

MINUTES OF THE
MARICOPA ASSOCIATION OF GOVERNMENTS
MAG BUILDING CODES COMMITTEE

May 20, 1998
Maricopa Association of Governments Office
Phoenix, Arizona

COMMITTEE MEMBERS

Leon Manuel, Guadalupe, Chairman	Fred King, Maricopa County
Ken Sowers, Avondale	Tom Mattingly, Mesa
* Mike Brown, Cave Creek	* Cruz Sagasta, Peoria
* Alex Banachowski, Chandler	Bob Goodhue, Phoenix
* Ed Rios, El Mirage	* Rome Glover, Queen Creek
* Patrick Davis, Fountain Hills	Anthony Floyd, Scottsdale
* Ralph Vasquez, Gila Bend	Michael Williams, Tempe
Ray Patten, Gilbert	* Maria Herriage, Tolleson
Larry Richards, Glendale	* Skip Blunt, Wickenburg
Steve Burger, Goodyear	Red Miller, Youngtown and Surprise
* Richard Hughes, Litchfield Park	* Tom Simplot, Arizona Homebuilders Association

*Those members not present.

OTHERS PRESENT

Phil Pettice, Registrar of Contractors
Harry Wolfe, MAG

1. Call to Order

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

2. Approval of April 22, 1998 Meeting Minutes

It was moved by Ken Sowers, seconded by Tom Mattingly and unanimously recommended to approve the meeting minutes of April 22, 1998.

3. Call to the Public

There were no requests to address the MAG Building Codes Committee on non-agenda issues.

4. MAG Amendments to the 1996 National Electrical Code

Leon Manuel noted that at the April meeting of the MAG Building Codes Committee the amendments to the 1996 National Electrical Code as revised were approved. He asked if any member of the committee had any further comments on the amendments.

Larry Richards indicated that Glendale was trying to keep its amendments to a minimum and would adopt only about half of the MAG amendments. He said Glendale would not adopt MAG revised Section 220-3(c) due to the increase in amperes for branch circuits but would stay with the NEC.

5. Disaster Mitigation

Leon Manuel said he was able to obtain copies of Mutual Aid Agreements signed by MAG member agencies. He said that he could make them available upon request.

Mr. Manuel also noted that we were offered an opportunity to tour the Maricopa County Disaster Facility. Maricopa County conducts drills regularly and offered to make a presentation on what they do and how they interact with other departments. He said that the topic could be added to the next agenda of the MAG Building Codes Committee.

Leon Manuel added that MAG staff was working on a cover for Building Codes Standards. He explained that if jurisdictions have a Mutual Aid Agreement, it could be added to the MAG Building Codes Committee standards notebook.

6. Approved Steel Fabricators

Leon Manuel reported that Rome Glover was to provide an update on the Arizona Chapter of Steel Fabricators. He recommended deferring the topic to the next agenda because Mr. Glover was not in attendance.

7. Reduction of Outside Air Requirements for Shell Buildings

The 1994 Building Code, Section 1202.2.1 contains requirements for 15 air changes.

Tom Mattingly said that when a strip center is built in Mesa, the developer forecasts the end user and occupancy class and then calculates the requirements based upon the Uniform Building Code.

Leon Manuel said that Tucson and Clark County building departments did not want to impose a burden on staff by having staff research records to see if HVAC units were installed.

Red Miller asked about the impact of this requirement on efficiency.

Tom Mattingly said that the standard was not designed with efficiency in mind.

Red Miller responded that the old regulation was about 20 percent.

Tom Mattingly said there are different requirements depending upon building usage or occupancy.

Ray Patten said that studies have been done to go from 15 cfm down to something more efficient.

Red Miller said most of engineering calls for 15 to 20 percent air exchange or outside air.

Larry Richards said that building owners have cut down outside make-up air, leading to poor air quality inside the building.

Bob Goodhue said that Phoenix does the same thing that Mesa does. He added that if the engineer has calculated the requirements based on real use, Phoenix will use it. He said that they get “vanilla shells.” In other words a finished wall and ceiling without interior partition.

