

SPECIAL NOTICE REGARDING PUBLIC MEETINGS

Due to the risks to public health caused by the possible spread of the COVID-19 virus at public gatherings, the Maricopa Association of Governments has determined that public meetings will be indefinitely held through technological means. Meetings will be open to the public through technological means. In reliance on, and compliance with, the March 13, 2020, Opinion issued by Attorney General Mark Brnovich, the Maricopa Association of Governments provides this special advance notice of the technological means through which public meetings may be accessed. While this special notice is in effect, public comment at meetings will only be accepted through written submissions, which may or may not be read aloud during meetings.

To attend the meeting noticed below by technological means, members of the public may follow the steps below:

1. To watch a live video stream of the meeting, click here to go to MAG's YouTube channel: <https://www.youtube.com/channel/UChuhOXELITs9YeBVnZD2ZDg>
2. Members of the public may submit written comments relating to this meeting to azmag.gov/comment. Comments may be sent at any time leading up to the meeting, but must be received at least one hour prior to the posted start time for the meeting.

If any member of the public has difficulty connecting to the meeting, please contact MAG at (602) 254-6300 for support.

October 14, 2020

TO: MAG Building Codes Committee
FROM: Mike Baxley, Cave Creek, Chair
SUBJECT: NOTIFICATION OF THE MEETING AND TRANSMITTAL OF TENTATIVE AGENDA

October 21, 2020 2:00 PM
VIRTUAL MEETING

The MAG Building Codes Committee has been scheduled at the time noted above. The meeting will be **held as a virtual meeting only**, with no in-person attendance options available at this time. Instructions on how to participate will be provided via email to members of the committee. Members of the public will be able to view and listen to the meeting via a live video stream. You can watch the meeting online [by clicking here](#) to go to MAG's YouTube channel. Public comments can be provided in written format through the MAG website at azmag.gov/comment. If you have questions, please contact the MAG office at (602) 254-6300.

In 1996, the Regional Council approved a simple majority quorum for all MAG advisory committees. If the MAG Building Codes Committee does not meet the quorum requirement, members who have joined the meeting will be notified that a legal meeting cannot occur and the meeting will end. Your participation in the meeting is strongly encouraged.

Pursuant to Title II of the Americans with Disabilities Act (ADA), MAG does not discriminate on the basis of disability in admissions to or participation in its public meetings. Persons with a disability may request a reasonable accommodation, such as a sign language interpreter, by contacting the MAG office. Requests should be made as early as possible to allow time to arrange the accommodation.

If you have any questions regarding the meeting, please contact MAG at (602) 254-6300.



MAG Building Codes Committee

TENTATIVE AGENDA

October 21, 2020

1. CALL TO ORDER

2. INTRODUCTIONS

3. APPROVAL OF THE OCTOBER 16, 2019 MEETING MINUTES

Action Requested

Approval of the October 16, 2019, meeting minutes.

4. CALL TO THE AUDIENCE

An opportunity will be provided to members of the public to address the Building Codes Committee on items that are not on the agenda that are within the jurisdiction of MAG, or on items on the agenda for discussion but not for action. Citizens will be requested not to exceed a three minute time period for their comments. A total of 15 minutes will be provided for the Call to the Audience agenda item, unless the committee requests an exception to this limit. Please note that those wishing to comment on agenda items posted for action will be provided the opportunity at the time the item is heard.

Action Requested

Information.

5. COMMENTS FROM THE COMMITTEE

An opportunity will be provided for Building Codes Committee members to present a brief summary of current events. The Building Codes Committee is not allowed to propose, discuss, deliberate or take action at the meeting on

any matter in the summary, unless the specific matter is properly noticed in accordance with the Arizona Open Meeting Law.

Action Requested

Information.

6. CLOSED PANEL CONSTRUCTION UPDATE

Staff from the Arizona Department of Housing will provide an update on the rule-making process for closed panel construction, related to House Bill 2756, to align this type of construction under the jurisdiction of the department. See **Attachment One**.

Action Requested

Information and discussion.

7. SOLAR DE-RATES

A discussion about permits and inspections for solar de-rates and the related chicken/egg syndrome. The committee will discuss an idea from SRP to reduce contractor and customer wait times on de-rates for solar installations where meters must be pulled.

Action Requested

Information and discussion.

8. REMOTE VIDEO INSPECTIONS AND THE FUTURE OF BUILDING INSPECTIONS

A discussion about remote video inspections, including details on the video inspection program Gilbert started in early 2020, where the program is today, and where the town expects the program to go in the future. The committee will also have an open discussion about how they expect building inspections to be conducted throughout the rest of the COVID-19 pandemic and beyond.

Action Requested

Information and discussion.

9. DEMOLITION UTILITY DISCONNECT AUTHORIZATION

An update on a problem Mesa had been experiencing regarding lack of confirmation from utility companies that electrical connections have been turned off prior to building demolition. The discussion will include a solution the city is working with APS and SRP to finalize. See **Attachment Two**.

Action Requested

Information and discussion.

10. UPDATED MAG BUILDING CODES COMMITTEE MEMBERSHIP

We are requesting that Committee members review **Attachment Three**, Committee Roster, sent with this agenda. Please forward any changes to Scott Wilken prior to the meeting or provide them at the meeting.

Action Requested

Information and discussion.

11. UPDATE SURVEY OF CODE ADOPTION

Attachment Four identifies the codes that member agencies have adopted. Please review this information and provide any updates to Scott Wilken.

Action Requested

Information and discussion.

12. TOPICS FOR FUTURE AGENDAS

Potential topics for the next meeting will be discussed. Please share any items of discussion or presentations that you would be interested in hearing about at future meetings.

Action Requested

Information and discussion.

