

Additional Information

**July 22, 2009
Work Session**

Item #5

2006 IBC Adoption

- The 2006 International Energy Conservation Code will be of great benefit, if approved for any future Federal Energy Grants, or Recovery Act Grants.
- The State Legislature is considering a 5-year moratorium on the adoption of any new building codes by municipalities.
- Sedona, Clarkdale, and Yavapai County are on the 2006 and Cottonwood is in the process of adopting the 2006 codes. This will enable better cooperation between the Town, Yavapai County and other municipalities. It will simplify construction for all builders in the Verde Valley being under the same common Code system.
- The 2006 code is the 3rd generation of the I codes and is easier to use and understand for contractors and is more user-friendly for the home owner to use.
- Yavapai County and to the best of my knowledge other municipalities will skip the 2009 codes and it will not be necessary to re-visit this issue until 2013.
- The cost is minimal, technical books only. The technical books will be available to the public at the Community Development Dept and I believe a copy will also be available at the Public Library and they are also available on-line for a fee.
- Yavapai County and the Town of Camp Verde are considering an IGA between their Building Dept and ours. To provide inspection coverage for each other when necessary; For informal 'advice and consult' services from Jack Judd, Chief Building Official in the absence of a certified Building Official for the Town of Camp Verde; Possible formation of a Regional Board of Appeals for the Verde Valley, enabling a greater pool for qualified individuals to serve on this Board; For Town Building Staff to be able to shadow County Plans Examiners learn their system and incorporate applicable portions of the same into the Town system. All this would be greatly facilitated with a common Code reference, for assistance in Plan Review for any large commercial projects that may come to Camp Verde at minimal cost to the Town.
- Each Code has it's own Administration Section and by deleting those from adoption and creating a common Administration Section it alleviates any possible confusion in the interpretation and implementation of the codes.
- It is very common for each municipality and region to make amendments to the code to reflect their unique geographical and climate conditions. The technical amendments proposed are minimum. They were copied from the Yavapai County Resolution by former Building Official Rick Feldman, and copied from Mr. Feldman's draft Resolution by consultant Bert Stone into our Resolution. They fit into our specific region and many are designed to be more accommodating to small business owners.
- May improve the Town's BCEGS insurance rating, and lower certain insurance costs for the Town.

Community Development Staff

*It's in your hands ~
"Build a stronger community- shop locally"*

AGENDA



**SPECIAL/WORK SESSION
MAYOR and COMMON COUNCIL
of the
TOWN OF CAMP VERDE
COUNCIL CHAMBERS
473 S. Main Street, Ste. 106
Wednesday, JULY 22, 2009
6:30 p.m.**

- 1. Call to Order**
- 2. Roll Call**
- 3. Pledge of Allegiance**
- 4. Discussion, consideration and possible direction to staff concerning negotiations on the terms of a proposed Intergovernmental Agreement with the Camp Verde Fire District to provide Fire Safety Code reviews for commercial and/or residential buildings.** Note: Council may vote to go into executive session pursuant to ARS §38-431.02(A)(4) for discussion or consultation with designated representatives in order to consider Council's position and instruct its representatives regarding negotiations on the intergovernmental agreement and ARS §38-431.02(A)(3) for discussion or consultation with the attorney for legal advice. (Staff Resource: Michael Jenkins)
- 5. Discussion of the following, which may also include direction staff:**
 - Elements involved in adopting the 2006 International Code Council Codes and related Public Codes, the Technical Code Amendments and Administrative Building Code and how these provisions will be utilized, if adopted, to regulate construction activity within the Town limits.** (Staff Resource: Michael Jenkins)
- 6. Adjournment**

Posted by:

Virginia Jones

Date/Time:

7-17-09

8:18 a.m

Note: Pursuant to A.R.S. §38-431.03.A.3, the Council may vote to go into Executive Session for purposes of consultation for legal advice with the Town Attorney on any matter listed on the Agenda, or discussion of records exempt by law from public inspection associated with an agenda item.

The Town of Camp Verde Council Chambers is accessible to the handicapped. Those with special accessibility or accommodation needs, such as large typeface print, may request these at the Office of the Town Clerk.



**TOWN OF CAMP VERDE
Agenda Action Form**

Meeting Date: July 22, 2009

Meeting Type: Special Session

Consent Agenda Regular Business

Reference Document: NA

Agenda Title (be exact): Discussion, consideration and possible direction to staff concerning negotiations on the terms of a proposed Intergovernmental Agreement with the Camp Verde Fire District to provide Fire Safety Code reviews and inspections for Commercial and / or Residential buildings.

Purpose and Background Information: The Town and the Fire District currently have an Intergovernmental agreement in place. Over the past year it has been realized that the agreement needed to be broadened to accommodate additional services needed by the Town from the Fire District. Those additional services will be discussed and brought forward to the Council at a later date. It is staff's request, at this time, to receive legal council and direction from the Council on negotiating the terms of the Intergovernmental Agreement.

Recommendation (Suggested Motion): NA

1. Staff Direction.

2. Finance Review: Budgeted Unbudgeted N/A

Finance Director Comments/Fund: N/A

Attorney Review: Yes No N/A

Attorney Comments: Forth comming

Submitting Department: Community Development Department

Contact Person: Michael Jenkins

Action Report prepared by: Michael Jenkins

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**TOWN OF CAMP VERDE
Agenda Action Form**

Meeting Date: July 22, 2009

Meeting Type: Work Session

Consent Agenda **Regular Business**

Reference Documents: Draft Ordinance 2009-A359, Draft Ordinance 2009-A361, Draft Resolution 2009-767 and Draft Resolution 2009-769. Draft Technical Code Amendments and Draft Administrative Building Code.

Agenda Title (be exact):

Discussion of the Mayor and Common Council of the Town Camp Verde, Yavapai County, Arizona regarding the elements involved in adopting the 2006 International Code Council Codes and Related Public Codes, the Technical Code Amendments and Administrative Building Code and how these provisions will be utilized, if adopted, to regulate construction activity within the Town of Camp Verde limits.

Purpose and Background Information:

During the Regular Session of May 27, 2009, Council requested four (4) items concerning the proposed adoption of the 2006 International Code Council Codes (Codes) and Amendments, be pulled for discussion at a future work session. In our prior haste to move forward with the adoption of the Codes, staff failed to appreciate Council's desire to obtain a more thorough understanding of the elements involved with this adoption. With that said, staff would like to apologize for our disregard and provide to Council, a comprehensive analysis regarding all aspects of the Codes adoption and answer any questions that you may have.

After recommendation from our Building Consultant, Stantec, and through staff's research of what Codes other cities/towns/counties currently have adopted, it was found that the Town of Camp Verde is one of few still using the 2003 International Code Council Codes and Related Public Codes (Codes). Adopting the 2006 Codes along with the Technical Code Amendments and the Administrative Building Code will enable the Town of Camp Verde to simplify the utilization and administration of the more current Code requirements to regulate construction activity.

The Technical Code Amendments were created and are used in conjunction with the adopted 2006 ICC Codes. Portions of each 2006 ICC Code are extracted and modified to fit our Community's special circumstances. In most cases, when government entities are adopting new Building Codes, amending the codes to fit an individual community's needs, is common practice.

The Administrative Building Code was created as an advantage, allowing staff to utilize one tool in which to administer the Codes. The majority of our current Codes have administrative guidelines, which are all similar in nature, but not all read the same different. By combining the administrative provisions of each code into one document, simplifies the process of permitting and enforcement. The Administrative Building Code would be one encompassing code that addresses common issues, including, permit validity and permit extensions, and enforcement in regard to illegal building activity and dangerous buildings. In addition, the Administrative Building Code's inclusion in the Town Code, will provide easy accessibility by the public through our website, as currently, the Codes can only be viewed through the Code Books available in the Building Department office and at the Town's Library.

Additional items include, **1.)** Remaining with the currently adopted 2003 International Fire Code in conjunction with the Camp Verde Fire District through our Intergovernmental Agreement (IGA); **2.)** Removing the 2003 International Property Maintenance Code and using the 2006 International Codes and Related Codes, Technical Amendments and the Administrative Building Code, to envelop these requirements; **3.)** Adopting the 2006 International Existing Building Code to administer requirements in regard to existing buildings, that are not covered under the current Codes; **4.)** Adopting the 2006 International Energy Conservation Code, giving the Town of Camp Verde a guide to administer provisions for current innovations in the field of energy conservation.

Recommendation (Suggested Motion):

1. Move to direct staff to prepare Ordinances and/or Resolutions for consideration at a future Council Session, in adopting the 2006 International Code Council Codes and Related Public Codes, the Technical Code Amendments and the Administrative Building Code.

Finance Review: Budgeted Unbudgeted N/A

Finance Director Comments/Fund: N/A

Attorney Review: Yes No N/A

Attorney Comments: N/A

Submitting Department: Building Department

Contact Person: Becky Oium

Action Report prepared by: B. Oium

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ORDINANCE 2009-A359

AN ORDINANCE OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CAMP VERDE, YAVAPAI COUNTY, ARIZONA, ADOPTING BY REFERENCE THE 2006 INTERNATIONAL CODE COUNCIL CODES, (ICC), AND RELATED PUBLIC CODES, AND THE "TOWN OF CAMP VERDE TECHNICAL CODE AMENDMENTS", AMENDING TOWN CODE CHAPTER 7 – BUILDING, ARTICLE 7-1, AND ADDING SECTION 7-1-100, ESTABLISHING FEE SCHEDULES, AND PROSCRIBING PENALTIES FOR VIOLATIONS THEREOF.

WHEREAS, the Town Council adopted Ordinance 2004-A274 on March 3, 2004, Chapter 7 - Building, Article 7-1, Adoption of the 2003 International Code Council Codes, (ICC) and Related Public Codes of the Town Code, establishing fee schedules, and proscribing penalties for violations thereof, and

WHEREAS, the Town Council adopted Ordinance 2007-A341 amending Ordinance 2004-A274, adopting by reference the 2003 International Plumbing Code, (IPC), and 2003 International Building Code Appendix J – Grading, establishing fee schedules, and proscribing penalties for violations thereof, and

WHEREAS, it is in the best interest of the Town council and staff in preserving the public health safety and welfare, to replace the currently established 2003 International Code Council Codes, (ICC), and Related Public Codes, with the 2006 International Code Council Codes, (ICC), and Related Public Codes, and

WHEREAS, it is in the best interest of the Town council and staff in preserving the public health safety and welfare, to adopt the "Town of Camp Verde Technical Code Amendments Chapter 7 – Building, Article 7-1, Adding Section 7-1-100, of the Town of Camp Verde Code", three copies of which are on file in the office of Community Development, which document was made public record by Resolution No. 2009-767, and

WHEREAS, the International Code Council Codes and related codes as set forth in this ordinance, together with all future amendments, revisions, and modifications as issued by the respective publishing agencies, upon adoption of this ordinance, shall be kept on file with the Town Clerk, and the Building Department,

NOW THEREFORE, THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CAMP VERDE RESOLVE TO ADOPT BY REFERENCE AND CHANGE THE TOWN CODE AS FOLLOWS:

Section 1. Chapter 7 – Building, Article 7-1, Adoption of the 2003 International Code Council Codes (ICC), and related public codes of the Town Code is amended to read:

CHAPTER 7
BUILDING
Article 7-1

ADOPTION OF THE ~~2003~~ **2006** INTERNATIONAL CODE COUNCIL CODES, (ICC)
AND RELATED PUBLIC CODES

PURSUANT TO ARS §9-802 (AS AMENDED), THE TOWN HEREBY ADOPTS FOR APPLICATION AND ENFORCEMENT FOR ALL CONSTRUCTION WITHIN TOWN LIMITS THE FOLLOWING CODES HERETOFORE IN EXISTENCE, TOGETHER WITH ALL FUTURE AMENDMENTS, REVISIONS, AND MODIFICATIONS AS ISSUED BY THE RESPECTIVE PUBLISHING AGENCIES.

