

AZBO News



Arizona Building Officials

June 2016

MESSAGE FROM THE CHAIR

Greetings,

I have spent the last couple of months planning an agenda for the **AZBO Annual Business Meeting** in July. During this time, it has come to my attention just how many hands are involved in planning the event and the positive attitudes of those involved. This has left me feeling especially appreciative of our members. We have always had great sponsors for the golf tournament and the other events associated with the ABM, but I have come to realize that without the volunteer member's participation, it would not happen.

This topic leads me to the **annual awards nominations**. How often do we go about our day and not recognize the many good things that others do for us and our customers? We often hear the complaints, but when someone does something special, we just move on, as if it is expected. Do you know someone that deserves to be awarded the AZBO "Building Official of the Year" or "Inspector of the Year"? We all do. Why not take the time and send in a nomination? It is a recognition that will last a lifetime and good behavior does deserve to be rewarded. Excellent behavior deserves to be applauded. I challenge the membership to make the Awards Committee work extra hard on selecting the best nominee, so get those nominations in.

The ABM will be **July 12, 13, & 14 at the Mazatzal Hotel & Casino in Payson, Arizona**. The ABM kicks off with a golf tournament at 9:00 AM on the 12th followed by Chapter meetings and the day ends with a famous Brown & Associates Hospitality Suite. Malinda Brown knows how to throw a party and she has been planning this all year. [[See B&A flyer last page of this Newsletter](#)]

The 13th is a training day (CEU's provided) and we are privileged to have Kellan Fluckiger as a presenter. Kellan is a renowned International Speaker, Transformational Leadership Mentor, Top Selling Author, Filmmaker, Pianist, and Performance & Breakthrough Coach. Kellan will present on two separate topics; including his knowledge of Alternative Energy Sources.

The 14th is the Business meeting at 9:00 AM and is scheduled to last until all business is resolved.

Be sure to make reservations and mention "**AZBO**" (there is no promo code). Don't miss this excellent opportunity to grow your network and find your place in the organization. We have opportunities for everyone to get involved.

Regards,

Don Brown

Chairman –
Arizona Building Officials (AZBO)



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BREAKING NEWS!

You may now select from a variety of **AZBO Logo Merchandise** online and have it delivered directly to your doorstep. Below are just a few of the choices. There are a variety of shirts; hats; water bottles and thermoses; mouse pads; tote bags; etc.

Check out the link below for options and how to place your order.

<http://www.cafepress.com/azbo>.



Permit Tech logo items coming soon!



A blast from the past:

"AZBO represents at 2008 ICC Annual Conference.

Who will be representing this year? Start making your plans to go now."

~Randal Westacott,
City of Goodyear.



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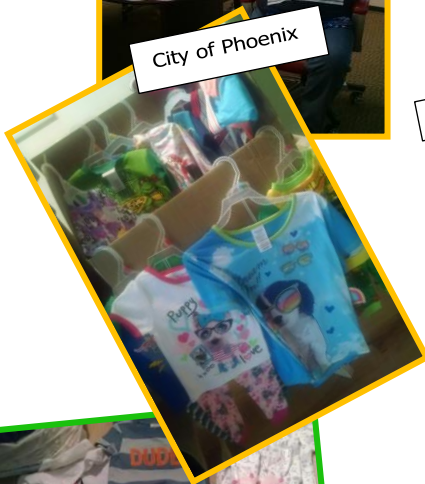


Sojourner Center
Transforming Lives

Many thanks to those of you who contributed to the Pajama Collection for the children at the Sojourner Center. We collected/purchased almost 200 pairs of PJs. THANK YOU to: City of Phoenix, Arizona Permit Techs (special shout out to City of El Mirage, Gila County and Town of Gilbert), Deutsch Architecture Group, Handicapped and Disabled Veterans Foundation and all those who donated cash (purchases pictured below with receipts)! Message posted on Sojourner Center's Facebook Page:

Thank you Patti Schechter for hosting a PJ drive for the children at Sojourner Center! We are excited for the kids to have brand new pajamas to sleep tight in at night!

Our next collection effort for the Sojourner Center will be Halloween Costumes! Thank you for the suggestion Lysa with Deutsch. I'll get the word out in September but you can send them to Patti at Brown & Associates at any time. New and/or previously worn costumes are acceptable.