ADJOURNMENT

MINUTES OF THE
MARICOPA ASSOCIATION OF GOVERNMENTS
BUILDING CODES COMMITTEE

October 16, 2019

Maricopa Association of Governments Office
302 N. 1st Ave
Ironwood Room
Phoenix, AZ

COMMITTEE MEMBERS

Mike Baxley, Cave Creek, Chair

#Dale Crandell, Tolleson, Vice Chair

Dave Zellner, Apache Junction

*Brett Harris, Avondale

*Mike Brown, Buckeye

*Mike Tibbett, Carefree

#Ron Boose, Chandler

*David Smith, El Mirage

*Michael Ashford, Florence

*VACANT, Fountain Hills

Larry Taylor, Gilbert

*Tom Paradise, Glendale

Randy Westacott, Goodyear

*Mary Dickson, Litchfield Park

*Bill Lahr, Maricopa

Tom Ewers, Maricopa County

John Sheffer, Mesa

*Bob Lee, Paradise Valley

#Dennis Chase, Peoria

Stephen Dudley, Phoenix

*Michael Williams, Queen Creek

Michael Clack, Scottsdale

Jeffrey Rallo, Surprise

Dino Accardo, Tempe

*Kevin Bruce, Wickenburg

*Gregory Arrington, Youngtown

*Jackson Moll, Home Builders Association

Sharon Bonesteel, Salt River Project

OTHERS IN ATTENDANCE

Scott Wilken, MAG

Merry Holmgren, MAG

Dave Meunier, Arizona Department of
Housing

Ryan Paris, Arizona Department of Housing

*Those members neither present nor
represented by proxy.

#Those members participating via
audioconference

1. Call to Order

Mike Baxley, Chair, called to order the October 16, 2019 meeting of the MAG Building Codes Committee (BCC) at 2:01 p.m.

2. Introductions

Voting members Ron Boose, Bill Lahr, Dennis Chase, Michael Williams, and Kevin Bruce attended via telephone conference call. All members and guests introduced themselves.

3. April 17, 2019 Meeting Minutes

Tom Ewers made a motion to approve the April 17, 2019, meeting minutes. Larry Taylor seconded the motion and the motion passed unanimously.

4. Call to the Audience

There were no comments from the audience.

5. Comments From the Committee

John Sheffer said that Mesa has had some near misses with demolitions with utilities not shut off in time. He said that they are in discussions with APS and SRP to create a process to delay the start of demolitions until the utilities issue a clearance indicating that the utilities have been shut off.

6. Arizona Department of Housing Update

Dave Meunier and Ryan Paris gave an update on a rule package that the Arizona Housing Department is working on regarding closed panelized construction. He said that site inspections may have to be handled by third party inspectors unless the state can reach a memorandum of understanding with local jurisdictions. Larry Taylor asked how the panels will be identified in the field. Dave Meunier said that what they currently do for modular buildings is not compatible with closed panel construction, so they are trying to figure out a different method. He said that an RF ID tag placed in the factory could be an option. Dave Zellner asked if the state would be inspecting foundation and other site work, or just the panels. Dave Meunier said that they have not made that decision yet. Mike Baxley asked how a local jurisdiction will ensure that the manufacturer has complied with local amendments. Dave Meunier said that there is a state statute that the state will review local requirements and not issue a certificate of occupancy until those requirements have been met. Sharon Bonesteel said that the factory could be inspected and certified by the state and the product could be accepted by the local jurisdiction as an approved product, with the local jurisdiction doing the on-site inspection. Dave Meunier said that sounds like the most workable way to do this. He said that they hope to have a final rule package completed by the middle or end of 2020.

7. HB 2113 – Adult Changing Stations

Randy Westacott discussed regulations regarding adult changing stations in renovated or new restrooms in public buildings.

8. Construction Hours

Scott Wilken asked the committee members if the allowed construction times table is still accurate for their jurisdictions. Randy Westacott asked if there would be interest in trying to create a standard permitted construction times. Larry Taylor said that it is a great idea, but would be more of a political question and would be very difficult to get every jurisdiction to agree to a standard time.

9. Updated MAG Building Codes Committee Membership

There were no updates.

10. Updated Survey of Code Adoption

There were no updates.

11. Topics for Future Agendas

Sharon Bonesteel said she would like to hear more about the issue John Sheffer brought up earlier in the meeting.

12. Adjournment

Mike Baxley said that the next meeting of the Building Codes Committee is scheduled for November 13, 2019. Tom Ewers made a motion to adjourn. Randy Westacott seconded the motion and the motion passed unanimously. The meeting was adjourned at 3:24 pm.

NOTICE OF FINAL RULEMAKING
TITLE 4. PROFESSIONS AND OCCUPATIONS
CHAPTER 34. BOARD OF MANUFACTURED HOUSING
PREAMBLE

- | <u>1. Articles, Parts, and Sections Affected</u> | <u>Rulemaking Action</u> |
|---|---------------------------------|
| R4-34-101 | Amend |
| R4-34-203 | Amend |
| R4-34-204 | Amend |
| R4-34-603 | Amend |
| R4-34-606 | Amend |
| R4-34-607 | Amend |
| R4-34-701 | Amend |
| R4-34-702 | Amend |
| R4-34-703 | Amend |
| R4-34-704 | Amend |
| R4-34-705 | Amend |
| R4-34-706 | Amend |
| R4-34-801 | Amend |
| R4-34-802 | Amend |
| R4-34-805 | Amend |
- 2. Citations to the agency's statutory rulemaking authority to include both the authorizing statute (general) and the implementing statute (specific):**
- Authorizing statute: A.R.S. § 41-4010(A)(13)
Implementing statute: A.R.S. § 41-4001(7) and (17)
- 3. The effective date for the rules:**
- As specified under A.R.S. § 41-1032(A), the rule will be effective 60 days after the rule package is filed with the Office of the Secretary of State.
- a. If the agency selected a date earlier than the 60-day effective date as specified in A.R.S. § 41-1032(A), include the earlier date and state the reason or reasons the agency selected the earlier effective date as provided in A.R.S. § 41-1032(A)(1) through (5):**
- Not applicable

b. If the agency selected a date later than the 60-day effective date as specified in A.R.S. § 41-1032(A), include the later date and state the reason or reasons the agency selected the later effective date as provided in A.R.S. § 41-1032(B):

