

MINUTES OF THE
MARICOPA ASSOCIATION OF GOVERNMENTS
MAG BUILDING CODES COMMITTEE

November 17, 1999
Maricopa Association of Governments Office
Saguaro Room
Phoenix, Arizona

COMMITTEE MEMBERS

- | | |
|--|--|
| Leon Manuel, El Mirage, Chairman | * Fred King Maricopa County |
| * Ken Sowers, Avondale | Tom Mattingly, Mesa |
| Bob Lee, Cave Creek | Armando Rivas, Paradise Valley |
| * Carefree | Ibrahim Maslamani, Peoria |
| Alex Banachowski, Chandler | Bob Goodhue, Phoenix |
| * Patrick Davis, Fountain Hills | * Adam Sessions, Queen Creek |
| * Ralph Vasquez, Gila Bend | * Dave Potter, Scottsdale |
| * Wilfred Brown for Jo Rene DeVeau, Gila River
Indian Community | Forrest Fielder, Surprise |
| Ray Patten, Gilbert | Michael Williams, Tempe |
| Larry Richards, Glendale | Mario Rochin, Tolleson |
| Steve Burger, Goodyear | * Skip Blunt, Wickenburg |
| • Richard Hughes, Litchfield Park | Red Miller, Youngtown |
| | Russ Brock, Arizona Homebuilders Association |

*Those members neither present nor represented by proxy.

OTHERS IN ATTENDANCE

- | | |
|---|---|
| Jeff Barnes, Woodside Homes | T.J. Parent, Arizona aluminum Awning
Association |
| Brad Bloyed, Richmond American | |
| Janice Jennings, Arizona Office of Americans
with Disabilities | Harry P. Wolfe, MAG |

1. Call to Order

The meeting was called to order at 2:05 p.m. by Chairman Leon Manuel.

2. Approval of October 20, 1999 Meeting Minutes

Leon Manuel asked if there were any comments on the minutes. Larry Richards indicated that the word “flu” was spelled incorrectly on the third page of the minutes. It should be spelled “flue.” Harry Wolfe said that the Maricopa County representative’s name was misspelled and it should be “Cruz Sagasta.”

Harry Wolfe also reported that Janice Jennings had brought to his attention that a number of acronyms in the minutes that relate to federal and state disability laws and regulations were inaccurate and needed to be revised. He said that he had the corrections from Ms. Jennings and would incorporate them.

It was moved by Mario Rochin, seconded by Tom Mattingly and unanimously recommended to approve the meeting minutes of October 20, 1999 as amended.

3. Call to the Public

Leon Manuel reported that he would be asking Committee members to consider deferring some agenda items to the next meeting to provide adequate time to address other issues on the agenda.

Leon Manuel asked whether attendance at the Building Codes Committee forums had improved since concern over attendance had been raised at the October meeting. Forrest Fielder said that attendance was good at yesterday's meeting of the Building Inspectors and Plans Examiners Forum. He said that they presented draft reports on "Combustion????, Garage Separation and Trusses. Steve Burger said that there was a good turnout at the Permit Technicians Forum last month in Mesa.

Tom Mattingly stated that a petition had been circulated in Mesa to suspend a Sprinkler Ordinance that was adopted until it was subjected to a public vote.

Janice Jennings announced that the proposed rule regarding access for the disabled had been released for comment. She indicated that you could get information on the proposed rule by calling 1-800-USA-ABLE; or go directly to the website at ?????

4. Discussion of Reinspections and Cancellation of Inspections with Members of the Home Builders Association

The issue of cancellation of inspections and the need for reinspections was discussed with members of the Homebuilders Association.

Steve Burger stated that in Goodyear it takes about 110 minutes for an inspection and 51 minutes for a reinspection. He said about 40 percent of the inspections are reinspections.

Larry Richards stated that Builder Superintendents rely on their subcontractors to determine whether a housing unit is ready for inspection.

Russ Brock asked whether the formation of a Working Group might be of assistance. Brad Bloyed said that a number of issues arise that result in contractors not being ready for inspections that they have requested.

Jeff Barnes attributed to the reinspection problem with the fact that subcontractors do not show up as scheduled. He added that there was a problem with new construction people who are inexperienced and inadequately trained

Tom Mattingly said that it is not the responsibility of the Building Inspectors to develop a punch list. He agreed that the building boom has resulted in less qualified people.

Larry Richards reported that in Glendale they have to conduct four to five inspections for framing inspections.

Ibrahim Maslamani attributed the reinspection problem to two issues:

1. Providing an incentive to construction superintendents to be ready for inspections.
2. Changing industry expectations that they will be red tagged on the first inspection.

Larry Richards said that in defense of the industry, some builders are well prepared and pass their framing inspection early.