Handicapped and Disabled Veterans Foundation

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Building Safety Month started with this great poem from City of Phoenix Poet/Structural Inspector II, **Johnathon "Jack" Roberts**. It was appreciated by a lot of people as it was sent in from several sources to add to the Newsletter.

The City of Phoenix, it's a great place to work
And our benefit package, is a really nice perk.
But if you stop to consider, why we are all
here

We work to save lives, it's not just a career
So do your best to remember, when the long
hours roll

That the jobs we perform, they do have a
goal.

But if you do lose your focus, as all of us do
There is a reminder, and I'll tell it to you
Once every year, in the whole month of May
Building Safety's the theme, for every day
It's a special event, that you're gonna see
It's Building Safety Month, by ICC

During week number one, you gotta think
down the road

How can we help tomorrow, with today's
building code

Baby Boomers are older, we know this is true
And we knew it was coming, so what do we
do?

Do we sit back and watch, as they struggle
with pain?

Or do we come up with ways, that will bring
them some gain?

They can Retrofit houses, by adding grab bars
An accessible route, so they can still use their
cars

I know it takes planning, but that's part of our
name

Innovative ideas, is our claim to fame

Week two is about, the Science in codes

Like fire and earthquake, or wind design loads

This is a topic, near and dear to our heart

As the monsoon season's, getting ready to
start

Our buildings and houses, can they handle
the blast

From a Microburst wind, that's coming on
fast?

Well If you build it to code, and your green
tag's in hand

You can sleep safe tonight, knowing your
house will stand

There is an old proverb, that cannot be beat
You must learn from the past, or you're bound
to repeat

The mistakes that we made, in the last
century

Becomes the big topic, of week number three
Remember Ground Zero, at the World Trade
Center

The disaster that day, turned into our mentor
We developed new codes, no matter the cost
So we would not repeat, that terrible loss

Now we shift gears, to week number four
And the theme of this week, goes right to the
core

Let's talk about money, someone might say

If I build it to code, how much will I pay?

There's lots of new products, that will save
you some time

And time equals money, and we all know that
line

So invest in the future, build it safe and to
code

And you're money ahead, when you're long
down the road

So just to recap, as we look up ahead

Building Safety's the theme, of all that we said

ICC is our sponsor, Saving lives is our goal

This month long event's, getting ready to roll

So Let's all join together, and work as a team

Handing down to our children, The American
Dream

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Building Safety Month continued with Channel 11 airing AZBO/SRP promotional videos playing all month.



Delivering more than power.™



The City of El Mirage had their Building Safety Month Banner displayed as well as weekly posts with tons of info via Facebook and Twitter. They also gave out a prize basket from SRP in addition to prizes from generous local business donors.



A little Fire Safety humor from Ella →→



The **Town of Sahuarita** had an article in the Town's Newsletter.

Ted Rodriquez, Chief Building Inspector, and Brian Uthe, Plans Examiner/Fire Inspector, taught a workshop on AFCI/GFCI & smoke detectors at ACE Hardware. Both flyers are attached after Page 5.

Planning and Building

What Does the Building Safety Division Do?

The Building Safety Division is part of the Planning and Building Department. Our mission is to ensure the safety of the public through building and fire code education, professional assistance and enforcement. We review plans to assure they meet building codes, issue permits and perform inspections.

We assist the public and applicants with submittals and answer questions about code compliance. We also perform fire reviews, fire inspections and assure development meets the fire code.

- **Goal Achieved:**

Consistently meet or exceed processing times for building reviews, permits and inspections.

