

MEETING MINUTES

BUILDING INSPECTOR/PLANS EXAMINER FORUM

MAG OFFICES, OCOTILLO ROOM
302 NORTH 1ST AVENUE 2ND FLOOR
PHOENIX, ARIZONA

May 18th, 2004
1:30 p.m.

The meeting was called to order at 1:30 p.m. by Chairperson Levandowski, with the following members and representatives present:

MEMBERS: Cheryl Levandowski, City of Peoria
Autumn Hartsoe, City of Goodyear
Ed Kulik, City of Goodyear
Larry Taylor, Town of Gilbert
Jeff Licuanan, City of Glendale
Dave Suratt, Town of Cave Creek
Bob Cooperider, Town of Youngtown
Randal Westacott, City of Surprise
Bob Petrillo, City of Scottsdale
Bruce Johnson, Town of Queen Creek

1. Approval of Minutes from the March 16th, 2004 Meeting.

The minutes prepared by Cheryl Levandowski were approved unanimously.

2. MAG Issues

a. Toilet rooms – ADA requirements

Autumn Hartsoe informed the group that separate toilet rooms are required to be adaptable for ADA which means the dimensions for clear floor space, turning radius, etc. must be provided. Autumn also informed the group that truncated domes are required. Should you have any questions, please contact Denise Thompson, Executive Director of Arizona Office for Americans with Disabilities at (602) 542-6276.

b. HOA approval prior to permit issuance

Jeff Licuanan asked the group if their jurisdiction requires approval from the Homeowner's Associations before any permits can be issued for additions, etc. All jurisdictions agreed that approval from the HOA is a separate issue and is not required to be provided to the jurisdiction.

c. Business licenses

Jeff Licuanan asked the group if their jurisdiction is required to sign off for city business licenses. The City of Glendale Building Safety Department is given four (4) days to process all business licenses. The following jurisdictions are also required to approve business licenses: Surprise, Cave Creek, Gilbert, Youngtown, Queen Creek and Scottsdale. The group agreed that it would be a good way to find out if work is going to be done without a permit such as a home being converted to a church. The City of Goodyear does not have business licenses.

3. Other MAG Business

a. City of Surprise Energy Checklist

Randal Westacott provided the group with documents he prepared by using REScheck for an average home being built. REScheck is a free energy program provided online by the Department of Energy. Several options are allowed if utilizing REScheck, however, the one item which deters builders from using this prescriptive program is the automatic requirement for .4 SHGC (solar heat gain coefficient). Over the past two years it has been determined that the homebuilders would rather have homes designed to remove the requirement for low E windows.

b. Toilet paper dispenser

Randal Westacott provided the group with Item Number 1 Section 408.5 of the Uniform Plumbing Code Interpretations Manual – Clear Space Required for Water Closets. The 1994 UPC states that any encroachment of space adjacent to the fixture is a violation of the Code and this includes toilet paper dispensers. After much group discussion, the group agreed that toilet paper dispensers are not required in the code, therefore, should a homeowner become upset with the location of the toilet paper dispenser, then no toilet paper dispenser should be installed.

c. Mineral Rolled Roofing

Larry Taylor informed that group that Section R905.5 and R905.5.2 of the 2003 IRC requires a slope of 1 inch per foot for the installation of rolled roofing. This requirement will definitely have an impact on the homeowner that adds on a patio cover after they move in. Cheryl will check into manufacturer's recommendations to verify slope required.

d. Electricity at detached garages

Bruce Johnson asked the group if the requirement for a light/switch at all exterior doors included detached garages even though no power was being provided at this detached garage. After much group discussion, the group agreed that if the homeowner was providing power to this detached garage then yes the light/switch would be required at the exterior door, however, if no power was being provided then no requirement for light/switch.

4. RPR Issues

a. Post-tension special inspection

Cheryl Levandowski informed the group that a formal interpretation was to be provided at next month's RPR meeting. After much group discussion, the group agreed that special inspection is required per Chapter 17 of the IBC. Therefore, the formal interpretation will state that yes special inspection is required for all post-tension foundation systems and that the homebuilder will have to contact each jurisdiction to determine their administrative policy for enforcement of this requirement. The group also agreed that special inspection is not a substitution for inspections required by each jurisdiction.

b. Emergency egress at open patios

Cheryl Levandowski informed the group that the RPR forum agreed to enforce emergency egress requirements as per previous codes that also included the verbiage similar to the AZBO amendment IRC-42-02 which states, "Such openings shall open directly into a public street, public alley, yard or court." Therefore, as long as the patio/porch is considered open and unobstructed emergency egress would be allowed.

**NEXT MEETING SCHEDULED AT MAG OFFICES ON:
TUESDAY, JULY 20TH, 2004 @ 1:30 P.M.**

As there was no further business, the meeting was adjourned at 3:30 p.m.

Thank you to all who attended!

Respectfully submitted,

Cheryl A. Levandowski
Plans Examiner
CITY OF PEORIA