1. ~~2003~~ **2006** INTERNATIONAL CODE COUNCIL CODES, PUBLISHED BY THE INTERNATIONAL CODE COUNCIL INCORPORATED, ~~2003~~ **2006** EDITION.
2. ~~2003 INTERNATIONAL CODE COUNCIL CODE STANDARDS, PUBLISHED BY THE INTERNATIONAL CODE COUNCIL INCORPORATED, (ICC), 2003~~
3. ~~2003 INTERNATIONAL FIRE CODE, 2006 INTERNATIONAL BUILDING CODE, INCLUDING ALL APPENDIX, PUBLISHED BY THE INTERNATIONAL CODE COUNCIL INCORPORATED, (ICC), 2003 2006 EDITION.~~
4. ~~2003~~ **2006** INTERNATIONAL FUEL GAS CODE, PUBLISHED BY THE INTERNATIONAL CODE COUNCIL INCORPORATED, (ICC), ~~2003~~ **2006** EDITION.
5. ~~2003~~ **2006** INTERNATIONAL MECHANICAL CODE, PUBLISHED BY THE INTERNATIONAL CODE COUNCIL INCORPORATED, (ICC), ~~2003~~ **2006** EDITION.
6. ~~2003 INTERNATIONAL PROPERTY MAINTENANCE CODE, PUBLISHED BY THE INTERNATIONAL CODE COUNCIL INCORPORATED, (ICC), 2003 EDITION.~~
7. **2006** INTERNATIONAL PLUMBING CODE, PUBLISHED BY THE INTERNATIONAL CODE COUNCIL INCORPORATED, (ICC), **2006** EDITION.
8. ~~2003 INTERNATIONAL PRIVATE SEWAGE DISPOSAL CODE, PUBLISHED BY THE INTERNATIONAL CODE COUNCIL INCORPORATED, (ICC), 2003 EDITION.~~
9. ~~2002~~ 2005 NATIONAL ELECTRICAL CODE, PUBLISHED BY THE NATIONAL FIRE PROTECTION ASSOCIATION, ~~2002~~ 2005 EDITION.
10. ~~2003~~ **2006** INTERNATIONAL RESIDENTIAL CODE, PUBLISHED BY THE INTERNATIONAL CODE COUNCIL INCORPORATED, (ICC), ~~2003~~ **2006** EDITION.
11. ~~NATIONAL FIRE PROTECTION ASSOCIATION STANDARDS, PUBLISHED BY THE NATIONAL FIRE PROTECTION ASSOCIATION, 2002 EDITION.~~

12. ~~2003 INTERNATIONAL BUILDING CODE ASTM REFERENCED STANDARDS, PUBLISHED BY THE AMERICAN SOCIETY FOR TESTING & MATERIALS, 2003 EDITION.~~
13. ~~2003 INTERNATIONAL PLUMBING CODE, PUBLISHED BY THE INTERNATIONAL CODE COUNCIL INCORPORATED, (ICC), 2003 EDITION.~~
14. ~~2003 INTERNATIONAL BUILDING CODE, APPENDIX J GRADING, PUBLISHED BY THE INTERNATIONAL CODE COUNCIL INCORPORATED, (ICC), 2003 EDITION.~~
15. AND AMENDMENTS **2006 EXISTING BUILDING CODE, PUBLISHED BY THE INTERNATIONAL CODE COUNCIL INCORPORATED, (ICC), 2006 EDITION.**
16. **2006 INTERNATIONAL ENERGY CONSERVATION CODE, PUBLISHED BY THE INTERNATIONAL CODE COUNCIL INCORPORATED, (ICC), 2006 EDITION.**
17. AND AMENDMENTS

THE EFFECTIVE DATE OF THE ORDINANCE SHALL BE ~~APRIL 2, 2004~~ **SEPTEMBER 1, 2009**, AFTER WHICH ALL NEW CONSTRUCTION AND WORK IN PROGRESS SHALL MEET THE STANDARDS SET FORTH IN THE ICC AND THE ABOVE-RELATED CODES.

THE TOWN COUNCIL SHALL ADOPT FEE SCHEDULES FOR INSPECTION AND CERTIFICATION UNDER THE CODES FROM TIME TO TIME, UPON RECOMMENDATION OF THE COMMUNITY DEVELOPMENT DIRECTOR.

AT LEAST THREE (3) COPIES OF THE ICC AND THE ABOVE CODES, AND ANY FUTURE AMENDMENTS OR REVISIONS, SHALL BE KEPT ON FILE IN THE COMMUNITY DEVELOPMENT DEPARTMENT. ALL COPIES SHALL BE READILY AVAILABLE FOR INSPECTION, INCLUDING ANY SUPPLEMENTARY PAMPHLETS OR EXPLANATORY BOOKLETS FOR DISTRIBUTION TO THE PUBLIC.

IT SHALL BE UNLAWFUL FOR ANY PERSON, FIRM, OR CORPORATION TO ERECT, CONSTRUCT, ENLARGE, ALTER, REPAIR, MOVE, IMPROVE, REMOVE, CONVERT OR DEMOLISH, EQUIP, USE, OCCUPY OR MAINTAIN ANY BUILDING OR STRUCTURE OR CAUSE OR PERMIT THE SAME TO BE DONE IN VIOLATION OF ANY STANDARD OR PROVISION OF THE ~~UBC~~ **ICC** AND ABOVE RELATED CODES, INCLUDING THEIR SUBSEQUENT REVISIONS AND MODIFICATIONS. VIOLATIONS FOR A FIRST OFFENSE, PER SITE OR PER PERSON, SHALL BE A PETTY OFFENSE AND FOR ANY SECOND OR SUBSEQUENT OFFENSE COMMITTED WITHIN TWELVE (12) MONTHS OF ANY PRIOR CITATION OR CONVICTION, A CLASS 2 MISDEMEANOR.

IN ADDITION TO THE CRIMINAL PENALTIES, THE COURT, UPON CONVICTION, MAY ORDER ABATEMENT OR REMOVAL OF THE CONSTRUCTION, AND ISSUE APPROPRIATE INJUNCTIVE RELIEF. THE ~~DIRECTOR OF COMMUNITY DEVELOPMENT~~ **BUILDING OFFICIAL** SHALL ISSUE NO FINAL CERTIFICATE OF OCCUPANCY UNTIL THE CONSTRUCTION OR ACTION DESCRIBED IN THIS PARAGRAPH HAS BEEN INSPECTED AND SHOWN TO MEET ALL ICC AND RELATED CODE REQUIREMENTS, AND ALL FEES TO THE TOWN PAID.

THE CHIEF BUILDING OFFICIAL, **AS DEFINED IN ARTICLE SECTION 7-7-703**, SHALL BE THE ADMINISTRATIVE AUTHORITY DULY APPOINTED TO ENFORCE THESE CODES.

ANY PERSON FOUND GUILTY OF VIOLATING ANY PROVISION OF THIS ORDINANCE SHALL BE GUILTY OF A CLASS 2 MISDEMEANOR. EACH DAY THAT A VIOLATION CONTINUES SHALL BE A SEPARATE OFFENSE AND PUNISHABLE AS A SEPARATE OFFENSE.

THE EFFECTIVE DATE OF THE ORDINANCE SHALL BE ~~APRIL 2, 2004~~ **SEPTEMBER 1, 2009**, AFTER WHICH ALL NEW CONSTRUCTION AND WORK IN PROGRESS SHALL MEET THE STANDARDS SET FORTH IN THE ICC AND THE ABOVE-RELATED CODES.

THE TOWN COUNCIL SHALL ADOPT FEE SCHEDULES FOR INSPECTION AND CERTIFICATION UNDER THE CODES FROM TIME TO TIME, UPON RECOMMENDATION OF THE COMMUNITY DEVELOPMENT DIRECTOR.

AT LEAST THREE (3) COPIES OF THE ICC AND THE ABOVE CODES, AND ANY FUTURE AMENDMENTS OR REVISIONS, SHALL BE KEPT ON FILE IN THE COMMUNITY DEVELOPMENT DEPARTMENT. ALL COPIES SHALL BE READILY AVAILABLE FOR INSPECTION, INCLUDING ANY SUPPLEMENTARY PAMPHLETS OR EXPLANATORY BOOKLETS FOR DISTRIBUTION TO THE PUBLIC.

IT SHALL BE UNLAWFUL FOR ANY PERSON, FIRM, OR CORPORATION TO ERECT, CONSTRUCT, ENLARGE, ALTER, REPAIR, MOVE, IMPROVE, REMOVE, CONVERT OR DEMOLISH, EQUIP, USE, OCCUPY OR MAINTAIN ANY BUILDING OR STRUCTURE OR CAUSE OR PERMIT THE SAME TO BE DONE IN VIOLATION OF ANY STANDARD OR PROVISION OF THE ~~UBC~~ **ICC** AND ABOVE RELATED CODES, INCLUDING THEIR SUBSEQUENT REVISIONS AND MODIFICATIONS. VIOLATIONS FOR A FIRST OFFENSE, PER SITE OR PER PERSON, SHALL BE A PETTY OFFENSE AND FOR ANY SECOND OR SUBSEQUENT OFFENSE COMMITTED WITHIN TWELVE (12) MONTHS OF ANY PRIOR CITATION OR CONVICTION, A CLASS 2 MISDEMEANOR.

IN ADDITION TO THE CRIMINAL PENALTIES, THE COURT, UPON CONVICTION, MAY ORDER ABATEMENT OR REMOVAL OF THE CONSTRUCTION, AND ISSUE APPROPRIATE INJUNCTIVE RELIEF. THE DIRECTOR OF COMMUNITY DEVELOPMENT SHALL ISSUE NO FINAL CERTIFICATE OF OCCUPANCY UNTIL THE CONSTRUCTION OR ACTION DESCRIBED IN THIS PARAGRAPH HAS BEEN INSPECTED AND SHOWN TO MEET ALL ICC AND RELATED CODE REQUIREMENTS, AND ALL FEES TO THE TOWN PAID.

THE BUILDING OFFICIAL, AS DEFINED IN ARTICLE 7-4, SHALL BE THE ADMINISTRATIVE AUTHORITY DULY APPOINTED TO ENFORCE THESE CODES.

Section 2. That certain document known as "Town of Camp Verde Technical Code Amendments", three copies of which are on file in the office of the town clerk, which document was made public record by Resolution No. 2009-767 of the Town of Camp Verde, Arizona, is hereby referred to, adopted and made part hereof as if fully set out in this ordinance

Section 3. All ordinances or parts of ordinances, including Ordinance 2004-A274 and Ordinance 2007-A341, adopted by the Town of Camp Verde in conflict with the provisions of this ordinance or any part of the code adopted herein by reference are hereby repealed, effective as of the day this ordinance is effective.

Section 4. Where applicable, any person found guilty of violating any provision of this ordinance shall be guilty of a Class 2 misdemeanor. Each day that a violation continues shall be a separate offense punishable as a separate offense.

Section 5. Following completion of publication and any posting as required by law, this ordinance will become effective September 1, 2009.

PASSED AND APPROVED by a majority vote of the Town Council of Camp Verde, Arizona, this ____ day of _____ 2009.

Bob Burnside, Mayor

Date: _____

Approved as to Form:

Attest:

Deborah Barber, Town Clerk

Attorney

DRAFT

Effective _____

Publish _____ & _____

Posted by _____ Date/Time: _____

RESOLUTION NO. 2009-767

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE TOWN OF CAMP VERDE, ARIZONA, DECLARING AS A PUBLIC RECORD THAT CERTAIN DOCUMENT FILED WITH THE TOWN CLERK AND ENTITLED "TOWN OF CAMP VERDE TECHNICAL CODE AMENDMENTS CHAPTER 7 – BUILDING, ARTICLE 7-1, SECTION 7-1-100 OF THE TOWN OF CAMP VERDE CODE" OF THE TOWN OF CAMP VERDE, ARIZONA.

THAT certain document entitled "TOWN OF CAMP VERDE TECHNICAL CODE AMENDMENTS CHAPTER 7 – BUILDING, ARTICLE 7-1, SECTION 7-1-100 OF THE TOWN OF CAMP VERDE CODE" OF THE TOWN OF CAMP VERDE, ARIZONA, three copies of which are on file in the office of Community Development, is hereby declared to be a public record, and said copies are ordered to remain on file for distribution to the public.

PASSED AND ADOPTED BY THE Mayor and Council of the Town of Camp Verde, Arizona, this _____ day of _____, 2009.

DRAFT _____
Mayor

ATTEST:

Town Clerk

APPROVED AS TO FORM:

Town Attorney

CHAPTER 7
BUILDING
Article 7-1
ADOPTION OF THE 2006 INTERNATIONAL CODE COUNCIL CODES, (ICC)
AND RELATED PUBLIC CODES

SECTION 7-1-100 TOWN OF CAMP VERDE TECHNICAL CODE AMENDMENTS

THE ABOVE LISTED DOCUMENTS ARE HEREBY AMENDED FOR THE INCORPORATED AREAS OF THE TOWN OF CAMP VERDE.

