

## LEGAL ACTION REPORT / MEETING MINUTES

### Tucson-Pima County Joint Consolidated Code Committee

Wednesday, September 17, 2025

#### 1. Call to Order and Roll Call

Meeting was called to order by Chair Rick Bright at 10:00 a.m.

##### Members:

Rick Bright	Present
Dennis Coon	Present
Fred Knapp	Present
Jeff Hamstra	Present
Ken Cawthorn	Present (arrived at 10:03)
Thomas Hayes	Absent
Dave Gibbens	Present

##### Staff:

Clayton Trevillyan, COT  
Dan Ice, PC  
Matthew Carlton , COT

#### 2. Approval of meeting minutes:

Jeff Hamstra made a motion to approve the Minutes of the August 20, 2025, meeting. This motion was duly seconded by Fred Knapp. The motion carried by a voice vote of 6-0.

#### 3. Middle Housing (reordered from agenda item 4)

Clayton Trevillyan updated the committee on the City of Tucson's amendment for middle housing related to fire separation distances for second story emergency escape and rescue openings (EERO). The intent of this amendment is to accommodate stacked dwelling units where upper story units do not have EEROs on the grade floor. The revised amendment clarifies that the minimum six (6) foot separation only applies to stacked dwelling units without grade floor EEROs. Dennis Coon spoke about electrical loads for buildings with three and four units as specified in the National Electrical Code (NEC) to verify that either the NEC or the International Residential Code (IRC) will be allowed to be used for load calculations on middle housing. Further discussion ensued regarding the use of either the IRC or the International Building Code (IBC) for use in designing middle housing. Fred Knapp made a motion to approve the revised middle housing amendment. This motion was duly seconded by Dennis Coon. The motion carried by a voice vote of 7-0.

**4. 2024 International Energy Conservation Code** (reordered from agenda item 3)

Ken Cawthorne discussed the recommended changes from the previous meeting. Clarification was provided that if the 2024 IECC is not adopted by Mayor & Council, the 2018 IECC will remain in effect. Dennis Coon discussed the provisions of C405.11 for voltage drops. A motion was made by Ken Cawthorne to strike the words “customer owned service conductors” from Section C405.11. This motion was duly seconded by Jeff Hamstra and the motion carried by a vote of 6-0.

**5. Call to the audience**

Comments were made by Brendan Lyons and Ben Buehler Garcia.

**6. Adjournment**

Meeting was adjourned at 10:53 am.