inspections and what testing should be done. Some believe that testing is not needed for residential construction, while others believe it should be tested much more. The call for more testing is based on the applicability of IBC Chapter 19 to post-tension concrete foundations.

Clint Mueller said that inquiries were made to the ICC for guidance on this issue. While deferring responsibility for interpretations to adopting jurisdictions, ICC's opinions are that

1. Post-tensioned foundations designed to address problematic soils and carry superimposed loads and structural slabs, and;
2. Special inspection provisions in IBC Chapter 17 are applicable; and
3. Concrete testing provisions in IBC Chapter 19 are applicable.

He said that it would be helpful if jurisdictions that have the authority to agree on what needs to be done and how it should be done would provide direction.

Michael Clack asked Brian Juedes whether engineers who deviate from the standard are above or below the standard. Brian responded that they are generally below the standard. He indicated, however, that what he was asking for would not require a change in the building code, just a different interpretation.

A major issue that has arisen is the definition of a structural slab. Is a slab on the ground structural or not? The ICC says that if the slab is on the ground for expansion and resistance from above, then it is non-structural.

There are some people who want to follow the IRC because it contains no requirements regarding post tension slabs.

The ICC says that the IBC is the appropriate document to use for determining compliance with requirements.

Curtis Mueller said that he wanted to have a level playing field and uniform standards.

Bob Lee said that there are two types of slab: one for expansive soil conditions and the other for non-expansive soil conditions.

Brian Juedes said that slab-type definitions were developed by the Building Research Advisory Board (BRAB) with Type II slabs being nonstructural and Type III, structural.

Michael Clack indicated that he had no problem when the design engineer wants to exceed a standard, but was concerned when the design engineer wanted a lower standard.

Basketball and tennis courts were noted as examples of non-structural slabs.

Michael Clack noted that Scottsdale has quite a bit of expansive soil.

Forrest Fielder asked that the MAG Building Codes Committee look at establishing uniform practices and standards on the issue.

Rus Brock was asked about the economic consequences of the standard. Mr. Brock responded that he had not surveyed his members on the matter. He said that he didn't have any problems with the professionalism of the work that had been done.

Clint Mueller estimated that approximately 50 percent of the builders were complying with the standard.

Michael Clack emphasized that ICC interpretations are opinions. Interpretation is up to the Building Official. He added that everyone can benefit from uniformity.

Michael Clack asked committee members how they wanted to proceed.

Bob Lee said that to take a vote on some standard or best practices it would need to be included in the agenda packet.

Brian Juedes said that he would forward position papers to Heidi Pahl and she could distribute them.

Under special inspections six items apply. The three most important changes to the current practice are: 1. Pre-slab inspection; 2. Continuous inspection during placement; and
3. Continuous inspection during stressing

Brian Juedes explain the methods used to draw a sample for the testing.

Clint Mueller said that there are two approaches to interpreting the rule. One is allowing the professional to interpret the code and the other is for the jurisdiction to present its standard. He said that he would like to see the local governments set a minimum standard.

Rus Brock requested that the material be sent out to members of the Building Codes Committee and that other relevant documentation (such as letters) be included.

Forrest Fielder said that he thought a resolution should be considered at the January meeting.

Bob Lee asked whether the Roundtable Group had discussed grounding. Brian Juedes it had and that details had been developed to address grounding electrode requirements.

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

   Ben Cox stated that jurisdictions involved in the Regional Plan Review were surveyed and concluded that it would be appropriate to table the RPR as an official program, but to keep it open if there is a demand for the service in the future. He thanked the Homebuilders Association for its support.

8. Updated MAG Building Codes Committee Membership

   Michael Clack asked for any changes in membership on the MAG Building Codes Committee to be reported to Heidi Pahl.

9. Update Survey of Code Adoptions

   Mary Dickson reported that El Mirage had adopted the 2006 International Codes and that they would become effective January 1, 2008.

   Ben Cox said that Gilbert adopted the 2006 International Codes and the 2005 National Electrical Code. He said that the adopted codes would become effective January 1, 2008.

10. Topics for Future Agendas

    Michael Clack requested that grease interceptors be included as an agenda item in January.

    Bob Lee said that it was believed that the IPC criteria were too lax. He added that the old UPC method was poorly justified.

    Forrest Fielder asked that the 5 percent PM-10 Plan be placed on the agenda for discussion. He said all MAG member agencies had agreed to comply with the measure but that each wanted to do things differently. He said that he would like to see some more uniformity in carrying out the policy.

    Michael Clack said that both items would be added to the agenda for the January meeting.

11. Adjournment

    The meeting adjourned at 3:00 p.m.