INTERNATIONAL BUILDING CODE, 2006 EDITION, ADOPTED BY REFERENCE

THE INTERNATIONAL BUILDING CODE, 2006 EDITION, INCLUDING APPENDIX J AND HEREBY REFERRED TO, ADOPTED, AND MADE A PART HERE OF AS SET FORTH HEREIN, EXCEPTING SUCH PORTIONS AS ARE HEREINAFTER DELETED, MODIFIED OR AMENDED.

CHAPTER 1 ADMINISTRATION. IS DELETED IN IT'S ENTIRETY AND REPLACED WITH THE REQUIREMENTS OF THE TOWN OF CAMP VERDE ADMINISTRATIVE BUILDING CODE AS ADOPTED AND FROM TIME TO TIME AMENDED.

SECTION 3109.3 – PUBLIC SWIMMING POOLS IS AMENDED BY THE DELETION OF FOUR FEET (1290 MM) AND THE INSERTION OF FIVE FEET (1613 MM).

SECTION 3109.4.1 – BARRIERS HEIGHT AND CLEARANCES IS AMENDED BY THE DELETION OF FORTY-EIGHT INCHES (1219 MM) AND THE INSERTION OF SIXTY INCHES (1530 MM).

SECTION 3109.4.1.7 GATES IS AMENDED BY REVISION OF THE LAST SENTENCE TO READ AS FOLLOWS:

3109.4.1.7 – GATES. WHERE THE RELEASE MECHANISM OF THE SELF-LATCHING DEVICE IS LOCATED LESS THAN FIFTY-FOUR INCHES (1372 MM) FROM THE BOTTOM OF THE GATE, THE RELEASE MECHANISM SHALL BE LOCATED ON THE POOL SIDE OF THE GATE AT LEAST FIVE INCHES (127 MM) BELOW THE TOP OF THE GATE, AND THE GATE AND BARRIER SHALL HAVE OPENINGS NOT GREATER THAN 0.5 INCH (12.7 MM) WITHIN EIGHTEEN INCHES (457 MM) OF THE RELEASE MECHANISM.

SECTION 3109.4.1.8 DWELLING WALL AS A BARRIER IS HEREBY AMENDED BY THE ADDITION OF #4 TO READ AS FOLLOWS:

4. EMERGENCY ESCAPE AND RESCUE WINDOWS FOR SLEEPING ROOMS WHICH FACE WITHIN A SWIMMING POOL ENCLOSURE SHALL BE EQUIPPED WITH A LATCHING DEVICE LOCATED FIFTY-FOUR INCHES (1372 MM) ABOVE THE FLOOR. ALL OTHER OPERABLE DWELLING UNIT WINDOWS FACING WITHIN THE SWIMMING POOL ENCLOSURE SHALL BE EQUIPPED WITH SCREWED-IN-PLACE WIRE MESH SCREEN, A KEYED LOCK THAT PREVENTS OPENING THE WINDOW MORE THAN FOUR INCHES

(102 MM), OR A LATCHING DEVICE LOCATED NOT LESS THAN FIFTY-FOUR INCHES (1372 MM) ABOVE THE FLOOR.

SECTION 3401.3 – COMPLIANCE WITH OTHER CODES IS AMENDED BY DELETION OF INTERNATIONAL PRIVATE SEWAGE DISPOSAL CODE, AND ICC ELECTRIC CODE.

INTERNATIONAL FUEL GAS CODE, 2006 EDITION, ADOPTED BY REFERENCE

THE INTERNATIONAL FUEL GAS CODE, 2006 EDITION, INCLUDING APPENDIXES A, B, C AND D, AND HEREBY REFERRED TO, ADOPTED, AND MADE A PART HERE OF AS SET FORTH HEREIN, EXCEPTING SUCH PORTIONS AS ARE HEREINAFTER DELETED, MODIFIED OR AMENDED.

CHAPTER 1 ADMINISTRATION. IS DELETED IN IT'S ENTIRETY AND REPLACED WITH THE REQUIREMENTS OF THE TOWN OF CAMP VERDE ADMINISTRATIVE BUILDING CODE AS ADOPTED AND FROM TIME TO TIME AMENDED.

SECTION 404.9 – MINIMUM BURIAL DEPTH IS AMENDED BY ADDING THE FOLLOWING SENTENCE TO THE END OF THE SECTION TO READ AS FOLLOWS:

404.9 – MINIMUM BURIAL DEPTH. UNDERGROUND FERROUS GAS PIPING SHALL BE ELECTRICALLY ISOLATED FROM THE REST OF THE GAS SYSTEM WITH LISTED OR APPROVED ISOLATION FITTINGS (DIELECTIC UNION) INSTALLED A MINIMUM SIX INCHES (152 MM) ABOVE GRADE. ALL NONMETALLIC PIPING SHALL BE INSTALLED WITH A YELLOW 18 AWG TRACER WIRE TERMINATING 12 INCHES (305 MM) ABOVE GRADE AT EACH END.

SECTION 409.1.3 – GAS PIPING INSTALLATIONS, SHUTOFF VALVES, ACCESS TO SHUTOFF VALVES IS HEREBY AMENDED BY ADDING A SECOND SENTENCE TO READ AS FOLLOWS:

409.1.3 – GAS PIPING INSTALLATIONS, SHUTOFF VALVES, ACCESS TO SHUTOFF VALVES. ALL BUILDINGS SHALL BE PROVIDED WITH A SHUTOFF VALVE LOCATED AT THE BUILDING ON THE DOWNSTREAM SIDE OF THE GAS METER.

INTERNATIONAL MECHANICAL CODE, 2006 EDITION, ADOPTED BY REFERENCE

THE INTERNATIONAL MECHANICAL CODE, 2006 EDITION, INCLUDING APPENDIX A AND HEREBY REFERRED TO, ADOPTED, AND MADE A PART HERE OF AS SET FORTH HEREIN, EXCEPTING SUCH PORTIONS AS ARE HEREINAFTER DELETED, MODIFIED OR AMENDED.

CHAPTER 1 ADMINISTRATION. IS DELETED IN IT'S ENTIRETY AND REPLACED WITH THE REQUIREMENTS OF THE TOWN OF CAMP VERDE ADMINISTRATIVE BUILDING CODE AS ADOPTED AND FROM TIME TO TIME AMENDED.

INTERNATIONAL PLUMBING CODE, 2006 EDITION, ADOPTED BY REFERENCE

THE INTERNATIONAL PLUMBING CODE, 2006 EDITION, INCLUDING APPENDIXES B, D,

F AND G, AND HEREBY REFERRED TO, ADOPTED, AND MADE A PART HERE OF AS SET FORTH HEREIN, EXCEPTING SUCH PORTIONS AS ARE HEREINAFTER DELETED, MODIFIED OR AMENDED.

CHAPTER 1 ADMINISTRATION. IS DELETED IN IT'S ENTIRETY AND REPLACED WITH THE REQUIREMENTS OF THE TOWN OF CAMP VERDE ADMINISTRATIVE BUILDING CODE AS ADOPTED AND FROM TIME TO TIME AMENDED.

SECTION 305.6.1 – SEWER DEPTH IS HEREBY AMENDED TO READ AS FOLLOWS:

305.6.1 – SEWER DEPTH. BUILDING SEWERS THAT CONNECT TO PRIVATE SEWAGE DISPOSAL SYSTEMS SHALL BE A MINIMUM OF TWELVE INCHES (305 MM) BELOW FINISHED GRADE AT THE POINT OF SEPTIC TANK CONNECTION. ALL NONMETALLIC BUILDING SEWERS SHALL BE INSTALLED WITH A GREEN 18 AWG TRACER WIRE TERMINATING 12 INCHES (305 MM) ABOVE GRADE AT EACH END.

CHAPTER 4 FIXTURES, FAUCETS AND FIXTURE FITTINGS

SECTION 403 – MINIMUM PLUMBING FACILITIES

TABLE 403.1 – MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES IS HEREBY AMENDED BY ADDITION OF NEW FOOTNOTE “E” TO READ AS FOLLOWS:

TABLE 403.1 – MINIMUM NUMBER OF FIXTURES.

E. WATER COOLERS OR BOTTLED WATER DISPENSERS MAY BE SUBSTITUTED FOR DRINKING FOUNTAINS IN A, B AND M OCCUPANCIES WITH TWENTY-FIVE (25) OR FEWER OCCUPANTS.

SECTION 504.6 – REQUIREMENTS FOR DISCHARGE PIPE, ITEM #5 IS AMENDED TO READ AS FOLLOWS:

504.6 – REQUIREMENTS FOR DISCHARGE PIPE.

5. DISCHARGE TO THE FLOOR, TO AN INDIRECT WASTE RECEPTOR OR TO THE OUTDOORS. WHERE DISCHARGING TO THE OUTDOORS, DISCHARGE PIPING SHALL BE NO LESS THAN SIX INCHES (152 MM) AND NO GREATER THAN TWENTY-FOUR INCHES (610 MM) FROM GRADE.

SECTION 603 – WATER SERVICE PIPE INSTALLATION IS HEREBY AMENDED AS A NEW SECTION TO READ AS FOLLOWS:

603.1 – WATER SERVICE PIPE INSTALLATION. THE INSTALLATION OF THE WATER SERVICE PIPE SHALL COMPLY WITH SECTION 603.1.1.

603.1.1 – BURIAL DEPTH. THE WATER SERVICE PIPE SHALL BE BURIED A MINIMUM OF EIGHTEEN INCHES (457 MM) BELOW THE FINISH GRADE. ALL NONMETALLIC SERVICE PIPING SHALL BE INSTALLED WITH A BLUE 18 AWG TRACER WIRE TERMINATING 12 INCHES (305 MM) ABOVE GRADE AT EACH END.

SECTION 715.1 – SANITARY DRAINAGE; BACKWATER VALVES; SEWAGE BACKFLOW IS AMENDED TO READ AS FOLLOWS:

715.1 – SANITARY DRAINAGE; BACKWATER VALVES; SEWAGE BACKFLOW. AN APPROVED BACKWATER VALVE SHALL PROTECT ALL STRUCTURES CONNECTED TO A PUBLIC SEWER SYSTEM.

SECTION 904.1 – ROOF EXTENSION IS AMENDED BY THE INSERTION OF TWELVE INCHES (12”).

NATIONAL ELECTRICAL CODE, 2005 EDITION, ADOPTED BY REFERENCE

THE NATIONAL ELECTRICAL CODE, 2005 EDITION, AND HEREBY REFERRED TO, ADOPTED, AND MADE A PART HERE OF AS SET FORTH HEREIN, EXCEPTING SUCH PORTIONS AS ARE HEREINAFTER DELETED, MODIFIED OR AMENDED.

ARTICLE 90-1 (E) – ADMINISTRATION AND ENFORCEMENT IS HEREBY ADDED AS A SUB PARAGRAPH TO READ AS FOLLOWS:

ARTICLE 90-1 (E) – ADMINISTRATION AND ENFORCEMENT – FOR THE PURPOSE OF ADMINISTRATION AND ENFORCEMENT OF THE REQUIREMENTS OF THIS CODE AND AMENDMENTS THERETO, THE PROVISIONS OF THE TOWN OF CAMP VERDE ADMINISTRATIVE BUILDING CODE AS ADOPTED BY SEPARATE ORDINANCE, AND AS MAY BE AMENDED FROM TIME TO TIME, SHALL APPLY.

ARTICLE 210.8 GROUND-FAULT CIRCUIT INTERRUPTER PROTECTION FOR PERSONNEL IS HEREBY AMENDED TO READ AS FOLLOWS:

(7) CONVENIENCE RECEPTACLES LOCATED WITHIN SIX FEET (1.8 M) OF ANY SINK, WASHBASIN, TUB OR SHOWER.

INTERNATIONAL RESIDENTIAL CODE, 2006 EDITION, ADOPTED BY REFERENCE

THE INTERNATIONAL RESIDENTIAL CODE, 2006 EDITION, INCLUDING APPENDIXES A, B, C, G, H, J, AND Q, AND HEREBY REFERRED TO, ADOPTED, AND MADE A PART HERE OF AS SET FORTH HEREIN, EXCEPTING SUCH PORTIONS AS ARE HEREINAFTER DELETED, MODIFIED OR AMENDED.