Not applicable

4. Citation to all related notices published in the Register to include the Register as specified in R1-1-409(A) that pertain to the record of the final rulemaking package:

Notice of Rulemaking Docket Opening: 26 A.A.R. 568, March 27, 2020

Notice of Proposed Rulemaking: 26 A.A.R. 529, March 27, 2020

5. The agency's contact person who can answer questions about the rulemaking:

Name: Tara Brunetti, Assistant Deputy Director

Address: Office of Manufactured Housing, Arizona Department of Housing
1110 W. Washington Street, Ste. 280
Phoenix, AZ 85007

Telephone: (602) 771-1000

Fax: (602) 771-1002

E-mail: tara.brunetti@azhousing.gov

Website: www.housing.az.gov

6. An agency's justification and reason why a rule should be made, amended, repealed, or renumbered, to include an explanation about the rulemaking:

Under Laws 2019, Chapter 272, the legislature amended A.R.S. § 41-4001 by adding definitions of “closed construction” and “open construction” and incorporating both terms into the definition of “factory-built building.” This statutory change gives the Office of Manufactured Housing regulatory authority over FBBs, components, assemblies, and systems manufactured using closed construction. This rulemaking makes changes required to include this authority. An exemption from Executive Order 2019-01 was provided for this rulemaking by Kaitlin Harrier, of the Governor’s Office, by e-mail dated August 21, 2019.

7. A reference to any study relevant to the rule that the agency reviewed and either relied on or did not rely on in its evaluation of or justification for the rule, where the public may obtain or review each study, all data underlying each study, and any analysis of each study and other supporting material:

The Board did not review or rely on a study in its evaluation of or justification for any rule in this rulemaking.

8. A showing of good cause why the rulemaking is necessary to promote a statewide interest if the rulemaking will diminish a previous grant of authority of a political subdivision of this state:

Not applicable

9. A summary of the economic, small business, and consumer impact:

Authorizing closed construction of FBBs, components, assemblies, and systems potentially will have important economic impact for licensees and consumers of these products. However, this economic impact results from the 2019 statutory change. The Department currently has no licensee producing, selling, or installing closed panel products. Indeed, no closed panel product has ever been produced, sold, or installed in Arizona. It is not certain whether closed panel products will ever be produced, sold, or installed in Arizona. If a manufacturer, retailer, installer, or salesperson was to want to do business involving closed panel products in Arizona, the person would incur the cost of complying with the Board's current rules while having the benefit of being involved in a new line of work.

10. A description of any changes between the proposed rulemaking, including supplemental notices, and the final rulemaking:

The following non-substantive changes were made between the proposed and final rulemaking:

- R4-34-102 was amended in the Notice of Proposed Rulemaking but was removed from the Notice of Final Rulemaking to provide time for the Board to reconsider the applicable building standards. The Board will amend R4-34-102 before the end of 2020.
- R4-34-101(23), R4-34-606(B)(4), R4-34-701(D)(5), R4-34-802(D), and R4-34-805: Language was changed to indicate building standards are referenced in R4-34-102.
- R4-34-502 and R4-34-504: These Sections were amended in the Notice of Proposed Rulemaking. In response to concerns raised by members of the Council, the Department removed the Sections from the Notice of Final Rulemaking to provide time for the Department to assess options for moving forward.

11. An agency's summary of the public or stakeholder comments made about the rulemaking and the agency response to comments:

Two individuals attended the oral proceeding held on May 1, 2020. Both Joe and Joshua Hart are from Modular Solutions, which is a manufacturer licensed by the Department. Mr. Hart asked about the use of insignia on panelized structures. The Department indicated each manufacturer would be responsible for establishing a method to track and label panels during the construction process. However, an insignia is not required on each panel. The manufacturer would identify the labeling-and-tracking method in the design plan submitted to the Department for approval. This approach allows flexibility and customization among manufacturers. No changes were made to the rules in response to the questions.

12. All agencies shall list any other matters prescribed by statute applicable to the specific agency or to any specific rule or class of rules. Additionally, an agency subject to Council review under A.R.S. §§ 41-1052 and 41-1055 shall respond to the following questions:

None

a. Whether the rule requires a permit, whether a general permit is used and if not, the reasons why a general permit is not used:

The Department does not issue general permits. Rather, the Board issues individual licenses, as follows, to each person that is qualified by statute and rule:

- Manufacturers: A.R.S. § 41-4010(A)(6)
- Installers: A.R.S. § 41-4010(A)(8)
- Retailers/dealers/brokers: A.R.S. § 41-4010(A)(7)
- Salesperson: A.R.S. § 41-4010(A)(9)
- Installation permits: A.R.S. § 41-4010(A)(16)

b. Whether a federal law is applicable to the subject of the rule, whether the rule is more stringent than federal law and if so, citation to the statutory authority to exceed the requirements of federal law:

None of the rules is more stringent than federal law. Federal law applies to the subject of these rules (See 24 CFR 3280, 3282, 3284, 3285, 3286, and 3288). Under a contract with HUD, the Department enforces the federal law.

c. Whether a person submitted an analysis to the agency that compares the rule's impact of the competitiveness of business in this state to the impact on business in other states:

No analysis was submitted.

13. A list of any incorporated by reference material as specified in A.R.S. § 41-1028 and its location in the rule:

None

14. Whether the rule was previously made, amended, or repealed as an emergency rule. If so, cite the notice published in the *Register* as specified in R1-1-409(A). Also, the agency shall state where the text was changed between the emergency and the final rulemaking packages:

None of the rules was previously made, amended, or repealed as an emergency rule.

