TUSAYAN TOWN COUNCIL WORK SESSION
PURSUANT TO A.R.S. 38-431.02 & 38-431.03
TUESDAY, OCTOBER 1, 2013 @ 5:00 PM
TUSAYAN TOWN HALL
845 Mustang Drive, Tusayan, AZ 86023

TUSAYAN TOWN COUNCIL WORK SESSION SUMMARIZED MINUTES

1. **CALL TO ORDER AND PLEDGE OF ALLEGIANCE**
   Vice Mayor Montoya called the meeting to order at 5:09 pm and recited the Pledge of Allegiance.

2. **ROLL CALL**
   Upon roll call the following were present:

   VICE MAYOR AL MONTOYA
   COUNCILMEMBER BILL FITZGERALD
   COUNCILMEMBER JOHN RUETER
   BOTH MAYOR BRYAN AND COUNCILMEMBER SANDERSON WERE DELAYED WITH COUNCILMEMBER SANDERSON ARRIVING AT 5:40 PM AND MAYOR BRYAN ARRIVING AT 5:47 PM

3. **DISCUSSION ON THE BUILDING CODES**
   Vice Mayor Montoya turned the time over to staff to present their information. Will Wright, Town Manager, began by stating the Building Codes being considered for adoption by the town are what is currently used in Coconino County. He pointed out to the stack of code books that Roger Brooks had brought up and would be leaving with the town which was about 12 to 16 inches high indicating that these are the codes being considered for adoption. He stated that these are the codes currently being used by the town. Further, he said that the Council had decided previously to keep the codes consistent with the County, since the builders and people were familiar with those codes and though a little old as developed in 2006, were still widely used throughout Arizona. Will noted that Roger Brooks of Willdan had thoroughly reviewed Coconino County's exceptions and scaled them back from 50+ pages to the 22 page document being considered by the Council this evening, which would become a part of the adopted codes as the Council moves forward with this project.

   Will turned the time over to Roger Brooks of Willdan who serves as the Town's Building Official and who had been working on these codes with the Council. Roger indicated that the Council had determined to start with the same codes as Coconino County, including the exceptions that they had adopted. He took the comments/concerns expressed by the Council in previous meetings and put them into this 22 page document. He said that the Building Official of Coconino County had made an exception for every incident that had arisen and that over time this had expanded to a 50+ page book of exceptions to the various building codes that could be confusing. After reviewing their book of exceptions and taking the Council's comments he'd come up with a more streamlined version in these 22 pages which he felt would better meet the town's needs.

Roger explained the need for the Town to consider establishing a Building Advisory Board to evaluate future codes. He explained that there have been a couple of new codes, 2009 and 2012 that many communities were adopting, which this board would be tasked with reviewing to determine if they'd be a good fit for this community. He also stated that a Building Advisory and Appeals Board can act as a sounding board and a place where residents/builders can take appeals to consider minor variances to the building codes rules. His concern however, was the potential makeup of this board since there is generally a residency requirement in order to serve on such a board. Perhaps the Council could relax that requirement allowing for area residents with construction and building expertise to be able to serve on these committees. Additionally, the Council could also make themselves the Building Advisory and Appeals Board.

He then asked the Council if they had further comments on the codes and exceptions he's come up with in the 22 page document. Councilmember Fitzgerald as about IBC 402 pertaining to Tenant Separations (pg. 3) with Roger stating that code section pertained to commercial malls. Councilmember Fitzgerald asked about IBC 1805 (pg. 5) regarding Manufactured Home and Factory Build Buildings and why MHP (park) has less restrictive requirements than MH subdivision regarding foundation and anchoring systems. Roger explained that in a MHP the entire park is generally owned by one owner and the requirements for installing utilities, infrastructure are considered in one plan with construction occurring all at once rather than individually as in a subdivision. Further, he said the lots in a MHP tend to float some as the owner may decide so usually considered a little more transient than a subdivision so the rules are less restrictive.

