

MINUTES OF THE
MARICOPA ASSOCIATION OF GOVERNMENTS
BUILDING CODES COMMITTEE

October 19, 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
A - Alex Banachowski, Chandler
Art Swanson, El Mirage
*Peter Johnson, Fountain Hills
*John Smith, Gila Bend
*Jo Rene DeVeau, Gila River Indian
Community
Larry Taylor for Ray Patten, Gilbert
Joe Rivera for Deborah Mazoyer, Glendale
Steve Burger, Goodyear
*Chuck Ransom, Litchfield Park

Tom Ewers, Maricopa County
*Brian Goble, Mesa
*Armando Rivas, Paradise Valley
David Nakagawara, Peoria
Tom Wandrie, Phoenix
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

*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
Robert Palmer, Southwest Gas
Fran Smith, Southwest Gas

Heidi Pahl, MAG
Steve Gross, MAG
Harry Wolfe, 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 2:00 p.m.

2.

Introductions

Members of the Committee introduced themselves.

3. August 17, 2005 Meeting Minutes

Bob Lee asked if there were any comments on the minutes. Cheryl Levandowski noted that the minutes should have reflected that she represented the City of Peoria. It was moved by Ken Sowers, seconded by Michael Clack and unanimously recommended to approve the minutes as amended.

4. Call to the Audience

Fran Smith, Southwest Gas, asked for clarification on the City of Phoenix's policy to charge a \$75 permit fee for replacing an existing water heater. Tom Wandrie from Phoenix said that he believed that was the policy, but that he would check into the details. He said the purpose of the fee was to cover the cost of the inspection.

David Nakagawara and other committee members confirmed that they also require a permit for the installation of a replacement water heater.

Fran Smith said that she didn't think a permit was needed to replace a water heater and asked whether the requirement was based on the International Codes. David Nakagawara responded that the permit requirement was important to ensure that the installation was safe and that the requirement was not based on the International Building Codes.

A number of reasons were presented for requiring a permit for the installation of a replacement water heater including: hazardous materials in the garage, open flames, the elevation of the water heater, the control duct, etc.

5. Comments From the Committee

Bob Lee reported that Heidi Pahl would be assuming responsibilities for staffing the MAG Building Codes Committee.

Cheryl Levandowski gave a progress report on the deliberations of the MAG Building Inspectors/Plans Examiners Forum.

She said that she responded to an e-mail from Steve Burger regarding switch and light to an area under the stairs. She said that ½ inch gypsum board was needed. Goodyear has indicated that the area under stairs with a closet rod would not require a light. Without a closet rod a light would be required. Cheryl said the Subcommittee couldn't decide what constitutes a storage space. A vote that was taken resulted in a 7-7 tie.

It was suggested that this be brought back as a future agenda item and for the Building Codes Committee to provide some guidance on the issue.

Another issue raised dealt with post tension slab additions. The Committee is close to coming up with a draft for a recommendation to the Building Codes Committee.

A third issue that was raised was drip legs. Cheryl said that Southwest Gas has indicated that because their gas is “dry” they don’t require drip legs. Bob Lee said that he researched wet gas and that is very specialized.

Forrest Fielder asked about Post Tension Slab Foundations. Cheryl responded that there are two types: Brad 3 based upon soil conditions and Brad 2 based on builder considerations.

Art Swanson asked whether a deeper foundation could be used as an alternative to a post tension slab. It was indicated that a deeper foundation could be used for this purpose.

Bob Lee said that at the Code Hearings in Detroit there was a requirement for a residential fire sprinkler system which was included in the Appendix. This would provide local jurisdictions the ability to impose this requirement, but not compel them to do so.

Bob Lee said that the Truss Manufacturers Association had some success at the Code Hearings. They were able to pass a code change to clarify that Truss placement diagrams do not need to be sealed.

Another provision that did not pass was an attempt to harmonize the IBC and the IRC on the truss placement diagram issue.

Bob Lee said that the Code Technical Committee discussed the issue of climbable guards. He said that the industry argued against modifying the code, but that the Technical Committee was going to consider the matter and develop possible code language.