15. The full text of the rules follows:

TITLE 4. PROFESSIONS AND OCCUPATIONS
CHAPTER 34. BOARD OF MANUFACTURED HOUSING
ARTICLE 1. GENERAL

Section

R4-34-101. Definitions

ARTICLE 2. LICENSING

Section

R4-34-203. Retailers

R4-34-204. Installers

ARTICLE 6. MANUFACTURING, CONSTRUCTION, AND INSPECTION

Section

R4-34-603. FBBs

R4-34-606. Rehabilitation of Mobile Homes

R4-34-607. Manufacturing Inspection and Certification

ARTICLE 7. PLAN APPROVALS

Section

R4-34-701. General

R4-34-702. Compliance Assurance Manuals

R4-34-703. Drawings and Specifications

R4-34-704. Reconstruction Plans

R4-34-705. Accessory Structures

R4-34-706. FBB Installation

ARTICLE 8. PERMITS AND INSTALLATION

Section

R4-34-801. Permits

R4-34-802. General Installation

R4-34-805. Accessory Structures

ARTICLE 1. GENERAL

R4-34-101. Definitions

The definitions in A.R.S. §§ 41-4001, and 41-4008 apply to this Chapter. Additionally, in this Chapter:

1. “Act” means the Manufactured Housing Improvement Act of 2000, which is Title VI of the American Homeownership and Economic Opportunity Act of 2000.
2. “Agency” means the seller or purchaser of a used home has given a licensed salesperson written legal authority to act on behalf of the seller or purchaser when dealing with a third party. The written legal authority is also binding on the salesperson’s licensed and employing retailer.
3. “Agency disclosure” means a document that specifies the person a licensed salesperson or licensed retailer represents in a brokered transaction.
4. “Agent” means a licensed retailer authorized to act on behalf of a seller, purchaser, or both the seller and purchaser of a used home.
5. “Attached” means an accessory is fasten or affixed to a regulated structure in a manner that imposes a load on the structure.
- ~~5.6.~~ “Branch location” means a satellite office, in addition to the principal office, where business may be transacted.
- ~~6.7.~~ “Brokered transaction” means a transaction in which a licensed broker acts as an agent for the seller, purchaser, or both.
- ~~7.8.~~ “Certificate” means an Arizona Insignia of Approval, with which a licensee certifies all work performed complies with applicable law, including this Chapter, is required for relating to modular manufacture and reconstruction, installation of modular, manufactured, and mobile homes, reconstruction, or rehabilitation work and construction.
- ~~8.9.~~ “Co-brokered transaction” means a transaction in which the listing retailer and the selling retailer are not the same person.
9. ~~“Commercial” means an FBB with a use-occupancy classification other than single family dwelling.~~
10. “Consummation of sale, as defined at A.R.S. § 41-1001, includes filing an Affidavit of Affixture, if applicable.
11. “FBB” means factory-built building.

12. “Field installed” means components, equipment, and/or construction that is to be completed or installed at the site. Field installed does not include reconstruction.
13. “HVAC” means heating, ventilation, and air conditioning.
14. “Modular” means ~~an~~ a type of FBB built in a factory and transported in three-dimensional sections to an installation site.
15. “New” means a unit ~~or subassembly~~ not previously sold, bargained, exchanged, or given away to a purchaser.
16. “Panelized” means a type of commercial FBB built in a factory using closed construction, including partly or fully finished walls, floors, or roof panels, and transported in two-dimensional condition to an assembly site.
- ~~16.~~17. “Permanent foundation” means a system of support and perimeter enclosure, ~~of~~ with or without crawl space, that is:
- a. Constructed of durable materials (~~e.g., concrete, masonry, steel, or treated wood~~);
 - b. Developed in accordance with the manufacturer’s installation instructions or designed by an Arizona registered engineer;
 - c. Attached in a manner that effectively transfers all vertical and horizontal design loads that could be imposed on the structure by wind, snow, frost, seismic, or flood conditions, as applicable, to the underlying soil or rock; and
 - d. Designed to exclude unwanted elements and varmints, ensure sufficient ventilation, and provide adequate access to the building; and
 - e. ~~Not affixed with anchoring straps or cable to ground anchors other than footings.~~
- ~~17.~~18. “Purchase contract in a brokered transaction” means a written agreement between a purchaser and seller of a used home that indicates the sales price and terms of the sale.
- ~~18.~~19. “Repair” means work performed on a manufactured home, mobile home, or FBB to restore the building to a habitable condition but does not impact the original structure, electrical, plumbing, HVAC, mechanical, use occupancy, or energy design.
19. “Residential” means ~~a building with a use occupancy classification of single family dwelling or as governed by the International Residential Code.~~
20. “Retailer” means a broker or dealer as prescribed at A.R.S. § 41-4001(5) and (10).

21. "Site" means a parcel of land bounded by a property line or a designated portion of a public right-of-way.
22. "Site work" means soil preparation including soil analysis, grading, drainage, utility trenches, and foundation systems preparation, and field-installed work including terminal and connections, on-site utility connections, accessibility structures, egress paths, parking, lighting, landscaping, and similar work.
23. "Standards" means the materials ~~incorporated by reference~~ referenced in R4-34-102.
24. "Supplement" means a submittal noting change of ~~not more than two sheets of paper that indicates a floor plan design, dimensional sizes, does not change more than 25% of a system, component, or configuration, and is incorporated as part of an originally approved plan.~~
- ~~25. "Technical service" means engineering assistance and interpretative application or clarification of compliance and enforcement of A.R.S. Title 41, Chapter 16, Articles 1, 2, and 4 and this Chapter.~~
- ~~26.~~25. "Used home" means a previously titled manufactured home, mobile home, or FBB designed for use as a residential dwelling.