CHAPTER 1 ADMINISTRATION. IS DELETED IN IT'S ENTIRETY AND REPLACED WITH THE REQUIREMENTS OF THE TOWN OF CAMP VERDE ADMINISTRATIVE BUILDING CODE AS ADOPTED AND FROM TIME TO TIME AMENDED.

SECTION R301 – DESIGN CRITERIA

TABLE R301.2 (1)

CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

ROOF	WIND	SEISMIC	SUBJECT TO DAMAGE FROM	WINTER	ICE BARRIER
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			WEATHERING	FROST LINE DEPTH	TERMITE		
20	90 MPH EXPOSURE C	C	MODERATE	12 INCHES (305 MM)	MODERATE TO HEAVY	20°	NO

FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP
REFER TO FLOOD PLAIN UNIT	194	53°

TABLE R301.5 IS AMENDED BY DELETION OF DESIGN LOAD 20 IN ATTICS WITH STORAGE AND 30 IN SLEEPING ROOMS AND REPLACE WITH 40 IN BOTH AREAS.

USE	LIVE LOAD
ATTICS WITH STORAGE ^{B, E}	40
SLEEPING ROOMS	40

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SECTION R309 – GARAGES AND CARPORTS

SECTION R309.1 – OPENING PROTECTION IS AMENDED BY THE ADDITION OF THE SENTENCE TO READ AS FOLLOWS:

R309.1 – OPENING PROTECTION. DOORS PROVIDING PROTECTION SHALL BE MAINTAINED SELF-CLOSING AND SELF-LATCHING.

SECTION R403.1.1 – MINIMUM SIZE IS HEREBY AMENDED BY ADDITION OF THE FOLLOWING SECTION TO READ AS FOLLOWS:

R403.1.1 – MINIMUM SIZE. CONTINUOUS SPREAD CONCRETE FOOTINGS SHALL BE REINFORCED WITH AT LEAST ONE NO. 4 HORIZONTAL REINFORCEMENT BAR LOCATED THREE INCHES (76 MM) FROM THE BOTTOM OF THE FOOTING. MONOLITHIC INTERIOR AND EXTERIOR CONCRETE FOOTINGS SHALL BE REINFORCED WITH AT LEAST ONE NO. 4 HORIZONTAL BAR LOCATED THREE INCHES (76 MM) FROM THE BOTTOM OF THE FOOTING AND ONE NO. 4 BAR LOCATED THREE INCHES (76 MM) FROM THE TOP OF THE SLAB. PIER AND COLUMN FOOTINGS SHALL BE REINFORCED WITH ONE NO. 4 HORIZONTAL BAR SPACED NO MORE THAN TWELVE INCHES (305 MM) IN EACH DIRECTION AND LOCATED THREE INCHES (76 MM) FROM THE BOTTOM OF THE FOOTING.

SECTION R403.1.3.1 – FOUNDATIONS AND STEM WALLS IS HEREBY DELETED IN ITS ENTIRETY AND REVISED TO READ AS FOLLOWS:

R403.1.3.1 – FOUNDATIONS AND STEM WALLS. FOUNDATIONS AND STEM WALLS

SHALL BE PROVIDED WITH THE FOLLOWING STEEL REINFORCEMENT, UNLESS AN ENGINEERED DESIGN IS PROVIDED:

- 1. FOR NON-RETAINING STEM WALLS LESS THAN TWENTY FOUR INCHES (610 MM) IN HEIGHT, A BOND BEAM COMPOSED OF ONE NO. 4 HORIZONTAL BAR IS REQUIRED AT THE TOP OF THE WALL AND ONE NO. 4 VERTICAL BAR IS PROVIDED AT FORTY-EIGHT INCHES (1219 MM) ON CENTER. THE VERTICAL REINFORCEMENT SHALL EXTEND INTO THE FOOTING WITH A BENT HOOK HAVING A MINIMUM OF SIX-INCH (152 MM) 90° BEND.**
- 2. FOR STEM WALLS TWENTY-FOUR INCHES (610 MM) TO FORTY-EIGHT INCHES (1219 MM) IN HEIGHT, A BOND BEAM COMPOSED OF TWO NO. 4 HORIZONTAL BAR, OR ONE NO. 5 BAR IS REQUIRED AT THE TOP OF THE WALL AND ONE NO. 4 VERTICAL BAR IS PROVIDED AT FORTY-EIGHT INCHES (1219 MM) ON CENTER. THE VERTICAL REINFORCEMENT SHALL EXTEND INTO THE FOOTING WITH A BENT HOOK HAVING A MINIMUM OF SIX-INCH (152 MM) 90° BEND.**

SECTION R404.1.1 – MASONRY FOUNDATION WALLS IS HEREBY AMENDED BY DELETION IN ITS ENTIRETY AND REVISED TO READ AS FOLLOWS:

R404.1.1 – MASONRY FOUNDATION WALLS. CONCRETE MASONRY FOUNDATION WALLS SHALL BE CONSTRUCTED AS SET FORTH IN TABLES R404.1.1 (2), (3) AND (4) FOR THE MOST RESTRICTIVE DESIGN SOIL CLASS PROVIDED THAT THE MINIMUM VERTICAL REINFORCEMENT IS ONE NO. 4 SPACED NO MORE THAN FORTY-EIGHT INCHES (1219 MM) ON CENTER AND SHALL ALSO COMPLY WITH THE PROVISIONS OF THIS SECTION AND THE APPLICABLE PROVISIONS OF SECTIONS R606, R607 AND R608. IN SEISMIC DESIGN CATEGORY D₀, D₁ AND D₂, CONCRETE MASONRY FOUNDATION WALLS SHALL COMPLY WITH SECTION R404.1.4. RUBBLE STONE MASONRY WALLS SHALL NOT BE USED IN SEISMIC DESIGN CATEGORY D₀, D₁ D₂ OR C.

TABLE R404.1.1 (5) – FOUNDATIONS, CONCRETE FOUNDATION WALLS IS HEREBY AMENDED BY THE ADDITION OF NEW SUBSECTION “M” TO READ AS FOLLOWS:

R404.1.1 (5) – FOUNDATIONS, CONCRETE FOUNDATION WALLS.

- M. WHERE TABLE R404.1.1 (5) PERMITS PLAIN CONCRETE WALLS, NOT LESS THAN ONE NO. 4 VERTICAL BAR AT A SPACING NOT TO EXCEED FORTY-EIGHT INCHES (1219 MM) ON CENTER, SHALL BE PROVIDED.**

SECTION R404.1.8 – RUBBLE STONE MASONRY IS HEREBY DELETED IN ITS ENTIRETY.

TABLE R404.4 (2) – 7.5 INCH THICK FLAT ICF FOUNDATION WALLS, SUBSECTION “C” IS HEREBY DELETED AND REPLACED WITH A NEW SUBSECTION “C” TO READ AS FOLLOWS:

- C. N/R DENOTES NOT LESS THAN ONE NO. 4 VERTICAL BAR AT A SPACING NOT TO EXCEED FORTY-EIGHT INCHES (1219 MM) ON CENTER, SHALL BE PROVIDED.**

TABLE R404.4 (3) – 9.5 INCH THICK FLAT ICF FOUNDATION WALLS, SUBSECTION “C” IS HEREBY DELETED AND REPLACED WITH A NEW SUBSECTION “C” TO READ AS FOLLOWS:

- C. N/R DENOTES NOT LESS THAN ONE NO. 4 VERTICAL BAR AT A SPACING NOT TO EXCEED FORTY-EIGHT INCHES (1219 MM) ON CENTER, SHALL BE PROVIDED.**

SECTION P2603.6 – FREEZING IS AMENDED BY THE REVISION OF THE LAST SENTENCE TO READ AS FOLLOWS:

P2603.6 – FREEZING. WATER SERVICE PIPE SHALL BE INSTALLED NOT LESS THAN EIGHTEEN INCHES (457 MM) DEEP AND NOT LESS THAN SIX INCHES (152 MM) BELOW THE FROST LINE. ALL NONMETALLIC PIPING SHALL BE INSTALLED WITH A BLUE 18 AWG TRACER WIRE TERMINATING 12 INCHES (305 MM) ABOVE GRADE AT EACH END.

SECTION P2603.6.1 – SEWER DEPTH IS HEREBY AMENDED TO READ AS FOLLOWS:

P2603.6.1 – SEWER DEPTH. BUILDING SEWERS THAT CONNECT TO PRIVATE SEWAGE DISPOSAL SYSTEMS SHALL BE A MINIMUM OF TWELVE INCHES (305 MM) BELOW FINISHED GRADE AT THE POINT OF SEPTIC TANK CONNECTION. BUILDING SEWERS SHALL BE A MINIMUM OF TWELVE INCHES (305 MM) BELOW GRADE. ALL NONMETALLIC BUILDING SEWERS SHALL BE INSTALLED WITH A GREEN 18 AWG TRACER WIRE TERMINATING 12 INCHES (305 MM) ABOVE GRADE AT EACH END.

SECTION AG 102 – DEFINITIONS

SWIMMING POOL IS AMENDED TO READ AS FOLLOWS:

SWIMMING POOL. ANY STRUCTURE INTENDED FOR SWIMMING OR RECREATIONAL BATHING THAT CONTAINS WATER OVER EIGHTEEN INCHES (457 MM) INCHES DEEP. THIS INCLUDES IN-GROUND, ABOVEGROUND SWIMMING POOLS, HOT TUBS AND SPAS.

SECTION AG103.2 – ABOVEGROUND AND ON-GROUND POOLS SECTION IS AMENDED BY THE INSERTION OF EXCEPTION TO READ AS FOLLOWS:

AG103.2 – ABOVE GROUND AND ON-GROUND POOLS.

EXCEPTION: PREFABRICATED SWIMMING POOLS ACCESSORY TO DETACHED ONE- AND TWO-FAMILY DWELLINGS AND MULTIPLE SINGLE-FAMILY DWELLINGS (TOWNHOUSES) NOT MORE THAN THREE STORIES ABOVE GRADE PLANE IN HEIGHT IN WHICH THE POOL WALLS ARE ENTIRELY ABOVE THE ADJACENT GRADE AND IF THE CAPACITY DOES NOT EXCEED 5,000 GALLONS.

SECTION AG 105.2 – OUTDOOR SWIMMING POOL IS HEREBY AMENDED TO READ AS FOLLOWS:

#1 IS AMENDED BY THE DELETION OF FORTY-EIGHT INCHES (1219 MM) AND THE INSERTION OF SIXTY INCHES (1524 MM).

#6 IS AMENDED BY THE DELETION OF 2-¼ INCHES (57 MM) SQUARE AND THE INSERTION OF 1 ¾ INCHES (44 MM) SQUARE.

#8 FIRST SENTENCE IS AMENDED TO READ AS FOLLOWS:

8. ACCESS GATES SHALL COMPLY WITH THE REQUIREMENTS OF SECTION AG105.2, ITEMS 1 THROUGH 7, AND SHALL BE SELF-CLOSING AND SELF-LATCHING.

SUBSECTION 8.1 IS AMENDED TO READ AS FOLLOWS:

8.1 THE RELEASE MECHANISM SHALL BE LOCATED ON THE POOLSIDE OF THE GATE AT LEAST FIVE INCHES (127 MM) BELOW THE TOP OF THE GATE.

#9 IS REVISED BY THE ADDITION OF A NEW SECTION 9.4 TO READ AS FOLLOWS:

9.4 EMERGENCY ESCAPE AND RESCUE WINDOWS FOR SLEEPING ROOMS WHICH FACE WITHIN A SWIMMING POOL ENCLOSURE SHALL BE EQUIPPED WITH A LATCHING DEVICE LOCATED FIFTY-FOUR INCHES (1372 MM) ABOVE THE FLOOR. ALL OTHER OPERABLE DWELLING UNIT WINDOWS FACING WITHIN THE SWIMMING POOL ENCLOSURE SHALL BE EQUIPPED WITH SCREWED-IN-PLACE WIRE MESH SCREEN, A KEYED LOCK THAT PREVENTS OPENING THE WINDOW MORE THAN FOUR INCHES (102 MM), OR A LATCHING DEVICE LOCATED NOT LESS THAN FIFTY-FOUR INCHES (1372 MM) ABOVE THE FLOOR.



