

DRAFT
MINUTES OF THE
MARICOPA ASSOCIATION OF GOVERNMENTS
BUILDING CODES COMMITTEE

June 22, 2005

Maricopa Association of Governments Office
Cholla Room
Phoenix, Arizona

COMMITTEE MEMBERS

Bob Lee, Cave Creek, Chairperson
*Dennis Dixon, Apache Junction
Ken Sowers, Avondale
Phil Marcotte, Buckeye
Mike Tibbett, Carefree
*Alex Banachowski, Chandler
Art Swanson, El Mirage
*Peter Johnson, Fountain Hills
Lynn Farmer for John Smith, Gila Bend
*Jo Rene DeVeau, Gila River Indian
Community
A – Ray Patten, Gilbert
Jim Fox for Deborah Mazoyer, Glendale
Steve Burger, Goodyear
*Chuck Ransom, Litchfield Park

*Brian Goble, Mesa
*Armando Rivas, Paradise Valley
David Nakagawara, Peoria
George Ritchie for Tom Wandrie, Phoenix
Bruce Johnson for Tim Wegner, Queen
Creek
*Larry Francis, Salt River Pima Indian
Community
*Michael Clack, Scottsdale
Forrest Fielder, Surprise
*Michael Williams, Tempe
Mario Rochin, Tolleson
*Lyle Murdock, Wickenburg
Bob Cooperider, Youngtown
Rus Brock, Home Builders Association

Tom Ewers, Maricopa County

*Those members neither present nor represented by proxy.

A-Those members participating via audioconference

V-Those members participating via videoconference

OTHERS IN ATTENDANCE

Cheryl Levandowski, Peoria
Michelle Green, MAG

Ken Hussain, MAG

1. Call to Order

The Chairperson, Bob Lee, Town of Cave Creek, called the meeting of the MAG Building Codes Committee to order, at 2:05 p.m.

2. Introductions

Members of the Committee introduced themselves.

3. April 20th 2005 Meeting Minutes

Tom Ewers made the motion to accept the minutes; Mario Rochin seconded the motion. The chairperson asked if there was any discussion on the minutes. Hearing none, a vote was taken, and the motion passed unanimously.

4. Call to the Audience

No members of the audience asked to comment.

5. Comments From the Committee

Forrest Fielder raised the issue that Las Vegas is having a difficult time finding inspectors and they are looking at using the services of a third party to fill the gap. Mr. Fielder added that Ron Lynn was interviewed on NPR. Other members noted that a member of the press, who is doing a story on the issue, contacted them. Mr. Fielder stated that he would follow the issue and let the committee know if there is anything more to report.

Rus Brock provided an update to the committee on an Energy presentation that was recently held at the Homebuilders Association. He added that the 2004 Supplement to the International Energy Conservation Code (IECC) adopted by the City of Phoenix, noting that without action that will be in the 2006 Version of the IECC.

Mr. Brock explained that the Energy Star Program seems to be going in a different direction and may begin to address issues such as drainage away from the foundation etc. He added that the Energy Star Program seems to be evolving toward more of a green building program than a pure energy conservation program.

Mr. Lee noted that there was no meeting of the Building Inspectors/ Plans Examiners/Regional Plan Review (BI/PR/RPR) this month, adding that they would meet on August 16th.

Mr. Lee mentioned that the 2005 National Fire Protection Association voted to require sprinklers in all new s/f one and two storey dwellings.

Mr. Lee mentioned that the National Conference of States on Building Codes and Standards (NCSBCS) prepared a report regarding the use of Information Technology in the regulation of building permitting. The report is available on their website at <http://www.ncsbc.org/>.

Mr. Lee stated that builders are required to get dust permits prior to a building permit; however owner/builders are not required to get a dust permit but they are supposed to be subject to the same regulations. The case to change this and require a dust permit from owner/builders will be presented to the committee that is going to review Rule 310 in the near future.

6. Soils/Compaction Reports

Bob Lee introduced Mike Tibbett from the Town of Carefree to explain how the Town deals with issues related to soil tests and compaction reports. Mr. Tibbett noted that there was a handout at everyone's place for reference.

Mr. Tibbett explained that the Town of Carefree has been requiring a compaction report if there were more than a 12-inch lift required what they found he explained, is that the pad was never guaranteed. Mr. Tibbett commented that some of the reports actually stated that they were for information only.

Mr. Tibbett continued by explaining that he made some phone calls and found that there were a lot of failures. He referred the committee to item #1 page two of his handout, which states "bottom of all footings shall bear on undisturbed soil or engineer certified fill min. 18" below grade". Mr. Tibbett explained that this note could be found on almost all plans, even for custom homes. He stated that the testing sometimes occurs after the foundation is complete. Mr. Tibbett referred to the page with the word Sample on it as an example of what he requires now.