- **Streamlined our Process:**

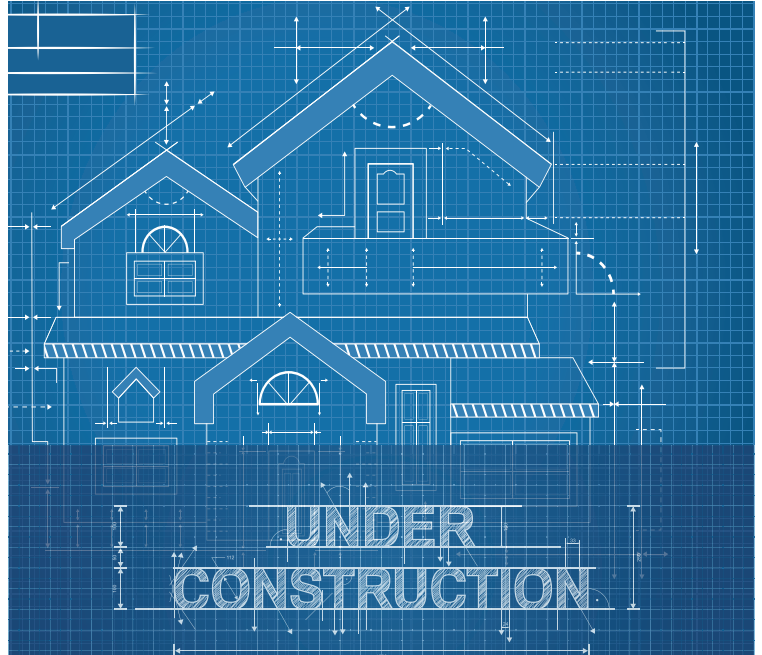
Work with the Southern Arizona Home Builders Association (SAHBA) to develop a performance metric report which establishes new goals for permit review and inspection timeframes to demonstrate level of customer service.

Plans examiners/inspectors using tablets in the field which allows for emailing inspection results to contractors and residents and eliminates paper copies. This also allows them to coordinate with plan review issues when in the field.

Implemented pool pre-construction meetings on site with homeowner and contractor to resolve pool barrier issues early in construction.

- **Implemented Technology:**

Implemented ability for applicants and builders to schedule group inspections on inspection phone line, also provided Spanish language option.



The public can look up permits in the Public Access module. This is located in the Town website under the Planning & Building Department
<http://sahuaritaaz.gov/Index.aspx?NID=219>.

- **Future Goal**

Electronic plan review to allow for digital plan submittals.

Some of the commercial projects that we worked on this past year include BRAKEmax, Taco Bell, Sweet Peadiatric, Cope Community Services, Pet Club, Fry's Remodel, Quail Creek-Veteran's Municipal Park Restroom, Sahuarita Self Storage, Rancho Sahuarita Clubhouse Remodel and Quail Creek Multi-Purpose Remodel.

Building Safety is dedicated to help-ing residents build safely; if you have any further questions please contact us at 520-822-8866 or visit our website at <http://sahuarita-az.gov/PlanningAndBuilding>.

Planning and Building

Mayor Signs May Proclamation

Mayor Bloomberg recently signed a proclamation declaring May as Building Safety Month. The proclamation will be displayed in the Planning and Building Department lobby.

Building Safety Month is a public awareness campaign to help individuals, families and businesses understand what it takes to create safe and sustainable structures.

This year's theme is *Building Codes: Driving Growth through Innovation, Resilience and Safety*. Each week of Building Safety Month spotlights a specific area of building safety. Click on each week to learn more.



WEEK ONE // May 2–8, 2016

Building Solutions for All Ages

WEEK THREE // May 16–22, 2016

Learn from the Past, Build for Tomorrow

WEEK TWO // May 9–15, 2016

The Science Behind the Codes

WEEK FOUR // May 23–29, 2016

Building Codes: A Smart Investment

ACE
Hardware

In keeping with the spirit of Building Safety Month, there will be a workshop on Arc Fault Circuit Interrupters (AFCI) and Ground Fault Circuit Interrupters (GFCI) held at Sahuarita Ace Hardware on Wednesday, May 25, 10 to 10:30 a.m. located at 18785 S. I-19 Frontage Rd. Also check out last month's newsletter article, 'What are Arc Fault Circuit Interrupters and How Do They Work?'

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Building Safety and Historic Preservation Month at City of Phoenix

In May, the **City of Phoenix** Planning & Development Department (PDD) celebrated Building Safety and Historic Preservation Month. These two campaigns each emphasized how the department works to ensure that residents of Phoenix can enjoy where they live, work and play.

Building Safety Month is a public safety awareness campaign to help individuals, families and businesses understand what it takes to create safe, resilient, affordable and energy-efficient homes and buildings. This year's theme was *Building Codes: Driving Growth through Innovation, Resilience and Safety*.

Historic Preservation Month helps us celebrate places in Phoenix that are meaningful to the community. Local historic preservation is an effective tool for revitalizing neighborhoods, fostering local pride and maintaining community character while enhancing livability..