ORDINANCE 2009-A361

AN ORDINANCE OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CAMP VERDE, YAVAPAI COUNTY, ARIZONA, ADOPTING BY REFERENCE THE TOWN OF CAMP VERDE "ADMINISTRATIVE BUILDING CODE", AMENDING TOWN CODE CHAPTER 7 – BUILDING, ARTICLE 7-2, ADDING SECTION 7-2-101 THROUGH SECTION 7-2-111, ESTABLISHING FEE SCHEDULES, AND PROSCRIBING PENALTIES FOR VIOLATIONS THEREOF.

Section 1: That certain document known as "Town of Camp Verde Administrative Building Code, Chapter 7 – Building, Article 7-2, Number 18, Section 7-2-101 through Section 7-2-111, of the Town of Camp Verde Code", three copies of which are on file in the office of the town clerk, which document was made public record by Resolution No. 2009-769 of the Town of Camp Verde, Arizona, is hereby referred to, adopted and made part hereof as if fully set out in this ordinance

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Section 2. All ordinances or parts of ordinances adopted by the Town of Camp Verde in conflict with the provisions of this ordinance or any part of the code adopted herein by reference are hereby repealed, effective as of the day this ordinance is effective.

Section 3. Where applicable, any person found guilty of violating any provision of this ordinance shall be guilty of a Class 2 misdemeanor. Each day that a violation continues shall be a separate offense punishable as a separate offense.

Section 4. Following completion of publication and any posting as required by law, the provisions of this ordinance and the amendments to the administrative building code adopted herein shall become effective on September 1, 2009.

PASSED AND APPROVED by a majority vote of the Town Council of Camp Verde, Arizona, this ____ day of _____ 2009.

Tony Gioia, Mayor

Date: _____

Approved as to Form:

Attest:

Deborah Barber, Town Clerk

Attorney

Effective _____

Publish _____ & _____

Posted by _____ Date/Time: _____

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RESOLUTION NO. 2009-769

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE TOWN OF CAMP VERDE, ARIZONA, DECLARING AS A PUBLIC RECORD THAT CERTAIN DOCUMENT FILED WITH THE TOWN CLERK AND ENTITLED "TOWN OF CAMP VERDE ADMINISTRATIVE BUILDING CODE CHAPTER 7 - BUILDING, ARTICLE 7-2, SECTION 7-2-101 THROUGH SECTION 7-2-111 OF THE TOWN OF CAMP VERDE CODE" OF THE TOWN OF CAMP VERDE, ARIZONA.

THAT certain document entitled "TOWN OF CAMP VERDE ADMINISTRATIVE BUILDING CODE CHAPTER 7 – BUILDING, ARTICLE 7-2, SECTION 7-2-101 THROUGH SECTION 7-2-111 OF THE TOWN OF CAMP VERDE CODE" OF THE TOWN OF CAMP VERDE, ARIZONA, three copies of which are on file in the office of Community Development, is hereby declared to be a public record, and said copies are ordered to remain on file for distribution to the public.

PASSED AND ADOPTED BY THE Mayor and Council of the Town of Camp Verde, Arizona, this _____ day of _____, 2009.

Mayor

ATTEST:

DRAFT

Town Clerk

APPROVED AS TO FORM:

Town Attorney

CHAPTER 7
BUILDING
Article 7-1
ADOPTION OF THE 2006 INTERNATIONAL CODE COUNCIL CODES, (ICC)
AND RELATED PUBLIC CODES

18. TOWN OF CAMP VERDE ADMINISTRATIVE BUILDING CODE

ARTICLE 7-2
ADMINISTRATIVE BUILDING CODE
~~ADOPTION OF THE UNIFORM INTERNATIONAL BUILDING CODE~~
~~FOR THE ABATEMENT~~
~~OF DANGEROUS BUILDINGS~~

~~PURSUANT TO ARS §9-802 (AS AMENDED), THE TOWN HEREBY ADOPTS FOR APPLICATION AND ENFORCEMENT FOR ALL STRUCTURES WITHIN THE TOWN LIMITS THE UNIFORM INTERNATIONAL BUILDING CODE FOR THE ABATEMENT OF DANGEROUS BUILDINGS (INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS, 1994 CODE COUNCIL INCORPORATED, (ICC), 2006) A CODE WHICH HAS BEEN PREVIOUSLY PUBLISHED AS SET FORTH IN ARS §9-801, AS MAY BE AMENDED, TOGETHER WITH ALL FUTURE AMENDMENTS, REVISIONS, AND MODIFICATIONS AS ISSUED BY THE PUBLISHING AGENCY. THE ENFORCEMENT PROVISIONS OF THE ABATEMENT CODE INCLUDE THE RIGHT OF THE PROPER OFFICIALS TO ENTER AND INSPECT THE PROPERTY, ORDER AN ABATEMENT, CAUSE THE DEMOLITION OF THE STRUCTURES DECLARED TO BE A DANGEROUS BUILDING AND RECOVER THE COSTS BY LIENS AND PERSONAL ASSESSMENTS ON THE PROPERTY OWNERS, WHICH SHALL BE TO THE BOARD OF APPEALS. THE DIRECTOR OF COMMUNITY DEVELOPMENT SHALL BE THE ADMINISTRATIVE AUTHORITY DULY APPOINTED TO ENFORCE THESE CODES.~~

SECTION 7-2-101 ADMINISTRATIVE BUILDING CODE

7-2-101 GENERAL

7-2-102 APPLICABILITY

7-2-103 DUTIES AND POWERS OF BUILDING OFFICIAL

7-2-104 PERMITS

7-2-105 CONSTRUCTION DOCUMENTS

7-2-106 INSPECTIONS

7-2-107 CERTIFICATE OF OCCUPANCY AND FINAL APPROVALS

7-2-108 UNSAFE STRUCTURES AND EQUIPMENT

7-2-109 VIOLATIONS

7-2-110 BOARD OF APPEALS

7-2-111 FEES

7-2-101 GENERAL

7-2-101.1 TITLE. THESE PROVISIONS SHALL BE KNOWN AS THE "TOWN OF CAMP VERDE ADMINISTRATIVE BUILDING CODE," MAY BE CITED AS SUCH, AND WILL BE REFERRED TO HEREIN, AS "THIS CHAPTER."

7-2-101.2 SCOPE. THE PROVISIONS OF THIS CHAPTER SHALL SERVE AS THE ADMINISTRATIVE, ORGANIZATIONAL AND ENFORCEMENT RULES AND REGULATIONS FOR THE TECHNICAL CODES WHICH REGULATE SITE PREPARATION AND CONSTRUCTION, ALTERATION, MOVEMENT, ENLARGEMENT, REPLACEMENT, DEMOLITION, REPAIR, MAINTENANCE, USE AND OCCUPANCY OF BUILDINGS, STRUCTURES AND BUILDING SERVICE EQUIPMENT OR APPURTENANCES ATTACHED THERETO WITHIN THE TOWN OF CAMP VERDE, ARIZONA.

EXCEPTIONS: THE PROVISIONS OF THIS CHAPTER AND THE TECHNICAL CODES SHALL NOT APPLY TO ANY OF THE FOLLOWING:

- DRAFT**
- 1. AMUSEMENT DEVICES AND STRUCTURES, INCLUDING MERRY-GO-ROUNDS, FERRIS-WHEELS, ROTATING CONVEYANCES, SLIDES, SIMILAR DEVICES AND ACCESSORY STRUCTURES WHOSE USE IS NECESSARY FOR THE OPERATION OF SUCH AMUSEMENT DEVICES AND STRUCTURES; ANY ACCESSORY STRUCTURE INCLUDED IN THE PROVISIONS OF THIS SUB-SECTION SHALL BE LIMITED TO A COVER OR ROOF OVER EACH DEVICE, BUT SHALL NOT INCLUDE ANY STORAGE BUILDING OR DETACHED STRUCTURE WHICH IS NOT AN INTEGRAL PART OF THE DEVICE.**
 - 2. TANKS OR BASINS, WITHOUT A BUILDING ABOVE, BUILT BELOW GRADE, WHICH IS A PART OF THE TOWN WATER OR SEWAGE TREATMENT PROCESS. STORAGE TANKS RESTING IN OR UPON THE GROUND AND INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE.**
 - 3. WORKS OF ART NOT OVER 6 FEET (1829 MM) IN HEIGHT AND THEIR FOUNDATION AND SUPPORTING STRUCTURE, PROVIDED THAT NO PART OF WHICH IS INTENDED TO BE OCCUPIED OR USED AS SHELTER.**
 - 4. PORTABLE LP-GAS EQUIPMENT OF ALL TYPES NOT CONNECTED TO A FIXED FUEL PIPING SYSTEM.**

5. EXCEPT AS PROVIDED IN SECTION 401.1.1 INTERNATIONAL FUEL GAS CODE (IFGC), GAS PIPING, METERS, GAS PRESSURE REGULATORS AND OTHER APPURTENANCES USED BY THE SERVING GAS UTILITY SUPPLIER IN THE DISTRIBUTION OF GAS, OTHER THAN LP-GAS.
6. FEDERAL DEVELOPMENT ON FEDERAL LAND.

7-2-101.3 INTENT. THE PURPOSE OF THE TECHNICAL CODES IS TO ESTABLISH THE MINIMUM REQUIREMENTS TO SAFEGUARD THE PUBLIC HEALTH, SAFETY AND GENERAL WELFARE THROUGH STRUCTURAL STRENGTH, MEANS OF EGRESS FACILITIES, STABILITY, SANITATION, ADEQUATE LIGHT AND VENTILATION, AND SAFETY TO LIFE AND PROPERTY FROM FIRE AND OTHER HAZARDS ATTRIBUTED TO THE BUILT ENVIRONMENT AND TO PROVIDE SAFETY TO FIRE FIGHTERS AND EMERGENCY RESPONDERS DURING EMERGENCY OPERATIONS.

7-2-101.4 TECHNICAL CODES. THE TECHNICAL CODES SHALL INCLUDE ALL OF THE FOLLOWING CODES APPLIED AS INDICATED, PLUS THE CODES AND STANDARDS REFERENCED IN THE TECHNICAL CODES SHALL BE CONSIDERED PART OF THE REQUIREMENTS OF THE TECHNICAL CODES TO THE PRESCRIBED EXTENT OF EACH SUCH REFERENCE.

7-2-101.4.1 BUILDING CODE. THE PROVISIONS OF THE INTERNATIONAL BUILDING CODE AND AMENDMENTS THERETO SHALL APPLY TO THE CONSTRUCTION, ALTERATION, MOVEMENT, ENLARGEMENT, REPLACEMENT, REPAIR, EQUIPMENT, USE AND OCCUPANCY, LOCATION, REMOVAL AND DEMOLITION OF EVERY BUILDING OR STRUCTURE OR ANY APPURTENANCES CONNECTED OR ATTACHED TO SUCH BUILDINGS OR STRUCTURES.

EXCEPTIONS:

- A. DETACHED ONE- AND TWO-FAMILY DWELLINGS AND MULTIPLE SINGLE-FAMILY DWELLINGS (TOWNHOUSES) NOT MORE THAN THREE STORIES ABOVE GRADE PLANE IN HEIGHT WITH SEPARATE MEANS OF EGRESS AND THEIR ACCESSORY STRUCTURES SHALL COMPLY WITH THE INTERNATIONAL RESIDENTIAL CODE.
- B. EXISTING BUILDINGS UNDERGOING REPAIR, ALTERATION OR ADDITIONS AND CHANGE OF OCCUPANCY SHALL BE PERMITTED TO COMPLY WITH THE INTERNATIONAL EXISTING BUILDING CODE.

7-2-101.4.2 RESIDENTIAL CODE. THE PROVISIONS OF THE INTERNATIONAL RESIDENTIAL CODE SHALL APPLY TO THE CONSTRUCTION, ALTERATION, MOVEMENT, ENLARGEMENT, REPLACEMENT, REPAIR, EQUIPMENT, USE AND

OCCUPANCY, LOCATION, REMOVAL AND DEMOLITION OF DETACHED ONE- AND TWO-FAMILY DWELLINGS AND MULTIPLE SINGLE-FAMILY DWELLINGS (TOWNHOUSES) NOT MORE THAN THREE STORIES ABOVE GRADE PLANE IN HEIGHT WITH SEPARATE MEANS OF EGRESS AND THEIR ACCESSORY STRUCTURES.

