

MINUTES OF THE  
MARICOPA ASSOCIATION OF GOVERNMENTS  
BUILDING CODES COMMITTEE

January 21, 2004  
Maricopa Association of Governments Office  
Cholla Room  
Phoenix, Arizona

COMMITTEE MEMBERS

Bob Lee, Cave Creek	Orion Goff, Mesa
Ken Sowers, Avondale	Armando Rivas, Paradise Valley
Phil Marcotte, Buckeye	David Nakagawara, Peoria
Mike Tibbett, Carefree	Joe McElvaney for Rick Doell, Phoenix
A - Alex Banachowski, Chandler	Dennis Street for Tim Wegner, Queen Creek
*Jeff Sterling, El Mirage	*David Potter, Scottsdale
*Unappointed, Fountain Hills	*Forrest Fielder, Surprise
*Unappointed, Gila Bend	A - Roger Vermillion temporarily unappointed, Tempe
*Jo Rene DeVeau, Gila River Indian Community	Mario Rochin, Tolleson
A – Ben Cox for Ray Patten, Gilbert	*Skip Blunt, Wickenburg
*Deborah Mazoyer Glendale	Bob Cooperider, Youngtown
Steve Burger, Goodyear	Tom Ewers, Maricopa County
Chuck Ransom, Litchfield Park	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

Jane Morris, City of Phoenix	Constance Kish, MAG
Michelle Green, MAG	

1. Call to Order

The chair called the meeting to order at 2:00 p.m.

2. Introductions

Members of the Committee introduced themselves.

3. Approval of Meeting Minutes for December 17, 2003

Ken moved to accept the minutes as amended and Chuck seconded the motion. Mr. Lee asked if there were any comments prior to taking a vote. Bob Lee then noted that on page 3, in the third paragraph NEG stands for Nepon Electronic Gas Company. Also, in the same paragraph he noted that it should read 2-inch rather than “zinch.” Mr. Lee also clarified the point at the end of the paragraph stating that the 1% variance is on the u factor. Following these comments, a roll call vote was taken and the motion passed.

4. Call to the Audience

There were no comments from the audience.

5. Comments From the Committee

The chair asked if any member of the Committee had any comments they would like to make.

Mr. Lee then referred to the Accessible sales office guidelines prepared in 1999, he said that it was discussed but that he was not sure anything was ever adopted.

Joe McElvaney asked how a portapotty could be used instead of a real restroom. Specifically, he referred to sections 303, 304 and 308 of the State Plumbing Code which state that if there is a connection available you must use it. Mr. McElvaney then asked if this might be too strict of an interpretation.

Bob Lee then responded by saying that his reading of Chapter 3 is that he did not see anything that precluded a portapotty even though it does require the building to be connected if available.

Mr. Brock asked Steve Burger how they handled them. Steve replied by stating that Goodyear does allow them to serve as the ADA accessible restroom and added that they look at it as a quasi business and make them provide an accessible route. Mr. Burger then referred to the way Cave Creek handles these issues stating that they go even farther requiring the restrooms in the model homes to be roped off.

Mr. McElvaney explained that because of the zoning ordinance and the type of permit we issue it makes it difficult. He then added that they are willing to listen and compromise.

Bob Lee indicated that one possibility is to do a change of use permit and do another inspection.

Mr. Burger then asked if Mr. McElvaney had contacted the Federal Government.

Mr. McElvaney said that they had but they have not heard back from them yet.

Mr. McElvaney then stated that changing the zoning ordinance might be a possibility.

Rus Brock then asked David Nakagawara if Peoria is still using their guidelines.

Mr. Nakagawara said that they do with the idea that it will be returned to a home through a permit of conversion. He then added that sometimes the structures are more permanent in nature.

Ben Cox indicated that they allow the use of a portapotty. Alex Banachowski said that they allow them as well.

Joe then asked about handwashing facilities.

Steve added that since these facilities are temporary they are not overly concerned about the details as long as there are facilities accessible for people.

Michelle Green then spoke about whether or not the Chamber of Commerce took a position on NFPA 5000. She indicated that she contacted the Chamber and they said that they are not taking a position as to which code should be adopted but the organization did say that their position is that cities, towns and counties should consider more than one code.

Joe McElvaney said that there is a report regarding NFPA 5000 going to their Council.

Mr. Burger then asked if the issue went before subcommittees.

Mr. McElvaney said that it went before the subcommittee on disabilities.

Bob Lee announced that the City of Mesa adopted Chapter 11 of the 2003 Code. Mesa wants to participate in the Regional Plan Review program but its ability to do that may be compromised by that action.

Alex Banachowski indicated that they are not close to adopting the 2003 codes but when the 2000 was adopted, chapter 11 was not.

Ben Cox added that they will adopt chapter 11 when they adopt the 2003 I – Codes.

6. Airport Construction Issues

Jane L. Morris a Special Projects Administrator for the City of Phoenix, Aviation Department Design and Construction Services presented the projects that she is working on. Currently Ms. Morris explained that they are working on a new facility that would move all car rental facilities out of the terminal into a central location. The facility she explained, will have the service area on the upper levels as opposed to being at grade. She described several aspects of the project and indicated that one of the keys to success for the project is working with the building officials so that she can understand and cope with the code issues as they arise.

Bob Lee then asked how the City will deal with the issue of people tending to look for service at grade.

Ms. Morris stated that the signage package is going to be an important factor in guiding people to the correct location. In addition to this, the architecture will consider this issue and lead people.

Ms. Morris then added that the City has an automated people mover funded up to the conceptual design level. She stated that the City is interested in connecting the people mover to light rail. Ms. Morris said that we are looking at a 12-13 year timeframe on that project.

7. Valuation for the purposes of Setting Fees

This item was deferred to the next meeting because Forrest was not available.

8. Building Inspectors/Plans Examiners Forum

It was noted that there was no meeting yesterday, next month they will meet at the same time as the Regional Plan Review group.

9. Update on the State Plumbing Commission

Steve indicated that there was not much activity and that they have not elected a chair yet. They will do that at the next meeting, although he indicated that he did not know when that would be yet.

10. Work Program

Michelle explained that MAG is in the process of developing the work program for FY04/05 and that any comments would be appreciated. She also explained that we have the project to review the actions of the committee to determine their relevance, to develop a method for tracking and disseminating the information is moving forward so far. If anyone has any questions, she explained they can ask her. Also, if anyone wanted to talk to their management regarding this project, they should feel free to do so. It is Municipal management; she explained, making the decision whether or not to move forward with the project, through participation in the Regional Council (Mayors) and the Management Committee (City Managers).

11. Update Survey of Code Adoption

Mr. Lee asked people to identify themselves if they intend to update their codes by July 2004. The response was as follows:

Cave Creek	Goodyear
Litchfield Park	Gilbert, although maybe not until September.
Peoria	Avondale
Queen Creek	Surprise.

Steve Burger then added that the Code Review and Development Committee of AZBO met and have a few modifications. Autumn either has or will send an e-mail explaining this.

12. Updated MAG Building Codes Committee Membership

Joe McElvaney stated that Rick Doell had retired and would no longer be the representative on the committee.

Michelle asked Joe if MAG could get an appointment letter appointing a replacement.

Joe said yes he would do that.

13. Topics for Future Agendas

Bob Lee said that Greg Bates would be presenting the narrow wall bracing system at the next meeting.

14. Adjournment

The next meeting will be held on February 18, 2003 at 2 pm in the Cholla Room. Ken Sowers made the motion to adjourn, Steve seconded the motion, and the meeting was adjourned at 3:15 pm.

