

Development Advisory Board  
Technical Subcommittee  
Summary Minutes

August 29, 2008

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CITY CLERK DEPT.  
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2008 SEP 15 PM 2: 59

Members Present

Herb Hacker, Interim Chair  
Larry Litchfield  
Paul Scott

Members Absent

Staff Present

Tom Wandrie  
Derek Horn  
Bob Goodhue  
Angelica Medina  
Gavin O'Connor

Guests

Bob Polear  
Robert Lynch  
Nancy Silverman  
Gary Corcoran  
Matt Trusela

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1. Call to Order.

Mr. Herb Hacker, Interim Development Advisory Board (DAB) Technical Subcommittee Chair, called the meeting to order at 1:40 p.m. A quorum of 3 subcommittee members was present.

2. Approval of the minutes for the meetings held on June 27, 2008.

Mr. Paul Scott, DAB Technical Subcommittee member, requested a correction to the June 27, 2008 meeting minutes, item #8, he requested staff to add the underlined language in the third sentence. The sentence shall read as follows: "Mr. Hacker stated that a big omission in width exists in buildings that are fewer than 5 stories; he believes areas of refuge are desired and needed." Mr. Scott motioned to adopt the agenda minutes as corrected. Mr. Larry Litchfield, DAB Technical Subcommittee member, seconded the motion. The motion was passed unanimously, 3 to 0.

3. Call to the public. None.

4. Discussion and possible action regarding the proposed clean up amendment to the 2006 Administrative Provisions, Section 102.6

Mr. Derek Horn, Assistant Development Services Director, introduced the item and stated the code change was suggested by a focus group of small business owners and representatives of the artist community who are very active in developing vacant buildings into adaptive reuse projects. Mr. Horn mentioned the proposal changes the legal occupancy of an existing building or structure from one year to three years. Mr. Litchfield asked staff to modify the second sentence as follows: "Existing buildings or structures that have been vacant or abandoned for a period of ~~one year~~ three years" or longer are deemed to have been vacated and the Certificate of Occupancy expired as long as the building is in compliance with the code at the time of vacancy." Mr. Litchfield motioned approval of the amendment as modified. Mr. Scott seconded the motion. The motion was passed, 3:0.

5. Discussion and possible action regarding the proposed clean up amendments to the 2006 International Building Code (IBC), Sections: 1007.3, 1007.4, 1007.6.4, and 1007.6.5

Mr. Tom Wandrie, DSD Building Official, introduced Section 1007.3 of the International Building Code (IBC). He stated the proposal is to eliminate exceptions #3 and #4 from Section 1007.3. Mr. Scott recommended that exception #5 should be renumbered to exception #3. Mr. Scott motioned approval of the amendment as modified. Mr. Litchfield seconded the motion. The motion passed, 3:0.

Mr. Tom Wandrie introduced Section 1007.4 of the International Building Code (IBC). He stated the proposal is to add exception #2. He stated that exception #2 is an exception allowed in the 2007 Supplement to the International Codes. This exception will be in the 2009 International Building Code. Mr. Litchfield motioned approval of the amendment as submitted by staff. Mr. Scott seconded the motion. The motion passed, 3:0.

Mr. Tom Wandrie introduced Section 1007.6.4 of the International Building Code (IBC) and stated the purpose of the amendment is to remove redundant language from the section. Mr. Scott motioned approval of the amendment. Mr. Litchfield seconded the motion. The motion was passed unanimously, 3 to 0. Mr. Gary Corcoran, DAB member, asked who enforces areas of refuge. Mr. Litchfield replied the Fire Department, however if it's a new building and it's under construction DSD will inspect the area for compliance. He added DSD will get involved if a complaint is filed. Mr. Scott mentioned there is no active program. Mr. Hacker asked DSD staff to check the city's emergency evacuation plan.

Mr. Tom Wandrie introduced Section 1007.6.5 of the International Building Code (IBC). Mr. Wandrie mentioned the proposal combines the area of refuge and exit signs into one. Mr. Scott motioned approval. Mr. Litchfield seconded the motion. The motion passed, 3:0.

