

**BUILDING BOARD OF APPEALS MEETING**  
**August 13, 2002; 7:30 AM**  
**City of Mesa Building Safety Division**  
**Development Engineering Conference Room – 2<sup>nd</sup> Floor**  
**55 N. Center Street**  
**Mesa, Arizona 85201**

Attendees: "A" denotes in attendance.

	Team Member:	Phone:	Fax:
A	James Adair	480-641-1116	480-315-8931
	Jeff Decker	480-984-4999	480-373-8751
A	Tom Hedges	602-707-9445	
A	Andy Jakubowski	602-778-4425	602-778-4444
A	Bob Johnson	480-964-5627	
A	Eric Latto	480-644-5794	480-644-4900
	Crystal Pearl	480-644-4567	480-644-2416
A	Rehab Code Team: Karen Mikus; Ray Thimesch; Carl White		
A	PPRT: Brian Goble; Roxanne Hale		

The next meeting will be held on Tuesday, September 10, 2002, 8:00AM.

**MEETING MINUTES**

Item No:	Discussion Item:	Board Member(s):	Remarks:
08.13.01	<p><b>Approval May 14, 2002 and June 11, 2002 Meeting Minutes</b></p> <ul style="list-style-type: none"> <li>The minutes of the May 14 and June 11, 2002 meetings were approved as written.</li> </ul>	All	
08.13.02	<p><b>Review of First Draft of Mesa Rehab Code</b></p> <ul style="list-style-type: none"> <li>Ray Thimesch introduced the Rehab Code Team. Ray explained the Rehab Code is the 1997 Uniform Code for Building Conservation (a nationally recognized code) with amendments, as written by the Rehab Code Team. A Rehab Code sample project chart was handed out. This chart gives five examples in relationship to tables 5A through 5D.</li> <li>Ray went over the definition of an existing building—buildings 15 years or older from the date of first occupancy, and is two stories or less. The exceptions are covered malls and hospitals.</li> <li>Ray went over changes throughout the code and mentioned the appendixes were not adopted.</li> <li>The Board expressed concern about section 605.3 on sprinkler requirements. They feel this section was stringent, and the whole purpose of a Rehab Code was to be more lax.</li> <li>Ray stated the sprinkler requirements come from the City of Mesa Fire Ordinance and the Rehab Code is a Building Code. Ray continued by saying section 605.3 is an option, not a requirement.</li> <li>Carl White stated the Rehab Code not only includes the downtown area, but also applies to the City of Mesa in general. He said two-story buildings or less covers 95% of Mesa. The Rehab Code Team did not want the Rehab Code to apply to anything higher than two stories (e.g., high rises).</li> </ul>		

Item No:	Discussion Item:	Board Member(s):	Remarks:
	<ul style="list-style-type: none"> <li>• Carl mentioned Chapter 34 of the Uniform Building Code. When there is a change of occupancy, if it was legal when the building was built, it can remain the same without bringing everything up to the current code.</li> <li>• Carl explained how tables 5A through 5D work when an occupancy is a less or greater hazard. He went on to say any new work has to be per the current code.</li> <li>• Carl explained that in order for a building to be considered historic, it had to be on a national register and ADA has to comply with ANSI. As ADA is regulated at the national level, we cannot change the requirements.</li> <li>• Ray explained how the City of Mesa Fire Ordinance is applied. If an existing building with no additions and the current building code does not require fire sprinklers, then sprinklers are not required. If there is an addition to an existing building and the addition is 10% or less than the existing building square footage, it will not require fire sprinklers.</li> <li>• When asked if the City of Mesa Building Safety Division was lax regarding code modifications, Ray responded no. The Building Official and staff conduct ongoing research in this area. Tom Hedges further explained how code modifications work.</li> <li>• Brian Goble mentioned Ordinance 2902.2 and 2902.3 regarding restrooms. The Rehab Code Team believes this would not be applicable, and they are going to look into it further.</li> <li>• The Board questioned their role regarding the Rehab Code. The team responded that they needed their input.</li> <li>• Ray and Carl stated that any new work would have to comply with the current code. Existing structures will not be touched and will be grandfathered in. Carl gave some examples on greater and lesser hazards from tables 5A through 5D.</li> <li>• Carl said parking is a zoning issue, and the Rehab Code does not apply to zoning issues. Ray stated zoning and fire requirements are not part of the Rehab Code.</li> <li>• Carl stated that fire sprinklers are an equivalency for fire resistive construction.</li> </ul>		
08.13.03	<p style="text-align: center;"><b>Board Attendance at September 10, 2002 Plans Examiners Meeting</b></p> <ul style="list-style-type: none"> <li>• The Board will attend the Plans Examiners Meeting on September 10. This meeting begins at 9:00AM in Building Safety's Basement Training room. Therefore, the BBA's September meeting will begin at 8:00AM.</li> </ul>		
08.13.04	<p style="text-align: center;"><b>Adjournment</b></p> <p>The meeting adjourned at 9:00AM.</p>	<b>All</b>	