ARTICLE 2. LICENSING

R4-34-203. Retailers

Retailers' license applications fall into one of the following license classes:

1. No change
 - a. No change
 - b. No change
 - c. No change
 - d. No change
 - e. No change
2. No change
 - a. No change
 - b. No change
3. No change
 - a. No change
 - b. No change
 - c. No change

- d. Contracts with licensed installers or contractors holding an appropriate license issued by the Registrar of Contractors for the installation of FBBs including any existing or new accessory structures included in a sales agreement.
4. No change

R4-34-204. Installers

A. No change

- 1. No change
 - a. No change
 - b. No change
 - c. No change
 - d. No change
 - e. No change
 - f. No change
- 2. No change
- 3. I-10G Master installer of manufactured homes, mobile homes, or residential single-family FBBs; ~~or commercial single story FBBs built on a chassis with an electrical system no greater than 400 amperes~~ is ~~qualified~~ permitted to perform the work described under subsections (A)(1) and (2) and installs HVAC systems including electrical wiring, gas connections, and ductwork. An I-10G Master installer does not provide service, maintenance, repair, or discharging, adding, or reclaiming refrigerants or any other work requiring certification. An I-10G Master installer may subcontract to a properly licensed entity for installation of any item under this subsection.

B. No change

- 1. No change
- 2. No change
- 3. No change

ARTICLE 6. MANUFACTURING, CONSTRUCTION, AND INSPECTION

R4-34-603. FBBs

A. No change

- 1. No change
- 2. Affix a permanent serial or identification number to each ~~unit~~ module or panel during the first stage of manufacturing. If an FBB has multiple sections (~~modules~~), the manufacturer shall ensure

each module or panel is separately identified. The serial or identification number location and application method shall be shown in the plans required under R4-34-703; and

3. Affix a Modular Manufacturer's Certificate to each completed module of each modular building where indicated in the plan required under R4-34-703(B)(5). A Modular Manufacturer's Certificate is not required for a panelized building.

B. No change

1. No change
2. No change
3. No change

R4-34-606. Rehabilitation of Mobile Homes

A. No change

B. No change

1. No change
2. The walls, ceilings, and doors of each gas-fired furnace and water-heater compartment shall be lined with ~~5/16 inch~~ gypsum board that is a minimum of 5/16 inches except a door to ~~a the~~ compartment that opens to the exterior of the mobile home, ~~in which case the door may be~~ and is of all metal construction. All exterior compartments shall seal to the interior of the mobile home;
3. Each room designated expressly for sleeping purposes shall have at least one outside egress window or an approved exit device. The window or exit shall have a minimum clear width dimension of 22 inches, a minimum clear opening of five square feet, and the bottom of the exit is not more than 36 inches above the floor;
4. The electrical system is tested for continuity to ensure metallic parts are properly bonded, tested for operation to demonstrate all equipment is connected and in working order, and given a polarity check to determine connections are proper. The electrical system ~~is properly protected for~~ shall have proper overcurrent protection for the required amperage load. If aluminum conductors are used, all receptacles and switches rated 20 amperes or less and directly connected to the aluminum conductors ~~are~~ shall be marked CO/ALR. ~~Exterior receptacles other than heat tape receptacles are of the ground fault circuit interrupter (GFI) type.~~ Conductors of dissimilar metals (Copper/Aluminum/or Copper Clad Aluminum) ~~are~~ shall be connected in accordance with ~~Section 110-14 of the National Electrical Code incorporated~~ referenced at R4-36-102. Ground Fault Circuit Interrupter protection shall be provided in compliance with the National Electrical Code referenced in R4-36-102; and
5. No change

- C. No change
- D. No change
- E. No change
- F. No change

R4-34-607. Manufacturing Inspection and Certification

- A. No change
- B. No change
- C. No change
- D. No change
 - 1. No change
 - 2. No change
- E. The Department ~~shall~~ may decertify a manufacturing facility if:
 - 1. No change
 - 2. No change
 - 3. No change
 - 4. No change
- F. Before resuming production, a decertified manufacturing facility shall be recertified by the Department.
 - 1. ~~The Department shall evaluate the production process at the decertified manufacturing facility to ensure the manufacturer's procedures are consistent with the approved plans, standards, and compliance assurance manual at every stage of production.~~
 - 2. When the manufacturer successfully completes the recertification process, the Department shall issue Certificates or Labels to the manufacturer.
- G. No change

ARTICLE 7. PLAN APPROVALS

R4-34-701. General

- A. No change
 - 1. No change
 - 2. No change
- B. No change
 - 1. No change

2. No change
3. No change
4. No change

C. No change

D. A person that submits a plan under subsection (B) shall ensure the plan conforms ~~with~~ to the following standards:

1. Each page is at least 8 1/2 X 11 inches and printed to the scale referenced on the drawing;
2. No change
3. No change
4. No change
5. The plan is consistent with all applicable standards ~~incorporated~~ referenced at R4-34-102.

R4-34-702. Compliance Assurance Manuals

A manufacturer of FBBs shall prepare a compliance assurance manual that has all of the following:

1. No change
2. No change
3. No change
4. No change
5. No change
6. No change
7. A description of the FBB-identification system including a unique identifier, such as a serial or identification number, that is permanently affixed to each module or panel of the FBB at the beginning of manufacturing and where the unique identifier is located on the FBB;
8. No change
9. No change
10. No change
11. No change
12. No change
13. No change

R4-34-703. Drawings and Specifications

A. No change

- B.** A manufacturer of FBBs ~~or FBB subassemblies~~ shall submit to the Department plans that comply with the applicable standards in R4-34-102. The manufacturer shall ensure the plans provide or have the following information or format attributes:
1. No change
 2. A traceable identification for each closed panel component ~~and subassembly~~ listed;
 3. Design analysis calculations for all loads and systems;
 4. The location and process for stamping the permanent serial or identification number on the FBB ~~or subassembly~~;
 5. The location of the Modular Manufacturer Certificate; and
 6. Dimensional plans and details identifying all components and construction to be field installed.