EXCEPTIONS: EXISTING BUILDINGS UNDERGOING REPAIR, ALTERATION OR ADDITIONS AND CHANGE OF OCCUPANCY SHALL BE PERMITTED TO COMPLY WITH THE INTERNATIONAL EXISTING BUILDING CODE.

7-2-101.4.3 ELECTRICAL CODE. THE PROVISIONS OF THE NATIONAL ELECTRICAL CODE SHALL APPLY TO THE INSTALLATION OF ELECTRICAL SYSTEMS, INCLUDING ALTERATIONS, REPAIRS, REPLACEMENT, EQUIPMENT, APPLIANCES, FIXTURES, FITTINGS AND APPURTENANCES THERETO.

EXCEPTION: ELECTRICAL WORK FOR DETACHED ONE- AND TWO-FAMILY DWELLINGS AND MULTIPLE SINGLE-FAMILY DWELLINGS (TOWNHOUSES) NOT MORE THAN THREE STORIES ABOVE GRADE PLANE IN HEIGHT WITH SEPARATE MEANS OF EGRESS AND THEIR ACCESSORY STRUCTURES SHALL COMPLY WITH THE INTERNATIONAL RESIDENTIAL CODE.

7-2-101.4.4 PLUMBING CODE. THE PROVISIONS OF THE INTERNATIONAL PLUMBING CODE SHALL APPLY TO THE INSTALLATION, ALTERATION, REPAIR, REPLACEMENT AND MAINTENANCE OF PLUMBING SYSTEMS, INCLUDING EQUIPMENT, APPLIANCES, FIXTURES, FITTINGS AND APPURTENANCES, AND WHERE CONNECTED TO A WATER OR SEWAGE SYSTEM AND ALL ASPECTS OF A MEDICAL GAS SYSTEM.

EXCEPTIONS:

- A. PLUMBING WORK FOR DETACHED ONE- AND TWO-FAMILY DWELLINGS AND MULTIPLE SINGLE-FAMILY DWELLINGS (TOWNHOUSES) NOT MORE THAN THREE STORIES ABOVE GRADE PLANE IN HEIGHT WITH SEPARATE MEANS OF EGRESS AND THEIR ACCESSORY STRUCTURES SHALL COMPLY WITH THE INTERNATIONAL RESIDENTIAL CODE.**
- B. PLUMBING SYSTEMS IN EXISTING BUILDINGS UNDERGOING REPAIR, ALTERATION OR ADDITIONS AND CHANGE OF OCCUPANCY SHALL BE PERMITTED TO COMPLY WITH THE INTERNATIONAL EXISTING BUILDING CODE.**

7-2-101.4.5 MECHANICAL CODE. THE PROVISIONS OF THE INTERNATIONAL MECHANICAL CODE SHALL APPLY TO THE INSTALLATION, ALTERATIONS, REPAIRS AND REPLACEMENT OF MECHANICAL SYSTEMS, INCLUDING EQUIPMENT, APPLIANCES, FIXTURES, FITTINGS AND/OR APPURTENANCES, INCLUDING VENTILATING, HEATING, COOLING, AIR-CONDITIONING AND REFRIGERATION SYSTEMS, INCINERATORS AND OTHER ENERGY-RELATED SYSTEMS.

EXCEPTIONS:

- A. MECHANICAL WORK FOR DETACHED ONE- AND TWO-FAMILY DWELLINGS AND MULTIPLE SINGLE-FAMILY DWELLINGS (TOWNHOUSES) NOT MORE THAN THREE STORIES ABOVE GRADE PLANE IN HEIGHT WITH SEPARATE MEANS OF EGRESS AND THEIR ACCESSORY STRUCTURES SHALL COMPLY WITH THE INTERNATIONAL RESIDENTIAL CODE.**
- B. MECHANICAL SYSTEMS IN EXISTING BUILDINGS UNDERGOING REPAIR, ALTERATION OR ADDITIONS AND CHANGE OF OCCUPANCY SHALL BE PERMITTED TO COMPLY WITH THE INTERNATIONAL EXISTING BUILDING CODE.**

7-2-101.4.6 FUEL GAS CODE. THE PROVISIONS OF THE INTERNATIONAL FUEL GAS CODE SHALL APPLY TO THE INSTALLATION OF GAS PIPING FROM THE POINT OF DELIVERY, GAS APPLIANCES AND RELATED ACCESSORIES. THESE REQUIREMENTS APPLY TO GAS PIPING SYSTEMS EXTENDING FROM THE POINT OF DELIVERY TO THE INLET CONNECTIONS OF APPLIANCES AND THE INSTALLATION AND OPERATION OF RESIDENTIAL AND COMMERCIAL GAS APPLIANCES AND RELATED ACCESSORIES.

EXCEPTIONS:

- 1. FUEL GAS WORK FOR DETACHED ONE- AND TWO-FAMILY DWELLINGS AND MULTIPLE SINGLE-FAMILY DWELLINGS (TOWNHOUSES) NOT MORE THAN THREE STORIES ABOVE GRADE PLANE IN HEIGHT WITH SEPARATE MEANS OF EGRESS AND THEIR ACCESSORY STRUCTURES SHALL COMPLY WITH THE INTERNATIONAL RESIDENTIAL CODE.**
- 2. FUEL-GAS PIPING SYSTEMS, FUEL-GAS UTILIZATION EQUIPMENT AND RELATED ACCESSORIES ON EXISTING BUILDINGS UNDERGOING REPAIR, ALTERATION OR ADDITIONS AND CHANGE OF OCCUPANCY SHALL BE PERMITTED TO COMPLY WITH THE INTERNATIONAL EXISTING BUILDING CODE.**

3. **THE INTERNATIONAL MECHANICAL CODE SHALL REGULATE THE DESIGN, INSTALLATION, MAINTENANCE, ALTERATION AND INSPECTION OF MECHANICAL SYSTEMS OPERATING WITH FUELS OTHER THAN FUEL GAS.**

7-2-101.4.7 EXISTING BUILDING CODE. THE PROVISIONS OF THE INTERNATIONAL EXISTING BUILDING CODE SHALL BE PERMITTED TO APPLY TO EXISTING BUILDINGS UNDERGOING REPAIR, ALTERATION, ADDITION, RELOCATION, AND CHANGE OF OCCUPANCY.

EXCEPTION: A BUILDING OR PORTION OF A BUILDING NOT PREVIOUSLY OCCUPIED, USED FOR ITS INTENDED PURPOSE, OR FOR WHICH A CERTIFICATE OF OCCUPANCY HAS NOT BEEN ISSUED SHALL COMPLY WITH THE TECHNICAL CODES FOR NEW CONSTRUCTION.

7-2-101.4.8 ENERGY CONSERVATION CODE. THE PROVISIONS OF THE INTERNATIONAL ENERGY CONSERVATION CODE SHALL APPLY TO THE CONSTRUCTION, ALTERATION, MOVEMENT, ENLARGEMENT, REPLACEMENT, REPAIR, EQUIPMENT, USE AND OCCUPANCY, LOCATION, REMOVAL AND DEMOLITION OF EVERY BUILDING OR STRUCTURE OR ANY APPURTENANCES CONNECTED OR ATTACHED TO SUCH BUILDINGS OR STRUCTURES.

7-2-101.5 APPENDICES. PROVISIONS IN THE APPENDICES OF THE TECHNICAL CODES SHALL NOT APPLY UNLESS SPECIFICALLY ADOPTED.

7-2-101.6 DEFINITIONS. UNLESS OTHERWISE EXPRESSLY STATED, THE FOLLOWING WORDS AND TERMS SHALL HAVE THE MEANINGS AS SHOWN IN THIS CHAPTER. DEFINITIONS LOCATED IN THE TECHNICAL CODES ARE HEREBY INCORPORATED INTO THIS CHAPTER.

BUILDING – ANY STRUCTURE USED OR INTENDED FOR SUPPORTING OR SHELTERING ANY USE OR OCCUPANCY.

BUILDING, EXISTING – A BUILDING ERECTED PRIOR TO THE ADOPTION OF THIS CHAPTER OR ONE FOR WHICH A LEGAL CERTIFICATE OF OCCUPANCY HAS BEEN ISSUED FOR AT LEAST ONE YEAR.

BUILDING OFFICIAL - THE OFFICER OR OTHER DESIGNATED AUTHORITY CHARGED WITH THE ADMINISTRATION AND ENFORCEMENT OF THIS CHAPTER AND THE TECHNICAL CODES, OR A REGULARLY AUTHORIZED DEPUTY OR OTHER DESIGNEE. WHEN THE TERM OR TITLE ADMINISTRATIVE AUTHORITY, BUILDING OFFICIAL, BUILDING INSPECTOR, CODE OFFICIAL, GAS INSPECTOR, PLUMBING INSPECTOR,

MECHANICAL INSPECTOR OR OTHER SIMILAR DESIGNATION IS USED IN THIS CHAPTER OR IN ANY OF THE TECHNICAL CODES, IT SHALL BE CONSTRUED TO MEAN THE BUILDING OFFICIAL.

BUILDING SERVICE EQUIPMENT – THE PLUMBING, MECHANICAL, ELECTRICAL AND ELEVATOR EQUIPMENT INCLUDING PIPING, WIRING, FIXTURES AND OTHER ACCESSORIES WHICH PROVIDE SANITATION, LIGHTING, HEATING, VENTILATION, COOLING, REFRIGERATION, FIRE-FIGHTING AND TRANSPORTATION FACILITIES ESSENTIAL TO THE OCCUPANCY OF THE BUILDING OR STRUCTURE FOR ITS DESIGNATED USE.

JURISDICTION – THE TOWN OF CAMP VERDE, ARIZONA.

OWNER – THE PERSON, AGENT, FIRM OR CORPORATION WITH LEGAL OR EQUITABLE INTEREST IN A PROPERTY.

PERMIT – THE OFFICIAL DOCUMENT ISSUED BY THE BUILDING OFFICIAL AUTHORIZING PERFORMANCE OF A SPECIFIED, LEGAL ACTIVITY.

SHALL – AS USED IN THIS CHAPTER AND THE TECHNICAL CODES IS MANDATORY.

SECTION 7-2-102 APPLICABILITY

7-2-102.1 GENERAL. THIS CHAPTER AND THE TECHNICAL CODES SHALL APPLY TO, AND SHALL GOVERN, PERMIT APPLICATIONS RECEIVED ON OR AFTER THE EFFECTIVE DATE OF THE ORDINANCE, EXCEPT THE PROJECT OWNER, AT THEIR DISCRETION AND PRIOR TO JULY 1, 2009, MAY REQUEST SUCH PROJECT BE DESIGNED AND CONSTRUCTED UNDER THE REQUIREMENTS OF THE ADMINISTRATIVE BUILDING CODE AND BUILDING CODES OF THE TOWN OF CAMP VERDE IN EFFECT ON MARCH 3, 2004.

7-2-102.2 CONFLICTING PROVISIONS. WHEN CONFLICTING PROVISIONS OR REQUIREMENTS OCCUR BETWEEN THIS CHAPTER, THE TECHNICAL CODES AND OTHER CODES OR LAWS, THE MOST RESTRICTIVE PROVISIONS SHALL GOVERN. WHEN CONFLICTS OCCUR BETWEEN THE TECHNICAL CODES, THOSE PROVISIONS PROVIDING THE GREATER SAFETY TO LIFE AS DETERMINED BY THE BUILDING OFFICIAL SHALL GOVERN.

IN OTHER CONFLICTS WHERE SANITATION, LIFE SAFETY OR FIRE SAFETY ARE NOT INVOLVED, THE MOST RESTRICTIVE PROVISIONS SHALL GOVERN. WHERE IN A SPECIFIC CASE DIFFERENT SECTIONS OF THE TECHNICAL CODES SPECIFY DIFFERENT MATERIALS, METHODS OF CONSTRUCTION OR OTHER REQUIREMENTS, THE MOST RESTRICTIVE SHALL GOVERN. WHEN

THERE IS A CONFLICT BETWEEN A GENERAL REQUIREMENT AND A SPECIFIC REQUIREMENT, THE SPECIFIC REQUIREMENT SHALL BE APPLICABLE.

7-2-102.3 OTHER LAWS. THE PROVISIONS OF THIS CHAPTER AND THE TECHNICAL CODES SHALL NOT BE DEEMED TO NULLIFY ANY PROVISIONS OF THE TOWN OF CAMP VERDE CODE, STATE OR FEDERAL LAWS.