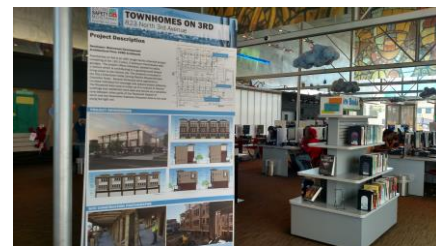
The month-long celebration included a display in the City Hall atrium that highlighted each Building Safety Month

weekly theme as well as some vital Historic Preservation projects. It also included a model residential home showcasing solar electric power. The department also had display boards in four libraries, Cholla, Burton Barr, Harmon and Cesar Chavez to help spread the word to the community. Employees also participated in Career Day at Cholla Middle School to share the message of Building Safety Month and Historic Preservation Month.

Through its social media platforms, PDD shared photos and tips about building safety and participated in the national This Place Matters campaign, posting pictures of staff and councilmembers at their favorite local historic properties along with the hashtag #ThisPlaceMatters. These efforts reached more than 58,000 impressions and 66 new fans or followers.

You can follow Planning & Development on Facebook at

[facebook.com/phoenixplananddev](https://www.facebook.com/phoenixplananddev) or on Twitter @BuildingPHX.



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Grand Canyon Chapter

2016 Chapter Training Day Prescott Valley

June 30, 2016 9:00

Library - Crystal Room- 7401 E Civic Cir, Prescott Valley, AZ 86314

Steve Thomas - Colorado Code Consulting Mr. Thomas has over thirty years of experience in working with building codes including plan reviews, inspections and administration. His firm provides building code consulting services for governmental agencies and architectural firms, as well as educational seminars on building codes. Starting a building code-consulting firm in 1999, he has served as the contract Building Official for local jurisdictions in Colorado. Mr. Thomas has served on several ICBO committees and currently serves as the Chairman of the ICC Means of Egress Code Development Committee. He is also the author of the book, Building Code Basics, Based on the 2009 IBC available from ICC. He has presented building code classes for the last 25 years and provides an interesting and engaging look at building codes. Mr. Thomas enjoys promoting building codes and educating people on the use of the codes in their communities and/or business.

Cost: \$100 Members; \$125 Non- Members

Class Descriptions

IBC Tenant Improvement Aspects of Assembly, Business & Mercantile Occupancies - 352 (1/2 day)

Identifies IBC provisions applicable to the design and construction of tenant space improvements. The discussion addresses the three most common types of uses: business, mercantile and assembly. It emphasizes options available in the code for gaining compliance. Discussion includes occupancy separations and fire areas, type of construction features, fire resistance- rated construction, interior finish materials, fire protection features, means of egress components and means of egress design. Continued Use & Reuse of Existing Buildings - 350 (1/2 day) Addresses the relationship of the IBC to existing buildings, as well as the use of the IEBC. Focuses on the fundamental requirements of IBC Chapter 34 that are placed on an existing structure that undergoes repair work, alteration, renovation activity or construction of an addition, and the effect of a change in the building's occupancy classification. Discusses the "compliance alternatives" method of Section 3409. Topics include regulations of additions, alterations and repairs, changes of occupancy considerations, compliance alternatives and application of the IEBC.

Continued Use & Reuse of Existing Buildings - 350 (1/2 day)

Addresses the relationship of the IBC to existing buildings, as well as the use of the IEBC. Focuses on the fundamental requirements of IBC Chapter 34 that are placed on an existing structure that undergoes repair work, alteration, renovation activity or construction of an addition, and the effect of a change in the building's occupancy classification. Discusses the "compliance alternatives" method of Section 3409. Topics include regulations of additions, alterations and repairs, changes of occupancy considerations, compliance alternatives and application of the IEBC.

Contact Cindy Sessions cindy.sessions@shumscoda.com for registration information.

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Central Arizona Chapter

Central Chapter Buzz

The Central Chapter has had a productive first half of the year.

In February we received a presentation from Efficiency First Arizona (EFAZ). They shared with us information on how they collaborate with contractors, utility companies, and local jurisdictions to help Arizona's reduce energy use 22%, by 2020.

In March Joe Pelott, with MITEK industries presented us with information related to their construction connectors and a great little tool to help cross reference their connectors with other manufacturers.

In May Jeff Fecteau, with UL presented the hazards of LED retro fits and what to look for on the labeling. All three were great presentations related to our industry.

February presented us with the challenge to fill our Treasurer position being vacated by Nathan Wright of Phoenix. Nathan took another position and needed to step back from his duties. Thank you Nathan. We held emergency nominations and election in March. Martin Perez of Tempe was elected to the position and has done a great job stepping in on short notice. Thank you Martin.