R4-34-704. Reconstruction Plans

- A.** A manufacturer shall comply with the standards in R4-34-102 when preparing a reconstruction plan.
- B.** A manufacturer preparing a reconstruction plan shall ensure the plan contains the following:
~~a detailed set of dimensioned drawings and specifications that depict all aspects of the reconstruction, including a plan depicting the original configuration, and contains the serial or identification number of the unit.~~
1. A depiction of the configuration before reconstruction;
 2. The serial or identification number of the unit;
 3. Dimensioned drawings and details identifying all components and specification lists affected by the reconstruction. Electrical, plumbing, gas, and HVAC systems, as applicable, shall be addressed; and
 4. Design-analysis calculations for all loads and systems affected by the reconstruction.
- C.** No change

R4-34-705. Accessory Structures

- A.** For ~~commercial~~ manufactured homes, mobile homes, and FBBs, a properly licensed entity or person shall comply with ~~the International Building Code R4-34-102~~ when preparing attached accessory structure plans. ~~For manufactured homes, mobile homes, and residential FBBs, a properly licensed entity or person shall comply with the International Residential Code when preparing attached accessory structure plans.~~ The plans shall include the following:
1. Dimensioned drawings and details identifying all applicable components and specification lists. Electrical, plumbing, gas, and HVAC systems, as applicable, shall be addressed;

2. Design-analysis calculations for all loads and systems; and
3. Method of attachment to the manufactured home, mobile home, or FBB.

B. No change

C. No change

R4-34-706. FBB Installation

A properly licensed entity or person shall include the following in installation plans submitted to the Department:

1. No change
2. No change
 - a. No change
 - b. No change
 - c. No change
 - d. No change
3. No change
 - a. Size and type of conductors, conduit materials for feeder wires, length of feeders, and all amperage;
 - b. No change
 - c. Complete details of panelboards, switchboards, ~~and~~ distribution centers with calculated loads, and fault current calculations; and
 - d. No change
4. No change
 - a. No change
 - b. No change
 - c. Location of all cleanouts and grade of sewer line; and
 - d. Fixture unit calculations for plumbing and gas fixtures;
 - e. ~~Fastening and closure details for connection of multiple modules; and~~
 - f. ~~Dimensional plans and details for all components and construction to be field installed.~~
5. Fastening and closure details for connection of multiple modules or panels.
6. Dimensional plans and details for all components and construction to be field installed.

ARTICLE 8. PERMITS AND INSTALLATION

R4-34-801. Permits

- A. No change
- B. No change
- C. A properly licensed entity or person shall obtain all required permits, such as zoning, flood plain, and installation, from the Department or local jurisdiction before beginning any ~~installation site~~ work except the assessment required under R4-34-802(E). All permits shall be posted in a conspicuous location onsite. The properly licensed entity or person who contracts to perform the installation and a licensed installer who subcontracts to perform the installation shall verify that all required permits have been obtained from the Department and local jurisdiction before beginning the installation.
- D. No change
- E. The Department or a local jurisdiction participating in the installation inspection program shall charge the permit fee expressly authorized under A.R.S. § ~~41-2144(A)(4)~~ 41-4010(A)(4). The fee charged by the local jurisdiction shall not exceed the amount established by the Board.
- F. Every permit, except a special-use permit, expires six months after the permit is issued. The Department may extend the permit for good cause if a written request is made to the Department before the permit expires and the fee established by the Board under A.R.S. § ~~41-2144(A)(4)~~ 41-4010(A)(4) is paid again.
- G. No change
- H. The permit holder, owner, ~~or contractor,~~ or designated responsible party identified on the permit shall request all required inspections.
- I. At the time of a scheduled inspection, the permit holder, owner, ~~or contractor,~~ or designated responsible party identified on the permit shall ensure all work to be inspected is accessible (opened) and no work is performed beyond the point indicated for each successive inspection without first obtaining approval from the Department.
- J. The permit holder, owner, ~~or contractor,~~ or designated responsible party identified on the permit shall ensure approved plans and all applicable manuals are available onsite.
- K. No change

R4-34-802. General Installation

- A. No change
- B. No change
- C. No change
- D. A properly licensed entity shall install all new manufactured homes, used manufactured homes, and mobile homes according to the materials ~~incorporated by reference~~ referenced in R4-34-102.

- E.** Before ~~making an installation~~ installing a unit, a properly licensed entity shall perform or contract with a qualified ~~professional party~~ to assess the site and soil, ensure required permits are obtained, and make site preparations necessary to ensure the site is compatible with the manufactured home, mobile home, or ~~residential single family FBB~~ to be installed. The entity that actually ~~assesses and~~ prepares the site has primary responsibility for the work performed. The entity that contracts to have the site ~~assessment and~~ preparation done, if different, has secondary responsibility for the work performed.
- F.** No change

R4-34-805. Accessory Structures

- A.** ~~“Attached,” as used in A.R.S. § 41-2142(1), means fastened by any means to a manufactured home, mobile home, or residential single family FBB at the time of installation.~~
- B.** An installer or contractor shall install, assemble, or construct each accessory structure in compliance with applicable standards referenced in R4-34-102.



UTILITY DEMOLITION AUTHORIZATION FORM

Date: _____

Address of Demolition: _____

Owner Name: _____ Owner Phone Number: _____

Owner Address: _____

Contractor Name: _____ Contractor Phone Number: _____

Once the respective utilities are disconnected, capped and/or turned off and safe for demolition, an authorized representative from the respective electric, gas, and/or water utility will sign the form. Upload the signed form to the demolition permit application in Mesa’s online permitting system (DIMES) at <https://aca.accela.com/MESA/Default.aspx>

THIS SECTION TO BE COMPLETED BY AUTHORIZED UTILITY REPRESENTATIVE

If the utilities are not terminated, please give a brief description of where the service is either capped or turned off and safe for demolition.