7-2-102.4 APPLICATION OF REFERENCES. REFERENCES TO CHAPTER OR SECTION NUMBERS, OR TO PROVISIONS NOT SPECIFICALLY IDENTIFIED BY NUMBER, SHALL BE CONSTRUED TO REFER TO SUCH CHAPTER, SECTION OR PROVISION OF THIS CHAPTER OR THE TECHNICAL CODES.

7-2-102.5 REFERENCED CODES AND STANDARDS. THE CODES AND STANDARDS REFERENCED IN THIS CHAPTER OR THE TECHNICAL CODES SHALL BE CONSIDERED PART OF THE REQUIREMENTS OF THIS CHAPTER AND THE TECHNICAL CODES TO THE PRESCRIBED EXTENT OF EACH REFERENCE. WHERE DIFFERENCES OCCUR BETWEEN PROVISIONS OF THIS CHAPTER OR THE TECHNICAL CODES AND THE REFERENCED CODES AND STANDARDS, THE PROVISIONS OF THIS CHAPTER AND THE TECHNICAL CODES SHALL APPLY.

EXCEPTION: WHERE ENFORCEMENT OF A CODE PROVISION WOULD VIOLATE THE CONDITIONS OF THE LISTED EQUIPMENT OR APPLIANCE, THE CONDITION OF THE LISTING AND MANUFACTURER'S INSTRUCTIONS SHALL APPLY.

7-2-102.6 INTERNATIONAL CODES REFERENCES. WITHIN THE TECHNICAL CODES AND THE REFERENCED CODES AND STANDARDS THEREIN, SPECIFIC REFERENCES TO THE FOLLOWING INTERNATIONAL CODES SHALL BE DEEMED AND INTERPRETED TO MEAN THE SPECIFIC TOWN OF CAMP VERDE CODES AS LISTED HEREIN:

- 1. INTERNATIONAL BUILDING CODE**
- 2. INTERNATIONAL RESIDENTIAL CODE**
- 3. NATIONAL ELECTRICAL CODE**
- 4. INTERNATIONAL PLUMBING CODE**
- 5. INTERNATIONAL MECHANICAL CODE**
- 6. INTERNATIONAL FUEL GAS CODE**
- 7. INTERNATIONAL EXISTING BUILDING CODE**
- 8. INTERNATIONAL ENERGY CONSERVATION CODE**

7-2-102.7 PARTIAL INVALIDITY. IN THE EVENT ANY PART OR PROVISION OF THIS CHAPTER OR THE TECHNICAL CODES IS HELD TO BE INVALID, ILLEGAL, UNCONSTITUTIONAL OR VOID, SUCH RULING SHALL NOT AFFECT THE

VALIDITY OF THE REMAINING PORTIONS OF THIS CHAPTER OR THE TECHNICAL CODES.

7-2-102.8 ADDITIONS, ALTERATIONS AND REPAIRS. ADDITIONS, ALTERATIONS OR REPAIRS MAY BE MADE TO A BUILDING OR ITS BUILDING SERVICE EQUIPMENT WITHOUT REQUIRING THE EXISTING BUILDING OR ITS BUILDING SERVICE EQUIPMENT TO COMPLY WITH ALL THE REQUIREMENTS OF THIS CHAPTER AND THE TECHNICAL CODES, PROVIDED THE ADDITION, ALTERATION OR REPAIR CONFORMS TO THE REQUIREMENTS FOR A NEW BUILDING OR BUILDING SERVICE EQUIPMENT. REFER TO SECTION 7-2-101.4.7, FOR ADDITIONAL OPTIONS GOVERNING ADDITIONS, ALTERATIONS AND REPAIRS.

7-2-102.9 EXISTING BUILDINGS OR STRUCTURES. THE LEGAL OCCUPANCY OF ANY BUILDING OR STRUCTURE EXISTING ON THE DATE OF THE ADOPTION OF THIS CHAPTER SHALL BE PERMITTED TO CONTINUE WITHOUT CHANGE, PROVIDED SUCH CONTINUED USE IS NOT DANGEROUS TO LIFE, HEALTH AND SAFETY AS DETERMINED BY THE BUILDING OFFICIAL.

7-2-102.10 MAINTENANCE. BUILDINGS, STRUCTURES AND BUILDING SERVICE EQUIPMENT, EXISTING AND NEW, AND PARTS THEREOF SHALL BE MAINTAINED IN A SAFE AND SANITARY CONDITION. DEVICES OR SAFEGUARDS, REQUIRED BY THE TECHNICAL CODES, SHALL BE MAINTAINED IN CONFORMANCE WITH THE TECHNICAL CODE UNDER WHICH INSTALLED. THE OWNER OR THE OWNER'S DESIGNATED AGENT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF BUILDING STRUCTURES AND THEIR BUILDING SERVICE EQUIPMENT. TO DETERMINE COMPLIANCE WITH THIS SECTION, THE BUILDING OFFICIAL MAY CAUSE A STRUCTURE TO BE RE-INSPECTED.

7-2-102.11 MOVED BUILDINGS. BUILDINGS, STRUCTURES AND THEIR BUILDING SERVICE EQUIPMENT MOVED INTO OR WITHIN THIS JURISDICTION SHALL COMPLY WITH THE PROVISIONS OF THE TECHNICAL CODES FOR NEW BUILDINGS OR STRUCTURES AND THEIR BUILDING SERVICE EQUIPMENT.

7-2-102.12 HISTORIC BUILDINGS. REPAIRS, ALTERATIONS AND ADDITIONS NECESSARY FOR THE PRESERVATION, RESTORATION, REHABILITATION OR CONTINUED USE OF A BUILDING, STRUCTURE, OR ITS BUILDING SERVICE EQUIPMENT MAY BE MADE WITHOUT CONFORMING TO THE REQUIREMENTS OF THE TECHNICAL CODES WHEN AUTHORIZED BY THE BUILDING OFFICIAL PROVIDED:

- 1. THE BUILDING OR STRUCTURE HAS BEEN DESIGNATED BY OFFICIAL ACTION OF THE LEGALLY CONSTITUTED AUTHORITY AS HAVING SPECIAL HISTORICAL OR ARCHITECTURAL SIGNIFICANCE, AND**

2. UNSAFE CONDITIONS AS DESCRIBED IN THIS CHAPTER ARE CORRECTED, AND
3. THE RESTORED BUILDING OR STRUCTURE AND ITS BUILDING SERVICE EQUIPMENT WILL BE NO MORE HAZARDOUS BASED ON LIFE SAFETY, FIRE-SAFETY AND SANITATION THAN THE EXISTING BUILDING AS DETERMINED BY THE BUILDING OFFICIAL.

EXCEPTION: REPAIRS, ALTERATIONS AND ADDITIONS NECESSARY FOR THE PRESERVATION, RESTORATION, REHABILITATION OR CONTINUED USE OF A BUILDING, STRUCTURE, OR ITS BUILDING SERVICE EQUIPMENT SHALL BE PERMITTED TO COMPLY WITH THE PROVISIONS OF THE INTERNATIONAL EXISTING BUILDING CODE.

SECTION 7-2-103 DUTIES AND POWERS OF BUILDING OFFICIAL

7-2-103.1 GENERAL. THERE IS HEREBY ESTABLISHED A CODE ENFORCEMENT AGENCY OF THE COMMUNITY DEVELOPMENT DEPARTMENT OF THE TOWN OF CAMP VERDE KNOWN AS THE BUILDING DIVISION UNDER THE ADMINISTRATIVE AND OPERATIONAL CHARGE OF THE BUILDING OFFICIAL.

7-2-103.2 DUTIES AND POWERS. THE BUILDING OFFICIAL IS HEREBY AUTHORIZED AND DIRECTED TO ENFORCE THE PROVISIONS OF THIS CHAPTER AND TECHNICAL CODES. THE BUILDING OFFICIAL SHALL HAVE THE AUTHORITY TO RENDER INTERPRETATIONS OF THIS CHAPTER AND THE TECHNICAL CODES AND TO ADOPT POLICIES AND PROCEDURES IN ORDER TO CLARIFY THE APPLICATION OF THEIR PROVISIONS. SUCH INTERPRETATIONS, POLICIES AND PROCEDURES SHALL BE IN COMPLIANCE WITH THE INTENT AND PURPOSE OF THIS CHAPTER AND THE TECHNICAL CODES. SUCH POLICIES AND PROCEDURES SHALL NOT HAVE THE EFFECT OF WAIVING REQUIREMENTS SPECIFICALLY PROVIDED FOR IN THIS CHAPTER OR THE TECHNICAL CODES.

7-2-103.3 DEPUTIES. IN ACCORDANCE WITH ANY APPLICABLE TOWN PROCEDURES, AND WITH THE CONCURRENCE OF THE COMMUNITY DEVELOPMENT DIRECTOR, THE BUILDING OFFICIAL SHALL HAVE THE AUTHORITY TO APPOINT TECHNICAL OFFICERS, INSPECTORS, PLAN EXAMINERS AND OTHER EMPLOYEES. SUCH EMPLOYEES SHALL HAVE POWERS AS DELEGATED BY THE BUILDING OFFICIAL.

7-2-103.4 APPLICATIONS AND PERMITS. THE BUILDING OFFICIAL SHALL RECEIVE APPLICATIONS, REVIEW CONSTRUCTION DOCUMENTS AND ISSUE PERMITS FOR THE ERECTION, AND ALTERATION, DEMOLITION AND MOVING OF BUILDINGS, STRUCTURES, AND BUILDING SERVICE EQUIPMENT, INSPECT THE PREMISES WHERE SUCH PERMITS HAVE BEEN ISSUED AND ENFORCE

COMPLIANCE WITH THE PROVISIONS OF THIS CHAPTER AND THE TECHNICAL CODES.

7-2-103.5 NOTICES AND ORDERS. THE BUILDING OFFICIAL SHALL ISSUE ALL NECESSARY NOTICES OR ORDERS TO ENSURE COMPLIANCE WITH THIS CHAPTER AND THE TECHNICAL CODES.

7-2-103.6 INSPECTIONS. THE BUILDING OFFICIAL SHALL MAKE ALL OF THE REQUIRED INSPECTIONS, OR THE BUILDING OFFICIAL SHALL HAVE THE AUTHORITY TO ACCEPT REPORTS OF INSPECTION BY APPROVED AGENCIES OR INDIVIDUALS. REPORTS OF SUCH INSPECTIONS SHALL BE IN WRITING AND BE CERTIFIED BY A RESPONSIBLE OFFICER OF SUCH APPROVED AGENCY OR BY THE RESPONSIBLE INDIVIDUAL. THE BUILDING OFFICIAL IS AUTHORIZED TO ENGAGE SUCH EXPERT OPINION AS DEEMED NECESSARY TO REPORT UPON UNUSUAL TECHNICAL ISSUES THAT ARISE.

7-2-103.7 IDENTIFICATION. THE BUILDING OFFICIAL AND AUTHORIZED DEPUTIES SHALL CARRY PROPER IDENTIFICATION WHEN INSPECTING STRUCTURES OR PREMISES OR OTHERWISE IN THE PERFORMANCE OF DUTIES UNDER THIS CHAPTER OR THE TECHNICAL CODES.

7-2-103.8 RIGHT OF ENTRY. WHERE IT IS NECESSARY TO MAKE AN INSPECTION TO ENFORCE THE PROVISIONS OF THIS CHAPTER OR THE TECHNICAL CODES, OR WHERE THE BUILDING OFFICIAL HAS REASONABLE CAUSE TO BELIEVE THERE EXISTS IN A STRUCTURE OR UPON A PREMISES A CONDITION CONTRARY TO OR IN VIOLATION OF THIS CHAPTER OR THE TECHNICAL CODES MAKING THE STRUCTURE OR PREMISES UNSAFE, DANGEROUS OR HAZARDOUS, THE BUILDING OFFICIAL IS AUTHORIZED TO ENTER THE STRUCTURE OR PREMISES AT REASONABLE TIMES TO INSPECT OR TO PERFORM THE DUTIES IMPOSED BY THIS CHAPTER OR THE TECHNICAL CODES, PROVIDED THAT IF SUCH STRUCTURE OR PREMISES BE OCCUPIED THAT CREDENTIALS BE PRESENTED TO THE OCCUPANT AND ENTRY REQUESTED. IF SUCH STRUCTURE OR PREMISES IS UNOCCUPIED, THE BUILDING OFFICIAL SHALL FIRST MAKE A REASONABLE EFFORT TO LOCATE THE OWNER OR OTHER PERSON HAVING CHARGE OR CONTROL OF THE STRUCTURE OR PREMISES AND REQUEST ENTRY. IF ENTRY IS REFUSED, THE BUILDING OFFICIAL SHALL HAVE RECOURSE TO THE REMEDIES PROVIDED BY LAW TO SECURE ENTRY.

