

MINUTES OF THE
MARICOPA ASSOCIATION OF GOVERNMENTS
MAG BUILDING CODES COMMITTEE

April 22, 1998
Maricopa Association of Governments Office
Phoenix, Arizona

COMMITTEE MEMBERS

Leon Manuel, Guadalupe, Chairman
Ken Sowers, Avondale
* Mike Brown, Cave Creek
Alex Banachowski, Chandler
* Ed Rios, El Mirage
Patrick Davis, Fountain Hills
* Ralph Vasquez, Gila Bend
Ray Patten, Gilbert
Pam Wertz for Larry Richards, Glendale
Steve Burger, Goodyear
Richard Hughes, Litchfield Park

Gary Pasciak for Fred King, Maricopa
County
Tom Mattingly, Mesa
Cruz Sagasta, Peoria
Bob Goodhue, Phoenix
*Rome Glover, Queen Creek
Anthony Floyd, Scottsdale
Michael Williams, Tempe
*Maria Herriage, Tolleson
*Skip Blunt, Wickenburg
Red Miller, Youngtown and Surprise
* Tom Simplot, Arizona Homebuilders
Association

*Those members not present.

OTHERS PRESENT

Nabil Abou-Haidar, The Orcutt/Winslow
Partnership
Bob Fenner, Arizona Awning & Patio Enclosures
Association
Forrest Gittus, Gilbert
Ron Olson, Goodyear

Diane Hilton, Glencroft Retirement Community
Jim Maldonado, Tempe
T. J. Parent, Arizona Awning & Patio Enclosures
Association
Phil Pettice, Registrar of Contractors
Harry Wolfe, MAG

1. Call to Order

The meeting was called to order at 2:07 p.m. by Chairman Leon Manuel.

2. Approval of March 18, 1998 Meeting Minutes

It was moved by Steve Burger, seconded by Patrick Davis and unanimously recommended to approve the meeting minutes of March 18, 1998.

3. Call to the Public

Harry Wolfe provided a demonstration on how to access the MAG Building Codes Committee Agenda on the MAG Website. He explained that members needed Adobe Acrobat software to read the agenda on the website. He added that the software can be downloaded free of charge from the Internet.

Mr. T. J. Perrin of the Arizona Awning and Patio Enclosures Association indicated that the association requested authorization to attach aluminum patio covers to the end of truss tails last year. He said that he had not received a response.

Leon Manuel indicated that he thought that he had turned the issue over to the Structural Engineers Association of Arizona and apologized for not having done so.

Leon Manuel reported on the results of the ICC Code Hearings for the International Building Code for the year 2000. He said that final voting will be made at next years' ABM in St. Louis. He encouraged members to participate in this code development cycle for the IBC as this is the last chance to submit revisions. Additionally, the next hearings will be held in January in Los Angeles.

Tom Mattingly asked how many Committee members have had an ISO audit. Five members indicated that they had an audit. Ray Patten said that ISO would be returning to Arizona in August to complete the audits.

4. Supportive Residential Living Centers

Ms. Diane Hilton, Administrator of the Glencroft Retirement Community, indicated that she wanted to convert one of their buildings to an assisted living center to provide a greater level of support to the residents. However, she noted that such a conversion conflicts with the Building Codes Standards for R-6 occupancy, which limits assisted living facilities to one story.

Tom Mattingly pointed out that the R-6 category was established in response to the needs of the retirement facilities and that it was less restrictive than before.

Ms. Hilton asked for support from the MAG Building Codes Committee for the flexibility to convert their facility to assisted living. Leon Manuel responded that Ms. Hilton should confer with the local chapter of ICBO regarding the matter.

5. Green Building Program

Anthony Floyd reviewed Scottsdale's Green Building Program. The purpose of the program is to reduce the environmental impact of construction, especially in our Sonoran Desert environment. This program promotes environmentally friendly materials and processes and energy conservation methods for builders. Scottsdale has a list of materials and methods that qualify houses for the green building program. Scottsdale will assist builders in advertising their adherence to program guidelines and would like to see the program used on a region-wide basis.

6. Disaster Mitigation

Deferred to the next meeting due to time constraints.

7. Approved Steel Fabricators

Deferred to the next meeting due to time constraints..

8. Reduction of Outside Air Requirements for Shell Buildings

Deferred to the next meeting due to time constraints.

9. Review of the Proposed MAG Amendments to the 1996 National Electrical Code

Jim Maldonado noted that developing amendments to the 1996 National Electrical Code was a lengthy process. He mentioned that a letter was sent out a year ago to solicit input. As a result of the input received, 24 proposed amendments were identified. Mr. Maldonado said that many of the amendments are designed to correct single issues. He also noted that 8 directives were also included. The directives address procedures and interpretations to create a living document.

Tom Mattingly said he would like to see the full text, not merely the amendments.

Jim Maldonado reviewed his responses to comments from the MAG Building Codes Committee.

Tom Mattingly said that he did not favor any amendments that were more restrictive than the national code. He expressed a concern with adding requirements for panic hardware on electrical room doors. He said that his concerns were prompted by the State Plumbing Code.