Electric	Mesa	SRP	Gas	Mesa	SWG
Electric: Terminated		Capped off/Turned off		Signature	_____

Comments: _____

Gas: Terminated		Capped off/Turned off		Signature	_____
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Comments: _____

Water/Sewer Terminated		Capped off/Turned off		Signature	_____
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Comments: _____

Contacts

Mesa Electric/Gas: businessdevelopment@mesaaz.gov
Mesa Water: Mike Cable mike.cable@mesaaz.gov 480-644-3159
SRP: construction@srpnet.com 602-236-0777
SWG: Jeremy Elser jeremy.elser@swgas.com

City of Mesa
Development Services
55 N. Center St.
P.O. Box 1466
Mesa Arizona 85211-1466



UTILITY DEMOLITION AUTHORIZATION FORM

Southwest Gas Customers:

Please notify Southwest Gas 10 – 12 weeks before planned demolition is scheduled to begin to terminate natural gas service. This is necessary due to the high volume of pipeline work activity in the Phoenix metro area, and allows Southwest Gas time to schedule a crew to perform the below ground abandonment of the natural gas piping.

Contact the Southwest Gas Customer Assistance Department at 877-860-6020 to schedule the natural gas piping abandonment. A Southwest Gas representative will meet with you or your contractor on site no later than ten (10) business days after you notify Southwest Gas to review the planned demolition and to coordinate and schedule the abandonment of the natural gas piping.

MAG BUILDING CODES COMMITTEE MEMBERSHIP AS OF
10/15/2020

ATT Three

Voting Members				
Name	Representing	Telephone #	Fax #	E-mail Address
Mike Baxley (Chair)	Cave Creek	480-488-6637	480-488-2263	mbaxley@cavecreek.org
Dale Crandell (Vice Chair)	Tolleson	623-936-7111	623-936-7117	dcrandell@tollesonaz.org
Dave Zellner	Apache Junction	480-474-5084	480-982-7010	dzellner@ajcity.net
Brett Harris	Avondale	623-333-4027	623-333-0400	bharris@avondale.org
Mike Izzo	Buckeye	623-349-6227	623-349-6221	mizzo@buckeyeaz.gov
Mike Tibbett	Carefree	480-488-1471	480-488-3845	mike@carefree.org
LeeRay Hanly	Chandler	(480) 782-3138		leeray.hanly@chandleraz.gov
David Smith	El Mirage	623-251-3502	623-876-4605	dsmith@elmirageaz.gov
Michael Ashford	Florence	(520) 868-7615		michael.ashford@florenceaz.gov
VACANT	Fountain Hills			
Larry Taylor	Gilbert	480-503-6958	480-497-4923	larry.taylor@gilbertaz.gov
Djordje Pavlovic	Glendale	623-930-2800		dpavlovic@glendaleaz.com
Randal Westacott	Goodyear	623-882-7934		randal.westacott@goodyearaz.gov
Mary Dickson	Litchfield Park	623-935-1066	623-935-5427	mdickson@litchfield-park.org
Bill Lahr	Maricopa	(520) 349-7093		Bill.Lahr@maricopa-az.gov
Tom Ewers	Maricopa County	602-506-7145	602-506-3282	tomewers@mail.maricopa.gov
John Sheffer	Mesa	480-644-5879		john.sheffer@mesaaz.gov
Bob Lee	Paradise Valley	480-348-3631	480-951-3751	rlee@paradisevalleyaz.gov
Dennis Chase	Peoria	623-773-8420	623-773-7233	dennis.chase@peoriaaz.gov
Stephen Dudley	Phoenix	602-495-0821		stephen.dudley@phoenix.gov
Michael Williams	Queen Creek	480-358-3009	480-358-3001	michael.williams@queencreek.org
Michael Clack	Scottsdale	480-312-7629	480-312-9029	mclack@scottsdaleaz.gov
Jeff Rallo	Surprise	623-222-3054	623-222-3002	jeffrey.rallo@surpriseaz.gov
Dino Accardo	Tempe	(480) 350-8071		Dino_accardo@tempe.gov
Kevin Bruce	Wickenburg	928-684-5451 x513	602-506-1580	kbruce@wickenburgaz.org
Gregory Arrington	Youngtown	623-933-8286	623-933-5951	garrington@youngtownaz.org
Non-Voting Members				
Name	Representing	Telephone #	Fax #	E-mail Address
Jackson Moll	Home Builders Assn.	602-274-6545	480-556-5478	mollj@hbaca.org
Sharon Bonesteel	Salt River Project	602-236-4498	602-236-2791	sharon.bonesteel@srpnet.com

