

BUILDING BOARD OF APPEALS
Community Room – Mesa Fire Station 1
360 East First Street
June 21, 2006

	Board Member:		Board Member:
A	Jeff Decker	A	Bill Benedict
A	Tom Hedges	A	Jennifer Sandstrom
	Frank Jimenez	A	Sat Guru Singh Khalsa
A	Mike Williams		Spencer Arnett
A	Steve Sheldon		Steve Hether
A	Terry Williams	A	Bob Horn

“A” denotes in attendance

MEETING MINUTES

Item No.	Discussion Item		
A	<p>Welcome</p> <p>The Building Board of Appeals meeting was called to order at 4:03 p.m., Wednesday, June 21, 2006, in the Community Room of the Mesa Fire Station by Tom Hedges, Board Chair. A quorum was present. City staff and guests present included:</p> <table style="width: 100%; border: none;"> <tr> <td style="vertical-align: top;"> <p>Board Members Present: Jeff Decker Tom Hedges Sat Guru Singh Khalsa Bill Benedict Jennifer Sandstrom Mike Williams Steve Sheldon</p> </td> <td style="vertical-align: top;"> <p>Board Member Absent: Spencer Arnett Frank Jimenez</p> </td> </tr> </table> <p>City of Mesa Staff Present: Terry Williams, Building Safety Director Steve Heather, Deputy Building Safety Director Bob Horn, Deputy Chief, Fire Julie Kriegh, Assistant City Attorney II Christopher Maher, Management Assistant I Hal Key, Fire Protection Engineer</p> <p>Public: None</p>	<p>Board Members Present: Jeff Decker Tom Hedges Sat Guru Singh Khalsa Bill Benedict Jennifer Sandstrom Mike Williams Steve Sheldon</p>	<p>Board Member Absent: Spencer Arnett Frank Jimenez</p>
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1	<p>Approval of Minutes</p> <p>Minutes from the May 17, 2006 Building Board of Appeals were approved as written.</p>		

Item No.	Discussion Item
2	<p>Review and approve the proposed changes to the Building and related codes including:</p> <ul style="list-style-type: none"> • Chapter 4-1 Mesa Administrative Code • Chapter 4-2 Mesa Building Code • Chapter 4-3 Mesa Residential Code • Chapter 4-5 Mesa Plumbing Code <p>The Board would review and take action on the proposed Title 4 changes. Also provided were copies of Title 9 proposed changes, which were provided for informational purposes only. Terry Williams utilized the handouts from the City Council presentation, which highlighted the proposed Title 4 changes. Since the May meeting, the document format change from individual proposals to one proposed document. Today's goal is for the Board to review the final proposed document, discuss any potential changes or answer questions, and make a recommendation to Council for adoption.</p> <p>One question posed – since the City adopted the 2003 codes and is currently reviewing the 2006 for potential adoption, how long will these Title 4 changes last? 6 months. In fact, the internal teams are wrapping up their review of the 2006 codes, and the proposed timeline for potential adoption is: 7/1/06 – complete internal review, 9/06 – bring to Building Board of Appeals, 10/06 – present to the General Development Committee (GDC), and 11/06 – present to City Council.</p> <p>The proposed changes include minor code changes throughout and the replacement of Chapter 4-1, minor changes to 4-2 and 4-3, and adding four new sections to 4-5.</p> <p>Chapter 4-1 Establish a new R-5 designation for residences and accessory structures to distinguish SFR (Single Family Residential) from the IBC. Create definitions for tenant completion and tenant improvement. Add an exception to permits for gray water and hot water re-circulating pumps. A question was about gray water exceptions – does this include the installation of new systems and the change-out of fixtures? Terry Williams stated that the exceptions refer to Type I systems only; systems that do not have a pump, basin, or container. Hal Key stated that the gray water rules had changed in 11/05 concerning subterranean drainage and surface drainage. A concern was raised over the Desert Uplands and subterranean systems regarding lot disturbance.</p> <p>4-1 further proposes to reinstate authority for the Building Safety Director to withhold permits and Certificate of Occupancies (CofOs) for sales tax delinquencies; this authority (if adopted) will be retroactive existing permits. It also adds a reference to electronic drawing file submissions as required by the Fire Code (Section 7-2-3), which becomes effective 7/5/06. This only applies to commercial projects. Add a hazard marking system authority for vacant/abandoned buildings, which will aid emergency responders. The suggested change proposed for shell buildings (undetermined occupancies) from group “B” (business) to “M” (mercantile) was removed by the GDC. Add wording to treat shell upgrade permits as remodel work. Lastly, limit the corrections/refunds for permit fee assessment and collection errors to two (2) years, which attempts to align the City with pending/future State legislation.</p> <p>Chapter 4-2 Minor edits and updates to Section (S): R-5 designation, sprinkler exception for Group B & M, and table 903.2.6 modification allowing buildings up to 5,000 square feet (aggregate) for Group B occupancies (before sprinklers are required). Delete the service sing requirement (Groups B/M). Modify pool barrier alarm requirements.</p> <p>Chapter 4-3 Add R-5 designation. Add tracer wire requirement for underground non-metallic piping per the ARS (Arizona Revised Statutes). Modify pool barrier alarm requirements.</p> <p>Chapter 4-5 Add tracer wires for underground non-metallic piping. Delete service sink requirement. Add bottled water dispenser exception in lieu of drinking fountain for occupant load of fifteen (15) or less.</p>

2	<p>Review and approve the proposed changes to the Building and related codes (continued):</p> <p>A question was asked regarding the Desert Uplands and that any new/revised code changes should be consistent. Mike Williams suggested that if the proposed changes do not specifically note the requirements, application and enforcement might be inconsistent. Terry Williams noted that the code (Title 4-1-B – page 13) currently references applicants must adhere to all other codes, ordinances, and regulations. A hypothetical project was offered – an accessory structure (less than 200 square feet), and Mike Williams asked, what would staff review – the building or just the lot? Terry Williams stated staff would only look at the lot utilizing a site plan. This ended the discussion on Title 4.</p> <p>A motion was made for the Board to support the proposed Title 4 changes as written with one addition – add Desert Uplands verbiage in regards to an exception to excepted permits. The motion passed unanimously. A recommendation will be forwarded to Council with BBA approval.</p>
3	<p>Approval of Appeals Checklist</p> <p>The Board reviewed a draft checklist created to ensure appeals' deadlines are met. This is more of a staff tool. One issue raised at the last meeting was "materials sent to Board". A request was made for materials to be forwarded to the Board members as soon as possible. Terry Williams assured the Board members that this issue is always considered. He also conveyed to the Board that the ordinance does not set an appeal time limit. If the Board does receive appeal information with insufficient time for review, the appeal can be delayed. The checklist is a tool whereby staff can ensure all the material is orderly and completed on time. The form will be used by staff, and no motion was necessary from the Board.</p>
4	<p>Tom Hedges (Chair) suggested that future agendas should have a miscellaneous item, questions, or Board-suggested issues for discussion or future consideration.</p> <p>One Board member requested that voluminous material such as the futuristic 2006 code review be distributed to members with ample review time.</p> <p>Tom Hedges (Chair) adjourned the meeting at 4:54 PM.</p>