6. Sediment Traps

Bob Lee noted that Paul Beach was unable to give his presentation on sediment traps. He said that Mr. Beach that even if Sediment Traps are not addressed in the Uniform Plumbing Code, they still may be required. He added that IAPMO and ICC were engaged in working together on future plumbing codes.

Steve Burger pointed out that the 2003 Uniform Plumbing Code has a sediment trap requirement.

7. Rainfall Intensity

David Nakagawara indicated that at the August 17th Building Codes Committee meeting he was asked to bring a resolution to change the standard for rainfall design.

Mr. Nakagawara said that since the August meeting, he had conferred with engineering, inspection and other experts regarding the rainfall design standard. He said that in light of what he had learned, oversizing drainage scuppers and downspouts is a good practice to compensate for the flat roofs and accumulated debris in our area.

David Nakagawara proposed the issue be deferred for a year. He said that he was willing to support the industry standard.

Steve Burger asked if anyone used less than 6" for drainage. Dave Nakagawara responded that he thought only Mesa used less than 6". Alex Banacowski said that Chandler uses lower values from the 2003 ICC.

8. Service Entry Section Installation Practices

Tom reported that the City of Phoenix has done some thing with the Home Builders Association. Rus Brock said that he had submitted a document to Phoenix, suggesting the continuation of the practice used for the installation of surface mounted panels.

Tom said that in Detroit at the Code Hearings, Phoenix met with the National Homebuilders Association and other national associations and asked about installation practices. They said that the practice was followed in California and Florida, but that the panels were flush mounted instead of surfaced mounted.

Tom said that Phoenix would approve the installation as an alterative method and material. He said that the initial proposal had been amended.

He said that with alternative method and materials, Phoenix would ask HBAC to support it at the national level. If not, Phoenix would reconsider the matter.

Dave Nakagawara said that with the amendment in place, cables would be attached to blocking between the studs raceway, protecting the cable in the wall.

Someone made reference to fitting on top or on bottom of raceway.

There is a 60 percent fill within the raceway per code. This is acceptable for builders.

The NEC Code is prescriptive on the matter and we tried to determine its intent.

Bob Lee said that southern Arizona jurisdictions recognize installations similar to this. He asked for any comments from Dave Nakagawara since Peoria had initiated the resolution on Service Entry Installation Practices.

Mr Nakagawara said that he had talked about Code alternatives. He said that the issues he had been discussing included the attachment of cable, building, containment of fire, unauthorized access. He added that we need to address this code proposal, he favored adopting something identical.

Bob Lee suggested drafting a new resolution in the next few weeks and then it could be considered at the November MAG Building Codes Committee meeting.

Cheryl Levandowski said that the Arizona State Building Officials were voting on this issue in November.

David Nakagawara said that it was similar to what MAG was considering, but not the same.

Tom Wandrie said that the City of Phoenix technical committee approved this last week.

Bob Lee said that Lanny McMahill's proposal removed a limitation of 10 AWG wire.

9. Updated MAG Building Codes Committee Membership

Bob Lee asked if Committee members had any objections to the distribution of the membership roster with their contact information to the general public. No objections were expressed. Mr. Lee said that if anyone had any such concerns about releasing the information contact Harry Wolfe about excluding it.

10. Update Survey of Code Adoption

Art Swanson reported that El Mirage now uses the 2003 International Fire Code.

Rus Brock asked about expanding the information on code adoption on the MAG Website to include amendments. Bob Lee responded that it would be preferable to put the links to the websites of individual cities for the more detailed information.

11. Topics for Future Agendas

Topics identified for future agendas included: Mike Tibbett resolution on Pad Certification, Water heater change out pamphlet and lights under stairs issue.

Bob Lee noted that because the regular meeting time of the Building Codes Committee is the third week of each month, the standard December meeting was being changed to avoid conflicts with the Christmas Holidays. The Building Committee's December meeting will be held on December 7, 2005.

12. Adjournment

The meeting adjourned at 3:00 p.m.