Survey of Code Adoption

ATT Four

Jurisdiction Website	Building	Mechanical	Plumbing	Electric	Residential	Fire	Energy Conservation	Existing Building	Fuel Gas	Property Maintenance	Green Construction	Swimming Pool & Spa	Additional	Effective Date	Anticipated Effective Date for Updated Codes
Apache Junction	2018 IBC	2018 IMC	2018 IPC	2017 NEC	2018 IRC	2015 IFC	2018 IECC	2018 IEBC	2018 IFGC			2018 ISPSC		6/18/2019	
Avondale	2018 IBC	2018 IMC	2018 IPC	2017 NEC	2018 IRC	2012 IFC Phoenix Ed.	2018 IECC	2018 IEBC	2018 IFGC					7/1/2019	
Buckeye	2018 IBC	2018 IMC	2018 IPC	2017 NEC	2018 IRC	2012 IFC	2018 IECC	2018 IEBC	2018 IFGC					10/18/2019	
Carefree	2003 IBC	2003 IMC	1994 UPC	2002 NEC	2003 IRC	2003 IFC								7/1/2006	
Cave Creek	2018 IBC	2018 IMC	2018 IPC	2017 NEC	2018 IRC	2018 IFC	2018 IECC	2018 IEBC	2018 IFGC					1/1/2019	
Chandler	2018 IBC	2018 IMC	2018 IPC	2017 NEC	2018 IRC	2018 IFC	2018 IECC	2018 IEBC	2018 IFGC					7/1/2019	
El Mirage	2012 IBC	2012 IMC	2012 IPC	2011 NEC	2012 IRC	2012 IFC	2012 IECC	2012 IEBC	2012 IFGC		2012 IGCC (voluntary)			7/1/2013	
Florence	2012 IBC	2012 IMC	2012 IPC	2011 NEC	2012 IRC	2012 IFC	2006 IECC 2012 voluntary	2012 IEBC	2012 IFGC	2012 IPMC		2012 ISPSC	2009 Accessible & Useable Buildings & Facilities	7/1/2019	
Fountain Hills	2018 IBC	2018 IMC	2018 IPC	2017 NEC	2018 IRC	2018 IFC	2018 IECC		2018 IFGC			2018 USPSHTC		7/1/2019	
Gila Bend	2006 IBC	2006 IMC	2006 IPC	2005 NEC	2006 IRC	2006 IFC									
Gila River	2012 IBC	2012 IMC	2012 IPC	2011 NEC	2012 IRC	2012 IFC									
Gilbert	2018 IBC	2018 IMC	2018 IPC	2017 NEC	2018 IRC	2018 IFC	2018 IECC		2018 IFGC		2018 IGCC (voluntary)			1/1/2020	
Glendale	2018 IBC	2018 IMC	2018 IPC	2017 NEC	2018 IRC	2008 IFC	2018 IECC		2018 IFGC					4/26/2019	
Goodyear	2018 IBC	2018 IMC	2018 IPC	2017 NEC	2018 IRC	2018 IFC	2018 IECC	2018 IEBC	2018 IFGC	2018 IPMC				11/27/2019	
Guadalupe	2012 UBC	2012 UMC	2012 UPC	2011 NEC	2012 UBC	1997 UFC									
Litchfield Park	2018 IBC	2018 IMC	2018 IPC	2017 NEC	2018 IRC	2018 IFC	2018 IECC	2018 IEBC	2018 IFGC					1/1/2020	
Maricopa	2018 IBC	2018 IMC	2018 IPC	2017 NEC	2018 IRC	2018 IFC	2018 IECC	2018 IEBC	2018 IFGC	2018 IPMC				1/1/2019	
Maricopa County	2012 IBC	2012 IMC	2012 IPC	2011 NEC	2012 IRC		2012 IECC (voluntary)	2012 IEBC	2012 IFGC		2012 IGCC (voluntary)			1/1/2014	No new codes for foreseeable future
Mesa	2018 IBC	2018 IMC	2018 IPC	2017 NEC	2018 IRC	2018 IFC	2018 IECC	2018 IEBC	2018 IFGC			2018 ISPSC		2/10/2019	
Paradise Valley	2015 IBC	2015 IMC	2015 IPC	2014 NEC	2015 IRC	2015 IFC	2015 IECC		2015 IFGC	2015 IPMC				7/1/2016	
Peoria	2018 IBC	2018 IMC	2018 IPC	2017 NEC	2018 IRC	2018 IFC	2018 IECC	2018 IEBC	2018 IFGC	2018 IPMC				7/1/2019	Plan for 2018 codes 1/1/2021
Phoenix	2018 IBC	2018 IMC	2018 IPC 2018 UPC	2017 NEC	2018 IRC	2018 IFC Phoenix Ed.	2018 IECC	2018 IEBC	2018 IFGC		2012 IGCC (voluntary)	2018 ISPSC		7/6/2018	
Queen Creek	2012 IBC	2012 IMC	2012 IPC	2011 NEC	2012 IRC	2012 IFC	2012 IECC	2012 IEBC	2012 IFGC					1/1/2014	
Salt River	2015 IBC	2015 IMC	2015 IPC	2014 NEC	2015 IRC	2015 IFC	2015 IECC	2015 IEBC	2015 IFGC	2015 IPMC		2015 ISPSC	2015 IPSDC	3/29/2016	
Scottsdale	2015 IBC	2015 IMC	2015 IPC	2014 NEC	2015 IRC	2015 IFC	2015 IECC	2015 IEBC	2015 IFGC		2015 IGCC			1/1/2017	
Surprise	2018 IBC	2018 IMC	2018 IPC	2017 NEC	2018 IRC	2018 IFC	2018 IECC	2018 IEBC	2018 IFGC		2018 IGCC (voluntary)			11/14/2019	
Tempe	2018 IBC	2018 IMC	2018 IPC	2017 NEC	2018 IRC	2018 IFC	2018 IECC	2018 IEBC	2018 IFGC			2018 ISPSC		1/2/2019	
Tolleson	2018 IBC	2018 IMC	2018 IPC	2017 NEC	2018 IRC	2018 IFC	2018 IECC		2018 IFGC	2018 IPMC				7/1/2019	
Wickenburg	2006 IBC	2006 IMC	2006 IPC	2005 NEC	2006 IRC	2012 IFC	2006 IECC	2006 IEBC	2006 IFGC						
Youngtown	2012 IBC	2012 IMC	2012 IPC	2011 NEC	2012 IRC	2012 IFC		2012 IEBC	2012 IFGC	2012 IPMC				1/1/2014	1/1/2019

*This is intended to be used as a guide for the selected codes, as to what member agencies have adopted or intend to adopt.
Last updated October 12, 2020 by Scott Wilken, MAG*