Cindy Sessions, with Shums Coda does a great job each month ensuring that we have a nice selection of snacks, and she and Don Brown, with Phoenix are working on planning a Wednesday evening event for the Fall institute. I hear it is going to be radical. Thank you both for your efforts. And this little blurb would be much less without the meeting minutes provided by Don.

Most memorable for the first half of the year was probably our tour of the new OdySea Aquarium at OdySea in the Desert coordinated by Patti Schechter, with Brown & Associates. Thank you Patti and Brown & Associates for setting this up. This structure is quite an engineering marvel and a large group of us got to see behind the scene.

On a final note Mike Baxley, with Cave Creek is our guest speaker planner who continues to coordinate relevant speakers to help us stay in the know. Thank you Mike.

OdySea
Aquarium
Tour

4-12-16



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Southern Arizona Chapter

July Educational Event "2012 ICC A117.1 Accessible & Usable Buildings"

ICC Instructor Tom Barrs; Tom is a certified ICC seminar instructor, accessibility specialist, commercial plan reviewer, Certified Building Official, certified plumbing, mechanical, and electrical inspector. He has served on various ICC and ICBO committees for 20 plus years. Committee work has included writing and coordinating code changes for accessibility, accessible means of egress, fire and life safety and general egress.

Class dates: July 25 & 26, 2016 (**one-day class repeated**)

Class location: Southwest Gas Auditorium,
3401 E. Gas Rd, Tucson, AZ 85714
(please park in designated area)

*Registration starts at 8:00 am with classes starting at 9:00 am

!!!! SIGN-UP DEADLINE JULY 15 (space is limited) !!!!

Cost: SACICC and AZBO members - No cost; -Non-members - \$40.00
(cost includes lunch; break snacks and beverages)

***Payments can be paid in cash, check made out to "Southern Arizona Chapter of ICC", or credit card through PayPal (<http://www.azbo.us/SouthernChapter.html>)* **

RSVP to Mike Seal no later than July 15 at
maseal13@gmail.com or send applications with payment to

SACICC: 9202 E. 5th St., Tucson, AZ 85710



SACICC SHIRTS are
available for \$25.00

HATS for \$15.00



Black or
Khaki w/Blue bill

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Arizona Permit Techs

April 27th the Arizona Permit Tech Committee had a meeting with the following guest speakers:

- Jerry Lucente-Kirkpatrick, State Records Management;
- Jeff Wills, Arizona Registrar of Contractors;
- Craig Harmon, Maricopa County Assessor's Office.



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Code Geek ~ Bob Lee, Town of Paradise Valley ~ 2015 IRC

With the 2015 editions of the I Codes available and either adopted or soon to be adopted by a number of jurisdictions it may be time to look at some of the changes in them. Unlike some years that produced massive and significant changes, this 2015 International Residential Code (IRC) is mostly clarifications and modest improvements.

One interesting change that reflects the times is the minimum room area has been reduced from 120 sf to 70 sf. The 120 sf was introduced into the codes to prevent slum lords from renting out closets to tenants. Now people want small rooms as an environmental or life style statement. And the codes reflect the changing times.

The original idea of the IRC, called the CABO (Council of American Building Officials) One and Two Family Dwelling Code at the time, was that a contractor or inspector would have all the code items associated with building a home in one book. With the onset of the popularity of roof mounted photo voltaic systems, the access to the roof for firefighters became an important issue. Maybe not surprisingly, the requirements first got into the International Fire Code and not into the IRC. Now that access is included in the IRC so we are back to the one book concept.

Another new section in the 2015 IRC is a section on mezzanines. Long a part of the International Building Code and its predecessors, it now appears in the IRC. A most interesting requirement is that egress must be met in the same way that other habitable areas of the house is met. That means no ship ladders as the only way up.

Anyone that has done a plan review on a complicated house will appreciate that the thermal envelope must be depicted on the plans under the 2015 IRC. Exactly what this is going to look like isn't spelled out so you may see lots of different efforts.

Another energy related change is in the location of the certificate showing the insulation and glazing values. Rather than specifying that it must be placed in the SES, the 2015 IRC allows it in a furnace room, utility room or other approved location. Not only does this allow it to be indoors, which has presented a problem in the SES, it allows for some flexibility.

