

## **2006 CODE AMENDMENT STEERING COMMITTEE REPORT**

Meeting notes from April 17, 2007:

**1: *Approve March 27th meeting notes.***

The meeting notes from the March 27th meeting were approved without any modifications.

**2: *City of Fernley added to steering committee.***

The City of Fernley was added to the steering committee as a voting member by a unanimous vote.

**3: *Minimum plumbing fixtures required in buildings update.***

It was decided to form a small technical advisory committee to do a comparison between the UPC and the IBC for minimum required plumbing fixtures in buildings. The committee should have an architect, plumber, code official and if possible a representative from the development community. The TAC will provide the comparison to the steering committee for review.

**4: *Water conservation update.***

The steering committee took the direction that the water purveyors should mandate water conservation. It was mentioned that TMWA has been approached to reduce how it calculates water consumption when conservation measures are incorporated into the building. The water suppliers may not have the authority to impose conservation as a condition of service but they do have that ability when calculating water rights demand. The costs of water rights will drive conservation. Above code water conservation will not be incorporated into this amendment package. If the water purveyors or any future legislation drive water conservation this issue will be revisited.

**5: *Vote on nine amendments.***

*Steering committee voting members present:* Arvil Singleton, City of Reno; Dale Gillaspay, City of Sparks; Kevin Gattis, Carson City; Randy Rudy, City of Fernley; Nick Malarchik, Lyon County; Don Jeppson, Washoe County; Rick DeMar, BAWN; John Schroeder, BANN; Buzz Harris, AGC and Clara Andriola, ABC.

**IRC Amendments:**

IRC-1 Sleeping Room.

**Failed.** The argument that the physical aspects of a room determine the use would cause additional requirements to be applied to other areas of the house, sometimes inadvertently. Since all rooms must be labeled for their use, the building owner assumes responsibility for the correct use, which is consistent with the methodology of the building codes.

IRC-2 Sleeping Area.

**Failed.** See sleeping room.

**Plumbing Amendments:**

UPC-1: **Passed** unanimously.

UPC-7: **Passed** unanimously.

UPC-13: **Failed.** There was not any documentation provided that lead leaches out of drainage fittings in quantities that are detrimental. The continued allowed use of lead for safe pans and flashings did not seem appropriate if lead can leach out in significant quantities to pollute. Lead fittings are not readily available.

UPC-14: **Failed.** See number 13.

UPC-15: **Failed.** The subcommittee took the direction that the individual water purveyors should direct water conservation. There were also questions of who declares a stage two drought and what a stage two drought is. There were concerns about using gray water and it's subsequent disposal and handling versus reclaimed water.

UPC-16: **Passed** unanimously.

UPC-18: **Failed.** There was not any documentation presented other than the statement of 2000+ failures reported by the City of Reno. The City of Sparks had not experienced any similar failures nor had any of the other jurisdictions. The device has a valid listing and without proof of failure there was no justification for prohibiting its use.

**6: Time allowing, review amendments for documentation and return to sub committee or forward for vote.**

No additional amendments were reviewed.

**7: Set next steering committee meeting.**

The next steering committee meeting was set for May 8<sup>th</sup>.