6. Discussion and possible action regarding the 2006 International Building Code (IBC), Chapter 11, Section 1109.2.1, Unisex Toilet and Bathing Rooms

Mr. Hacker introduced Section 1109.2.1 of the International Building Code (IBC). Mr. Hacker stated that the proposed language "Unisex toilet rooms and bathing rooms required by this section shall include a baby changing table. Baby changing tables, in the closed or open position, shall not be located in the clear floor space required for any fixture or accessible route." was a prior amendment. Mr. Litchfield mentioned national standards do not exist for baby changing tables and expressed concerns with the safety and cleanliness of those tables. Mr. Litchfield recommended modifying the language to address the placement of baby changing tables only in instances when they are provided. Mr. Litchfield recommended the following language "If provided, Baby changing tables, in the closed or open position, shall not be located in the clear floor space required for any fixture or accessible route." Mr. Scott motioned approval of the proposed language as modified. Mr. Litchfield seconded the motion. The motion passed, 3:0.

7. Discussion and possible action regarding the proposed clean up amendment to the 2006 Uniform Plumbing Code (UPC), Section 412.6

Mr. Wandrie introduced the item and mentioned the proposal includes deleting section 412.6, Food Service Establishments from the UPC. Mr. Litchfield asked whether this section is covered through county requirements. Mr. Wandrie stated he plans on following up with the Maricopa County Health Department. Mr. Scott accepted approval of the amendment pending staff follow up. Mr. Litchfield seconded the motion. The motion carried, 3:0.

8. Discussion and possible action regarding the proposed adoption of the 2008 National Electrical Code and amendments as proposed by staff. NEC Articles: 210.8, 250.118, and 334.10 - 334.12.

Mr. Wandrie introduced the proposed adoption of the 2008 National Electrical Code (NEC) and stated that the City of Phoenix has always taken the lead to adopt new codes which is the case with the NEC. Mr. Wandrie reviewed each proposed amendment to NEC Articles 210.8, 250.118, 334.10 – 334.14. Mr. Wandrie mentioned the proposed amendments are essentially a continuation of the amendment to the currently adopted code, 2005 NEC, with updated code language from the 2008 NEC. Mr. Wandrie clarified that in the 2006 International Residential Code (IRC), we are under the 2005 NEC as amended. He added that this adoption will be only for the buildings constructed in the International Building Code (non-residential). The NEC 2008 will apply to other than 1-2 family dwellings and town homes. Mr. Scott motioned approval of the 2008 NEC and amendments as proposed by staff. Mr. Litchfield seconded the motion. The motion passed, 3:0.

9. Discussion and possible action regarding permit expiration, extension and reinstatement process.

Mr. Bob Goodhue, Assistant Development Services Director, provided background information on the time limitation of permits, permit expiration, extension and the reinstatement process. Ms. Nancy Silverman, District 6 resident, expressed concerns with a project located on Central Avenue and Westgate (between Northern and Glendale Avenues). She mentioned the project of concern has been under construction for the past three years. She stated the owners generally make an effort to do work only when the permit is about to expire. She added this has become a pattern. Mr. Goodhue mentioned there is no provision in the City of Phoenix Building Construction Code Administrative Provisions that states how long a project can go on. Mr. Litchfield remarked that with the slowdown in the economy, we're seeing makeshift work. Mr. Litchfield suggested for DSD staff to research how this issue is addressed by other municipalities. Ms. Silverman commented that she is uncertain whether the owners would respond to stricter regulations placed by the City of Phoenix. She mentioned this is a unique situation. Mr. Goodhue stated he will research other municipalities and will report back to the Development Advisory Board (DAB) Technical Subcommittee.

10. Future agenda items.

None. Mr. Litchfield asked about the timeline to adopt the 2009 International Codes. Mr. Goodhue replied the code books should be published and available by March or April 2009. The Correlating Committee will then begin reviewing the new codes and will propose code amendment packages to be presented to the DAB Technical Subcommittee members by September 2009. Mr. Goodhue stated code adoption is about an 18 month long process and the effective date will be by mid 2010. Mr. Goodhue mentioned there is a lot of interest in residential green building standards.

11. Adjournment.

Mr. Scott proposed to adjourn the meeting at 2:53 p.m. Mr. Litchfield seconded the motion. The motion was passed, 3:0. The meeting adjourned at 2:53 p.m.

Respectfully Submitted,  
Angelica Medina, Management Assistant