Bob Goodhue said he would like to see the Homebuilders Association take a stand on encouraging builders to work with inspectors and to act professionally and responsibly; and support a no tolerance policy on punch lists.

Russ Brock responded that the Homebuilders Association is primarily an advocacy group and is not charged with making operational improvements. He suggested that incentives be offered to builders to better service if they pass their inspections early.

Mike Williams said that Tempe is primarily involved in approving commercial development. He recommended that a method for enhancing the efficiency of the inspection process and avoiding unnecessary reinspections was to adopt a computerized system for requesting inspections and reporting the results. He indicated that he would like the Homebuilders Association to support such a system.

Russ Brock said that the Home Builders Association runs a training class for Superintendents.

Leon Manuel asked whether a working group should be established to enable the home builders and building officials to discuss procedures for improving the efficiency of the inspection process.

Larry Richards said that if the Home Builders Association were willing to participate, he would support the use of a reward/penalty system.

It was suggested that a Working Group come up with criteria for training and articles for the HBA newsletter on how to get ready for inspections.

Forrest Fielder suggested getting input on what seems to be working in the field.

Red Miller noted that in the early 70s, the Arizona Chapter of ICBO was involved in certifying inspectors. He said that community colleges provided the training.

It was recommended that the issue of inspections be addressed by the Building Inspectors and Plan's

Examiners Forum.

It was moved by Larry Richards, seconded by Bob Goodhue and unanimously recommended to defer agenda item numbers 5,8 and 9.

It was moved by Ibrahim Maslamani, seconded by Forrest Fielder and unanimously recommended to table agenda item number 11.

5. Review of MAG Member Agency Adoption of 1997 Building Codes and Amendments

This agenda item was deferred to the December meeting of the MAG Building Codes Committee.

6. Update of the review by the Structural Engineers Association of Arizona for Attachment of Aluminum Patio Covers to Single Family Residential Pre-fabricated Trusses

Leon Manuel reported that he had not yet receiving a ruling from the Structural Engineers Association on whether Aluminum Patio Covers can be attached to Trusses.

Tom Mattingly indicated that he had previously recommended that we inform SEAA that if they did not render a decision by a certain date then we would move forward in January with our own standard.

Ibrahim Maslamani suggested going to the Truss Manufacturers Association for an answer since they might be more interested in providing a response. He warned however, that the Truss Association members did not necessarily have a unified position.

Mr. Maslamani indicated that he would be meeting with Truss Council representatives next week and offered to ask them for an opinion as to whether you can attach a structure to a rafter tail and if so what size. He would also ask about the maximum load on a tail.

7. Update of the Development of the 1999 National Electrical Code Amendments by the International Association of Electrical Inspectors

This agenda item was deferred to the December meeting of the MAG Building Codes Committee.

8. Building Inspectors/Plans Examiners Forum Report of the Building Code Requirements for a Semi One-Hour Occupancy Separation Wall Between the Garage and the House

This agenda item was deferred to the December meeting of the MAG Building Codes Committee.

9. Building Inspectors/Plans Examiners Forum Report of the Building Code Requirement for a Minimum Size Opening in a Fireplace Flue Damper

This agenda item was deferred to the December meeting of the MAG Building Codes Committee

10. Development of a MAG Standard for the Americans With Disabilities Act for MAG Member Agencies

Janice Jennings indicated that the state would like to see all cities and towns adopt uniform standards

regarding accessibility for the disabled.

Alex Banachowski suggested that instead of going through MAG for a standard, a recommendation should be made on how to adopt the ADA provision.

Mike Williams indicated that it was suggested that a subcommittee be formed to address the issue.

Janice Jennings said that ???????? with 15 discrepancies regarding multifamily dwelling units.

Larry Richards moved that we request that Arizona Building Officials (AZBO) develop an accessibility standard for the disabled; and that MAG could then chose to adopt the standard if it wanted. The motion was seconded by Bob Goodhue and passed unanimously.

11. Survey Results of Single Family Residential Model Homes and the Use of Disabled Accessibility Codes

This agenda item was deferred to the December meeting of the MAG Building Codes Committee.

12. MAG Standard for Single Family Residential Fabric Shade Structures for Vehicles, Boats, Etc.

This agenda item was deferred to the December meeting of the MAG Building Codes Committee.

13. MAG Standard for Child Day Care Requirements

A handout summarizing the results of the survey was distributed to members of the MAG Building Codes Committee.

14. State Plumbing Code Commission

This agenda item was deferred to the December meeting of the MAG Building Codes Committee.

15. Legislative Issues

This agenda item was deferred to the December meeting of the MAG Building Codes Committee.

16. Topics for Future Agendas

As noted above, a number of topics have been deferred to the December meeting of the MAG Building Codes Committee.

The meeting adjourned at 3:55 p.m.