8. One-hour Fire-Resistive Occupancy Separation Between the Garage and Dwelling

Steve Burger stated that when you divide a use group its a one-hour wall cut in half. He asked for input from other committee members on the desirability and nature of standards for One-Hour Fire-Resistive Occupancy Separation. He added that he wanted to avoid another State Plumbing Code.

Leon Manuel said that at the next meeting we could gather comments on this issue.

Tom Mattingly said that you can install one layer of 5/8" inch Type X or 2 layers of 1/2" gyp board on the garage side. In response to a question about the stud spacing requirements, Mr. Mattingly replied that this code section did not address the structural aspects of the wall and only prescribes materials approved for one hour fire-resistive construction on the garage side only.

Red Miller said that it was recommended to only apply to one wall. It requires 5/8 inch on all walls that support ceilings.

Tom Mattingly asked how we could justify applying the standard to all walls. Red Miller responded he used the safety argument to justify it.

9. Remodeling of Manufactured Housing

This agenda item was requested by Cruz Sagasta who was unable to the meeting. The item was deferred until the June meeting of the MAG Building Codes Committee.

10. State Plumbing Code Commission

Steve Burger reported that a public hearing was held on Monday, May 18, 1998 with the State Plumbing Code Commission. He said that Tom Simplot served as acting chair of the Commission.

It was noted that the Commission accepted up to 40 submittals and then at the public hearing had accepted additional items. A number of groups said they did not want sections G and H because it would result in double standards since ADEQ also has standards.

Mr. Burger also mentioned that an Arizona State University professor spoke against some of the plumbing code amendments. The professor stated that it was the first hearing he had attended where the Committee “harangued and chastised” the public.

It was noted that AZBO organized their comments, addressed the Commission for almost an hour and that Rome Glover made a presentation. The meeting reconvened on Tuesday at 8:00 a.m. and concluded at noon.

Most of the people attending the meeting on Tuesday expressed opposition to sections G & H in the State Plumbing Code amendments. It was noted that the State Plumbing Code Amendments were to be technical in nature not administrative.

The attorney for the City of Chandler raised an objection to the adoption of the State Plumbing Code amendments. He said that states cannot dictate to city governments how to vote. Tom Mattingly said that he would confer with his city attorney regarding the issue and encouraged other committee members to do the same.

Mr. Burger stated that during the initial meetings earlier in the year, the Commission would not take public testimony on proposed changes, but would argue for their own changes. He also noted that no economic impact study was performed as required by the Governor's Regulatory Review Committee (GRRC).

It was noted that the Commission would be reconvening on Thursday, May 21, 1998 to review all the submittals that were provided.

Committee members thanked Steve Burger, Mike Williams and Tom Hedges for their work on rebutting plumbing code proposals. As a result of their efforts it was possible for everyone to get behind them.

Mary Rosenzweig from the League of Arizona Cities and Towns was also lauded for her efforts in monitoring and providing input on changes to the State Plumbing Code Commission.

11. Legislative Issues

It was noted that the gray water system bill and the backflow legislation did not pass. The Backflow legislation would have eliminated the requirement that utility companies insure backflow devices on the meter at the point of service.

12. Tentative 1998 Meeting Schedule

Harry Wolfe noted that recommendations to reduce the number of meetings of the MAG Building Codes Committee resulted in a lengthy period of time during which the committee would not be meeting. After the June meeting there would only be one other meeting in September. It was unanimously agreed to restore the old meeting schedule which provided for meetings every month except for December and August. It was noted, however, that Thanksgiving falls on the fourth Thursday in November and that the committee might not want to meet the day before. In that case, the Committee could meet in December instead of November.

13. Topics for Future Agendas

Topics for future agendas that were cited included steel fabricators, one hour occupancy separation, state plumbing code, remodeling manufactured homes, and revising truss standards to current Building Codes Standards. Larry Richards recommended providing more background information to accompany the agenda.

The meeting adjourned at 3:00 p.m.