Art Swanson asked if there was something prescriptive from the code.

Mr. Lee noted that there is section R. 401.2 of the 2003 International Residential Code IRC states that, "Fill soils that support footings and foundations shall be designed, installed and tested in accordance with accepted engineering practice."

Mr. Lee asked Mike Tibbett to prepare a motion to bring back to the committee to vote on.

Mr. Tibbett agreed that he would.

7. Adoption of the 2006 ICC Codes

The chair asked for a motion and Steve Burger moved that the committee adopt the applicable 2006 International family of codes by January 31st, 2007, with an effective date of July 1, 2007.

The chairperson asked if there were any comments on the motion.

Art Swanson asked about the State Plumbing Code and what would happen. It was noted that the Plumbing Code Commission was going to propose adopting the 2003 IPC but because there are difficulties achieving a quorum, the Commission could not adopt it. The Commission has a sunset year of 2007; however, it is not certain that the Commission will sunset without action.

Steve Burger noted that what happens when the sunset date for the Plumbing Commission arrives and what action should be taken, if any, will be a topic of discussion at the Arizona Building Officials annual business meeting in July.

Forrest Fielder referred to the chaos that ensued when a number of jurisdictions adopted codes at the same time. Mr. Fielder said that he would like to avoid that kind of confusion in the future.

Bob Lee said that he would entertain any creative ideas to mitigate issues that may arise when adopting the same code at the same time.

Rus Brock suggested that people get together to discuss this before it becomes an issue so they can be fully prepared.

Bob Lee said that could happen at the MAG level and at the Building Inspectors/Plans Examiners/Regional Plan Review (BI/PR/RPR) level as well.

Forrest Fielder offered a friendly amendment to the motion to commit to a smooth transition with a set of recommendations as to how to approach this to be prepared by the next quarter.

A roll call vote was taken with 16 members voting in favor of the motion and the City of Phoenix voting against the motion. Tom Wandrie added that the City of Phoenix is just going through this process and that it would not make sense at this point to go through it again so soon.

8. Rainfall Intensity

David Nakagawara raised the issue that the current MAG standard for rainfall intensity dates back to September 18, 1985. Mr. Nakagawara explained that an employee at the City of Peoria reviewed the figures used in that standard and questioned the use of 6"/hour standard for this region. He asked Mr. Nakagawara to show him a reference in the State Plumbing Code that requires using that design criteria. Mr. Nakagawara explained that what he found was an example, using that figure, but he could find no reference that actually requires its use. Mr. Nakagawara asked the other committee members for their thoughts on the issue.

Bob Lee asked for a motion on the issue. Mr. Nakagawara moved to accept the rainfall design table in the 2003 International Building Code.

Steve Burger commented that the example is just that, an example. He noted that the committee should get more information on the issue if the intent of the code is to make 6 inches the standard. Mr. Burger added that the committee may want to look at the definition of a live load.

Mr. Nakagawara stated that if the figure in the code is just an example, then there is a responsibility to prepare a reasonable figure for design purposes.

Tom Ewers added that he would like to see a draft of something on this prior to voting on it.

David Nakagawara withdrew the motion and Steve Burger, who seconded the motion agreed to withdraw the motion.

David Nakagawara agreed to draft something up to bring back to the committee.

Mr. Burger added that if this is a Statewide issue it might be prudent to ask others around the State how they handle it.

9. Building Codes Compilation and Web Addition Project

Staff reported that the project is nearing completion the spreadsheet with the links that was e-mailed to committee members is open for comment. It is not live on the web yet. Staff noted that the minutes for each of the meetings shown in the spreadsheet are being linked to the spreadsheet prior to uploading the spreadsheet on the web. Staff explained that the items marked for possible update are going to be brought before the committee for review based on the direction of the Chairperson. Staff asked if there were any questions or comments.

Tom Ewers noted that a printer friendly 8 1/2"X11" version would be helpful.

Staff said that the point was noted and that would be the goal.

10. Water Hammer Arrestors

The Chairperson noted that when the State goes to another plumbing code these will be required adding that this item is on the agenda for information and discussion.

There was no discussion on the topic.

11. SES Installation Practices

The Chairperson noted that Mr. Mike Baker is going to present a code change proposal to the AZBO Code Review and Development Committee. The most recent copy of the proposal was circulated to members present in the room.

12. Updated MAG Building Codes Committee Membership

No updates were provided.

13. Update Survey of Code Adoption

No updates were provided

14. Topics for Future Agendas

In August, there will be a presentation on how to make a house from junk mail (Papercrete) by Barry Fuller the man who is proposing a new technology for building.

15. Adjournment

Mario Rochin made the motion to adjourn, David Nakagawara seconded the motion, and the meeting was adjourned at 3:42 pm. The next meeting will be held on July 20, 2005 at 2 pm in the Cholla Room.