

MINUTES OF THE
MARICOPA ASSOCIATION OF GOVERNMENTS
BUILDING CODES COMMITTEE

May 16, 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
*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
V- Bob Lee, Paradise Valley
*Dennis Marks, Peoria
Tom Wandrie, Phoenix
A-Dennis Street, Queen Creek
Forrest Fielder, Surprise
A-Michael Williams, Tempe
*Mario Rochin, Tolleson
A-Rod Stevens for Wickenburg
Bob Cooperider, Youngtown
Rus Brock, Home Builders Association

OTHERS IN ATTENDANCE

Heidi Pahl, MAG
Steve Gross, MAG
Mike Picallo, Southwest Gas

Robert Palmer, Southwest Gas
Mark Stoltzman, Golden Flame

*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 Acting Chairperson, Forrest Fielder, called the May 16, 2007 meeting of the MAG Building Codes Committee (BCC) to order at 2:00 p.m.

2. Introductions

Voting members Ray Patten, Steven Hether, and Mike Williams attended via telephone conference call and Bob Lee attending via videoconference. Rod Stevens from Wickenburg also attended via telephone conference call. All members introduced themselves.

3. April 18, 2007 Meeting Minutes

It was moved by Tom Ewers, seconded by Bryan Woodcox and unanimously recommended to approve the April 18, 2007 meeting minutes.

4. Call to the Audience

No comments were made from the audience.

5. Comments From the Committee

Tom Wandrie said the city of Phoenix has encountered some instances where they need to change from copper pipe to steel pipe for potable water systems. He mentioned that the Uniform Plumbing Code (UPC) does not recognize stainless steel for potable water system, but the International Plumbing Code (IPC) does recognize stainless steel for potable water systems. Mr. Wandrie noted that the IPC is performance-based and there needs to be compliance with NSF standard 61. He said the connection requirements are performance based also, since there are no listings. He commented that Phoenix is still in the process of testing this modification and will update the committee on the resolution.

Bob Lee announced that the AZBO Annual Business Meeting will be held July 25-27, 2007 in Flagstaff and invited all building officials to participate. He said there will be a roundtable discussion on state codes from various states around the nation. Bob Lee asked the membership if anyone was aware of a proposal brought before MAG Management Committee called "just in time grading." Rus Brock said the State legislature is working on a number of dust control measures and just in time grading is one of the measures. Rus Brock said that Spencer Camps, lobbyist for the HBA, is working on this issue at the State legislature.

Forrest Fielder said that the April 2007 Building Safety Journal has an article by Anthony Floyd titled "Trends in Green Buildings." Forrest Fielder mentioned that the city of Chandler announced a June 20, 2007, ADA training event, exploring the latest evolution in ADA. He noted that part of the ADA training will include an update on truncated domes. Forrest Fielder said that a Power-Up Job Site Power round table was held May 8, 2007. He noted that over twenty major builders, five jurisdictions, and three utilities discussed obstacles and opportunities to building homes with utility power versus generator power. There are still plenty of issues to be worked out but all agree that it is a worthwhile goal to build generator-free.

6. Southwest Gas Reorganization

Mike Picallo and Bob Palmer explained the company reorganization and identified new primary contacts. Mike Picallo distributed a Southwest Gas reorganization map with contact information and gave a presentation illustrating the new boundaries.

Bob Palmer announced that Southwest Gas has a new training facility that city building inspectors are welcome to use to learn to identify gas leaks, test gas equipment, etc. He said officials can learn what they can do to make an area safe for a new job site. Tom Ewers asked if there are any changes to the clearance procedures. Bob Palmer replied no.

Bob Palmer asked committee members if copper pipe to Southwest Gas equipment is being approved without a permit. Forrest Fielder said that this would fall under the IRC Fuel Gas provisions and mentioned that copper is an expensive choice for gas installation. Ken Sowers asked Southwest Gas to identify the cities where this is happening, so the building official can correct it if necessary. Mike Picallo thanked the committee and said that Southwest Gas wants to foster stronger relationships with municipalities.

7. Arizona Hearth Products

Mark Stoltzmann, Golden Flame Distributing, noted that it had been 11 years since he addressed the MAG Building Codes Committee (BCC). Mr. Stoltzmann said it is critical to correctly install and inspect fireplaces in residences. He noted that gas to a home needs to be turned on in order to test gas appliances. He asked if member agencies turn gas on when there is a certificate of occupancy (C of O) inspection.

Rod Stevens said Wickenburg requires all utilities to be turned on prior to C of O. Representatives from Goodyear, Buckeye and Avondale said they require that all utilities be turned on prior to C of O. Bob Lee said Paradise Valley has a procedure that states they do not turn on gas to a home until the C of O is issued, in order to keep people from moving into their home prior to final inspection. Mike Picallo said Southwest Gas does not require someone to be home to turn on the gas, they just need access to the home. Mr. Picallo said some home builders require owners to put utilities in their name and other builders keep utilities in the builder's name.

Forrest Fielder asked Mr. Stoltzmann to describe the specific things gas fireplace installers need in order to test their equipment. Mr. Stoltzmann said he is trying to avoid doing final inspection of their fireplaces in front of the homeowner, he would like to do it prior to occupancy. He requested that member agencies allow for gas to be turned on prior to occupancy so that he could test and list all fireplace products. Mark Stoltzmann said that Golden Flame sends out a technician to explain proper safety operation of their fireplaces to the homeowner. Mr. Stoltzmann asked how city officials obtain proper testing and listing reports. Forrest Fielder said manufacturer and product listings are part of the code.

Ken Sowers said that a city building official tests gas up to the appliance but it is up to the manufacturer to test the appliance. Mark Stoltzmann agreed. Bob Lee said gas system pressure test is done as part of a preliminary inspection and code requires them to come back and conduct a final inspection to ensure nothing was done against code since the first check.

Mark Stoltzmann asked that he be able to inspect appliances a few days prior to C of O. Ken Sowers said that he does not have a problem with that, noting that Southwest Gas rechecks gas connections after cities' final inspections.

Mark Stoltzmann provided his contact information as a resource to the cities should they have questions about fireplace related issues. He said his goal is to work in partnership with the cities to ensure their products are installed correctly and to let building officials know of unlisted products being installed.

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

Ray Patten said the next RPR meeting is scheduled for June 7, 2007 at the League of Arizona Cities and Towns. Forrest Fielder announced that the BI/PE Forum is ready to tackle any issues from the MAG BCC.

9. Updated MAG Building Codes Committee Membership

No changes were mentioned.

10. Updated Survey of Code Adoption

Ed Kulik said that Goodyear updated their codes May 14th with an effective date of July 1, 2007.

11. Topics for Future Agendas

No comments were made.

12. Adjournment

The meeting adjourned at 2:49 p.m.