Mike Williams said that the committee did a good job of minimizing the number of amendments, but that the Committee should be sensitive to the demands placed upon the construction industry. we also need to be sensitive to industry. He said that without sensitivity another state code could be imposed upon us.

Mike Williams explained that one example of industry insensitivity is that the proposed amendments do not distinguish between large and small rooms. Furthermore, similar amendments were proposed to NFPA and were rejected by the panel. Even though these amendments appear in the MAG recommendations for the 1993 NEC, the major jurisdictions have not adopted or enforced them. Mr. Williams added that they were not adopted because they are too restrictive and the need has not been justified by documentation.

Jim Maldonado responded that the intent was not to be applied to all rooms. He said the electrical code does not address egress but access.

Section 110-16(c) of the Amendments to the 1996 NEC. Tom Mattingly moved and Mike Williams seconded that paragraph six of this section containing the requirement related to panic hardware be deleted. Concern was expressed about the restriction on panic hardware. The motion carried unanimously with Patrick Davis and Anthony Floyd abstaining.

Pat Davis moved and Ray Patten seconded approval of the remaining portion of 110-16(c). The motion carried with Bob Goodhue voting against it, and Tom Mattingly abstaining.

Section 110-33(a) of the Amendments to the 1996 NEC. Tom Mattingly moved and Mike Williams seconded the deletion of the wording “and be provided with panic hardware.” The motion carried unanimously.

Section 210-5(c) of the Amendments to the 1996 NEC. It was moved by Tom Mattingly and seconded by Anthony Floyd that the IAEI Committee recommendation be supported as written. The motion carried unanimously.

Section 210-8 of the Amendments to the 1996 NEC. Jim Maldonado said that this section was added because of its similarity to the proposed 1999 NEC.

Bob Goodhue said he supported deleting “water closet.”

Jim Maldonado said he did not believe that “water closet” was applicable in all jurisdictions.

It was moved by Tom Mattingly and seconded by Bob Goodhue that 210-8 be adopted as amended with the deletion of the words water closet. The motion carried unanimously.

Section 220-3(c) of the Amendments to the 1996 NEC. A new subsection (8) was added to 220-3(c) after Exception 5. The subsection (8) provides a list of various appliances to be used for branch circuit calculations and inspection purposes if the actual nameplate rating for the appliance is unknown. It was moved by Tom Mattingly, seconded by Ray Patten and unanimously recommended to accept the subsection as written.

Section 230-70(a) of the Amendments to the 1996 NEC. This section addresses isolating rooms with service entrance equipment.

Tom Mattingly said he did not want any greater restrictions than already imposed by the code.

Patrick Davis pointed out that the MAG Building Codes Committee has been criticized because of inconsistency.

It was moved by Patrick Davis, seconded by Gary Pasciak and unanimously recommended to approve this section with the exception developed by Mr. Maldonado. The exception is to appear at the end of the section and states the following: “Exception: The ceiling of this Service Entrance Room may be constructed as required for a one-hour wall assembly with protected openings”.

Bob Goodhue responded that if a jurisdiction were to adopt the recommendations, there would be inconsistencies due to the timing of the adoption. He indicated that Phoenix did not intend to amend their NEC based on the recent recommendations.

Tom Mattingly said that the Committee should try to achieve consensus.

Bob Goodhue said that amendments should have been adopted earlier. He recommended that they be adopted no more than one year after the code is released.

Mike Williams said that this amendment was originally brought forth by Tempe. However, it would

be better to drop the amendment in the interest of consistency. He said that each jurisdiction should try to adopt the recommended amendments without change. After the Committee approves the MAG amendments, the goal should be to have as many jurisdictions adopt the MAG amendments as possible.

Forrest Gittus' proposal to revise wording was approved as amended with exception as written.

Section 305-3(a) of the Amendments to the 1996 NEC. Tom Mattingly said that he did not like the wording of the second exception "may be permitted to be used."

The committee recommended and approved revisions in the third paragraph as follows: change "shall" to "may" and change "by" to "with"

It was moved by Ray Patten, seconded by Anthony Floyd and unanimously recommended to approve the NEC document as amended.

10. One-Hour Fire-Restive Occupancy Separation Between the Garage and Dwelling

Deferred to next meeting due to time constraints.

11. Remodeling of Manufactured Housing

Deferred to next meeting due to time constraints..

12. State Plumbing Code Commission

An update was provided by Steve Burger. The first public hearing in the state adoption process will take place on May 18, 1998, at the Registrar of Contractors office in Phoenix . He encouraged all members to attend.

13. Legislative Issues

One of the committee members asked if anybody was familiar with the proposed bill regarding gray water systems. None of the members indicated that they were aware of such a bill.

14. Tentative 1998 Meeting Schedule

Deferred to next meeting.

15. Topics for Future Agendas

It was recommended that the topics that could not be addressed at the meeting due to time constraints be placed on the agenda next month.

The meeting adjourned at 4:30 p.m.