Lots of builders have been using the Environmental Protection Agency's Energy Star program to get rebates from the utility companies. The 2015 IRC recognizes an Energy Rating Index (ERI) as another compliance path beyond the traditional prescriptive and performance ones. RESNET's Home Energy Rating System (HERS) index, used by Energy Star, is a compliant ERI method. So an Energy Star can be a code compliant home without having to do additional analysis.

Sometimes you wonder why it took so long to make a change. This new code requires that the exposed light bulb in the attic be protected. That protection can be either by placing it out of the way or by a lamp guard.

The code caught up with Arizona when it now requires a label on dryer exhaust ducts that exceed 35 feet in length. The Maricopa Association of Governments Building Codes Committee has had a similar requirement since 2004. While we specified the size of the label and required it to be durable, the 2015 IRC requires it to be permanent and within 6' of the exhaust duct connection.

Historically we have had to go to the manufacturer's installation instruction to see how to bond corrugated stainless steel tubing (CSST). Only that it needed to be bonded and the wire size appeared in the code. With the 2015 IRC the requirements are spelled out.

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Sometimes a code change can be funny. I guess it wasn't enough to require that plastic gas piping and tubing be marked with the word "Gas" and the ASTM number. The 2015 IRC states that and polyvinyl chloride (PVC) and chlorinated polyvinyl chloride (CPVC) cannot be used for gas. I guess for this to have become an issue, someone had to try to argue the point this was a legal application.

Somebody that manufactures cameras for inspecting piping must have gotten a new requirement in the 2015 IRC. If an existing building drain serves a new drainage system, that existing building drain must be inspected internally. Before you could examine the pipe from the outside to verify the slope and size, now it must be done internally. This does verify it isn't obstructed which couldn't be done before.

A couple of changes affect the electrical receptacles in garages. The branch circuit supplying those receptacles cannot supply other outlets and there has to be one receptacle for each vehicle space.

It seems like the use of arc-fault circuit-interrupters (AFCI) is expanded in every code cycle. And the 2015 IRC is no exception. This time it has been expanded into the kitchen. Since these receptacles were already ground-fault circuit-interrupter (GFCI) protected, this means that they have to be both. Interestingly I could only find one company, Siemens, which manufactures such a device.

That should give you an idea of some of the changes in the 2015 IRC.

Speaking of Code Updates

Ron Boose, City of Chandler, wanted to inform all that City of Chandler and Town of Paradise Valley have both adopted the 2015 I-Codes and the 2014 NEC. (PV as of 7-1-16) ~ALSO~

Salt River Pima-Maricopa Indian Community has adopted the 2015 I Codes/2014 NEC. City of Litchfield Park has adopted the 2012 I Codes and is staying with the 2005 NEC.

If **your jurisdiction** has adopted new Code editions, as well as any other changes such as staff or hours as listed in last year's **AZBO Directory**, please email patti@brown-and-associates.net by the end of June to update the AZBO Directory prior to the ABM in July. The 2015 Directory is posted on AZBO's website. On the "CONTACT" tab (top right), click on AZBO Contacts from the drop down box. The Directory is near the bottom of the page after Southern Arizona Chapter / before Registrar and Website Administrator info.

AT-A-GLANCE:

- **2016 Spring Education Institute:** Sorry, nobody sent photos to share.
- **June 17th** is the deadline to submit nominations for **AWARDS** to be distributed at the 2016 AZBO ABM. If you waited until the last minute – this is it!
- **Chapter Training Day: Grand Canyon** June 30th (see Page 7).
- **AZBO ABM** in Payson July 12th through July 14th.
- **Chapter Training Day: Southern Chapter** July 25th/26th (see Page 9).
- **Permit Tech Committee Meeting:** August 3rd (watch for info to be distributed).
- **Fall Education Institute** in Mesa the week of September 26, 2016 (brochure and registration information will be distributed and posted on AZBO's website).

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AZBO 2016 Annual Sponsors



Delivering more than power.™



Shums
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You are invited to the Brown & Associates Hospitality Suite

Tuesday, July 12, 2016 @ 6:00 p.m-10:00 p.m.

Spur Bar

3964 E. Hwy 260

Star Valley/Payson, AZ 85541



Transportation from Matatzal Casino
Hotel to Spur Bar provided all evening.

Food, Beverages, Horse Shoes, Pool
Table, Shuffle Board, Mix ,Mingle &
Shake your coconuts!