Councilmember Fitzgerald asked about IBC 2304 (pg. 6) and the difference in IRC 319 (pg. 10) regarding the need for pressure treated wood in one area but not the other. Roger explained the later section was for residential code which would require less maintenance if pressure treated wood was used. Finally, Councilmember Fitzgerald asked about IBC 3301.3 (pg. 22) and the 42,000 pound carrying capacity for a private road. Roger explained that this requirement is to insure that the private road can handle a fire truck and is found in International Fire Code. Councilmember Fitzgerald seemed satisfied with these explanations given by Roger Brooks.

There were two persons, John and Clarinda Vail, interested in making comments on the proposed exceptions to the Building Codes the Town was considering adopting. First, Clarinda wanted to insure that there would not be any significant changes to the current codes, since they were planning to submit their building permit next week for the Fireside Ridge development. Roger explained that he had already been in communication with their architect and that there would not be any real changes to the codes for this submittal. She also supports need for a Building Advisory Board.

John Vail made the following suggestions regarding the building codes and exceptions document. He commented that the State Office of Manufactured Housing is still the authority for setting up manufactured homes in Tusayan, which he'd like to see the town take over these duties through staff or their contracted building officials.

John referenced IBC 406 (pg. 4) regarding when 5/8" gypsum board is needed rather than ½ inch? Roger explained that is required for attached garages as well as some detached buildings depending on how much separation is between that building and the main house. The thicker gypsum board provides a firewall that slows the time a fire can travel between these units, thereby allowing more time for better results from firefighting efforts. John asked about IBC 1805.6 pertaining to the need for an engineered stamp in order to tie into a rock when constructing foundations for houses. He felt an inspector should be able to give field instruction on how to implement this requirement, saving both time and money for the people. Roger explained that when an inspector does not usually have the engineering expertise to make that call and when they assume this type of responsibility then the community assumes the liability. John referenced IRC 105 (pg. 6) pertaining to a platform or decks which wondered if these could be attached to a park model or travel trailer, which he understood could not happen. He felt the exception as written was not clear.

John asked about IRC G2415 (pg. 13) that reviewed gas lines under a road or driveway. He thought that if a gas line is in an area being driven on then it should be reinforced with some casing or sleeved for protection from weight of vehicles, et cetera. Roger indicated that in those instances he thought the requirement was for it to be sleeved for added protection. John asked about IBC 3501 (pg. 14) regarding temporary power during construction which he felt 240 volts should be allowed with table saw and other equipment that took 240 to operate. Discussion ensued and it was determined that the voltage allowance for temporary power should be 240. John referenced IBC 2304.11.5 pertaining to glue laminated beams which had been discussed earlier. John's house has glulam beams and he indicated that, in his opinion, pressure treated wood should be required for both commercial and residential uses. The discussion from Council seemed to agree with John's opinion for this item.

Councilmember John Rueter asked about using the administrative directive rather than the Council adopted exceptions which is what they were currently reviewing. Roger said it worked in much the same way but gave the building staff more flexibility to deal with the public. John also mentioned that he would like to see the Council serve as the Building Advisory Board, but wondered if they were the Appeals Board then who would the public appeal to if they didn't agree with their decision. Roger explained that generally the appeal from the Appeals Board is to the Council, but he'd do more research on this matter. Roger said the Building Advisory Board has two main tasks. First, they review new building code provisions when they are issued. For example, there have been two newer editions (2009 and 2012), since the 2006 codes that the Council is currently considering for adoption. Secondly, the Building Board also is a sounding board for building staff when questions arise between a builder and what the code prescribes.

Council thanked Roger for his work on presenting these codes and streamlining the exceptions Coconino County had issued for the town's consideration.

4. **MOTION TO ADJOURN**

Councilmember Rueter made a motion to adjourn at 6:15 pm. Councilmember Craig Sanderson seconded the motion and the vote was unanimous.

Al Montoya, Vice Mayor

ATTEST:

Melissa (Malone) Drake, Town Clerk

CERTIFICATION

State of Arizona)

) ss.

Coconino County)

I, Will Wright, do hereby certify that I am the Town Manager of the Town of Tusayan, County of Coconino, State of Arizona, and that the above minutes are a true and correct summary of the meeting of the Council of the Town of Tusayan held on October 1, 2013.

I further certify that the meeting was duly called and held, and that a quorum was present.

DATED this 11th day of October, 2013

Town Manager