7-2-103.9 DEPARTMENT RECORDS. THE BUILDING OFFICIAL SHALL KEEP OFFICIAL RECORDS OF APPLICATIONS RECEIVED, APPROVED PLANS, PERMITS AND CERTIFICATES ISSUED, FEES COLLECTED, REPORTS OF INSPECTIONS, AND NOTICES AND ORDERS ISSUED. SUCH RECORDS SHALL BE RETAINED IN THE OFFICIAL RECORDS FOR THE PERIOD REQUIRED FOR RETENTION BY STATE OR LOCAL LAW OR ORDINANCES.

7-2-103.10 LIABILITY. THE BUILDING OFFICIAL, MEMBERS OF THE BOARD OF APPEALS OR ANY EMPLOYEE CHARGED WITH THE ENFORCEMENT OF THIS CHAPTER OR TECHNICAL CODES, WHILE ACTING FOR THE JURISDICTION IN GOOD FAITH AND WITHOUT MALICE IN THE DISCHARGE OF THE DUTIES REQUIRED BY THIS CHAPTER, TECHNICAL CODES OR OTHER PERTINENT LAW OR ORDINANCE, SHALL NOT THEREBY BE RENDERED LIABLE PERSONALLY AND IS HEREBY RELIEVED FROM PERSONAL LIABILITY FOR ANY DAMAGE ACCRUING TO PERSONS OR PROPERTY AS A RESULT OF ANY ACT OR BY REASON OF AN ACT OR OMISSION IN THE DISCHARGE OF OFFICIAL DUTIES. ANY SUIT INSTITUTED AGAINST AN OFFICER OR EMPLOYEE IN THE LAWFUL DISCHARGE OF DUTIES AND UNDER THE PROVISIONS OF THIS LEGAL REPRESENTATIVE OF THE JURISDICTION SHALL DEFEND CHAPTER OR TECHNICAL CODES UNTIL THE FINAL TERMINATION OF THE PROCEEDINGS. THE BUILDING OFFICIAL OR ANY SUBORDINATE SHALL NOT BE LIABLE FOR COST IN ANY ACTION; SUIT OR PRECEDING THAT IS INSTITUTED IN PURSUANCE OF THE PROVISIONS OF THIS CHAPTER OR TECHNICAL CODES.

7-2-103.11 APPROVED MATERIALS AND EQUIPMENT. MATERIALS, EQUIPMENT AND DEVICES APPROVED BY THE BUILDING OFFICIAL SHALL BE CONSTRUCTED AND INSTALLED IN ACCORDANCE WITH SUCH APPROVAL.

7-2-103.11.1 USED MATERIALS AND EQUIPMENT. THE USE OF USED MATERIALS MEETING THE REQUIREMENTS OF THIS CHAPTER OR THE TECHNICAL CODES FOR NEW MATERIALS IS PERMITTED. USED EQUIPMENT AND DEVICES SHALL NOT BE REUSED UNLESS APPROVED BY THE BUILDING OFFICIAL.

7-2-103.12 MODIFICATIONS. WHEREVER THERE ARE PRACTICAL DIFFICULTIES INVOLVED IN CARRYING OUT THE PROVISIONS OF THIS CHAPTER OR THE TECHNICAL CODES, THE BUILDING OFFICIAL SHALL HAVE THE AUTHORITY TO GRANT MODIFICATIONS FOR INDIVIDUAL CASES, UPON APPLICATION OF THE OWNER OR OWNER'S REPRESENTATIVE, PROVIDED THE BUILDING OFFICIAL SHALL FIRST FIND THAT SPECIAL INDIVIDUAL REASON MAKES THE STRICT LETTER OF THE CODES IMPRACTICAL AND THE MODIFICATION IS IN COMPLIANCE WITH THE INTENT AND PURPOSE OF THIS CHAPTER AND THE TECHNICAL CODES AND THAT SUCH MODIFICATION DOES NOT LESSEN HEALTH, ACCESSIBILITY, LIFE AND FIRE SAFETY, OR STRUCTURAL REQUIREMENTS. THE DETAILS OF ACTION GRANTING MODIFICATIONS SHALL BE RECORDED AND ENTERED IN THE FILES OF BUILDING DIVISION.

7-2-103.13 ALTERNATIVE MATERIALS, DESIGN AND METHODS OF CONSTRUCTION AND EQUIPMENT. THE PROVISIONS OF THIS CHAPTER AND THE TECHNICAL CODES ARE NOT INTENDED TO PREVENT THE INSTALLATION OF ANY MATERIAL OR TO PROHIBIT ANY DESIGN OR METHOD OF

CONSTRUCTION NOT SPECIFICALLY PRESCRIBED BY THIS CHAPTER OR THE TECHNICAL CODES, PROVIDED ANY SUCH ALTERNATIVE IS APPROVED BY THE BUILDING OFFICIAL. AN ALTERNATIVE MATERIAL, DESIGN OR METHOD OF CONSTRUCTION MAY BE APPROVED WHERE THE BUILDING OFFICIAL FINDS THE PROPOSED DESIGN IS SATISFACTORY AND COMPLIES WITH THE INTENT OF THE PROVISIONS OF THIS CHAPTER AND THE TECHNICAL CODES, AND THE MATERIAL, METHOD OR WORK OFFERED IS, FOR THE PURPOSE INTENDED, AT LEAST THE EQUIVALENT OF THAT PRESCRIBED IN THIS CHAPTER AND THE TECHNICAL CODES IN QUALITY, STRENGTH, EFFECTIVENESS, FIRE RESISTANCE, DURABILITY AND SAFETY. RECORDS OF ALTERNATIVE MATERIALS, DESIGN AND METHODS OF CONSTRUCTION APPROVALS SHALL BE RECORDED AND ENTERED IN THE FILES OF THE BUILDING DIVISION.

7-2-103.13.1 RESEARCH REPORTS. SUPPORTING DATA, WHERE DEEMED NECESSARY TO ASSIST IN THE APPROVAL OF MATERIALS OR ASSEMBLIES NOT SPECIFICALLY PROVIDED FOR IN THIS CHAPTER OR THE TECHNICAL CODES SHALL BE PROVIDED AND SHALL CONSIST OF VALID RESEARCH REPORTS FROM APPROVED SOURCES.

7-2-103.13.2 TESTS. WHENEVER THERE IS INSUFFICIENT EVIDENCE OF COMPLIANCE WITH THE PROVISIONS OF THIS CHAPTER OR THE TECHNICAL CODES, OR EVIDENCE A MATERIAL OR METHOD DOES NOT CONFORM TO THE REQUIREMENTS OF THIS CHAPTER OR THE TECHNICAL CODES, OR IN ORDER TO SUBSTANTIATE CLAIMS FOR ALTERNATIVE MATERIALS OR METHODS, THE BUILDING OFFICIAL SHALL HAVE THE AUTHORITY TO REQUIRE TESTS AS EVIDENCE OF COMPLIANCE TO BE MADE AT NO EXPENSE TO THE TOWN. TEST METHODS SHALL BE AS SPECIFIED IN THIS CHAPTER OR THE TECHNICAL CODES OR BY OTHER RECOGNIZED TEST STANDARDS. IN THE ABSENCE OF RECOGNIZED AND ACCEPTED TEST METHODS, THE BUILDING OFFICIAL MAY APPROVE THE TESTING PROCEDURES. TESTS SHALL BE PERFORMED BY AN APPROVED AGENCY. THE BUILDING OFFICIAL FOR THE PERIOD REQUIRED IN SECTION 7-2-103.9 OF THIS CHAPTER SHALL RETAIN REPORTS OF SUCH TESTS.

7-2-103.14 STOP WORK ORDERS. WHENEVER THE BUILDING OFFICIAL FINDS ANY WORK REGULATED BY THIS CHAPTER OR THE TECHNICAL CODES BEING PERFORMED IN A MANNER EITHER CONTRARY TO THE PROVISIONS OF THIS CHAPTER OR THE TECHNICAL CODES OR DANGEROUS OR UNSAFE, THE BUILDING OFFICIAL IS AUTHORIZED TO ISSUE A STOP WORK ORDER.

7-2-103.14.1 ISSUANCE. THE STOP WORK ORDER SHALL BE IN WRITING AND SHALL BE GIVEN TO THE OWNER OF THE PROPERTY INVOLVED, OR TO THE OWNER'S AGENT, OR TO THE PERSON DOING THE WORK. UPON ISSUANCE OF A STOP WORK ORDER, THE CITED WORK SHALL IMMEDIATELY CEASE. THE

STOP WORK ORDER SHALL STATE THE REASON FOR THE ORDER, AND THE CONDITIONS UNDER WHICH THE CITED WORK WILL BE PERMITTED TO RESUME.

7-2-103.14.2 UNLAWFUL CONTINUANCE. ANY PERSON WHO SHALL CONTINUE ANY WORK AFTER HAVING BEEN SERVED WITH A STOP WORK ORDER, EXCEPT SUCH WORK AS THAT PERSON IS DIRECTED TO PERFORM TO REMOVE A VIOLATION OR UNSAFE CONDITION, SHALL BE SUBJECT TO PENALTIES AS PRESCRIBED BY THIS CHAPTER AND THE LAW.

7-2-103.14.3 APPEALS. ANY PERSON AGGRIEVED BY A STOP WORK ORDER ISSUED BY THE BUILDING OFFICIAL MAY APPEAL SUCH STOP WORK ORDER TO THE APPROPRIATE TECHNICAL CODES BOARD OF APPEALS IN ACCORDANCE WITH THE REQUIREMENTS OF THIS CHAPTER.

7-2-103.15 OCCUPANCY VIOLATIONS. WHEN A BUILDING OR STRUCTURE OR BUILDING SERVICE EQUIPMENT THEREIN REGULATED BY THIS CHAPTER AND THE TECHNICAL CODES IS BEING USED CONTRARY TO THE PROVISIONS OF SUCH CODES, THE BUILDING OFFICIAL MAY ORDER SUCH USE DISCONTINUED BY WRITTEN NOTICE SERVED ON ANY PERSON CAUSING SUCH USE TO BE CONTINUED. SUCH PERSON SHALL, AFTER RECEIPT OF NOTICE, DISCONTINUE THE USE WITHIN THE TIME PRESCRIBED BY THE BUILDING OFFICIAL AND MAKE THE BUILDING, STRUCTURE, OR PORTION THEREOF, COMPLY WITH THE REQUIREMENTS OF SUCH CODES.

7-2-103.16 AUTHORITY TO DISCONNECT UTILITIES. THE BUILDING OFFICIAL SHALL HAVE THE AUTHORITY TO DISCONNECT A UTILITY SERVICE OR ENERGY SUPPLIED TO THE BUILDING, STRUCTURE OR BUILDING SERVICE EQUIPMENT THEREIN REGULATED BY THIS CHAPTER OR THE TECHNICAL CODES IN CASE OF EMERGENCY WHERE NECESSARY TO ELIMINATE AN IMMEDIATE HAZARD TO LIFE OR PROPERTY. THE BUILDING OFFICIAL SHALL WHENEVER POSSIBLE NOTIFY THE SERVING UTILITY, THE OWNER AND OCCUPANT OF THE BUILDING, STRUCTURE OR BUILDING SERVICE EQUIPMENT OF THE DECISION TO DISCONNECT PRIOR TO TAKING SUCH ACTION, AND SHALL NOTIFY SUCH SERVING UTILITY, OWNER AND OCCUPANT OF THE BUILDING, STRUCTURE OR BUILDING SERVICE EQUIPMENT, IN WRITING, OF SUCH DISCONNECTION IMMEDIATELY THEREAFTER.

7-2-103.17 AUTHORITY TO CONDEMN BUILDING SERVICE EQUIPMENT. WHEN THE BUILDING OFFICIAL DETERMINES THAT BUILDING SERVICE EQUIPMENT REGULATED IN THE TECHNICAL CODES HAS BECOME HAZARDOUS TO LIFE, HEALTH OR PROPERTY, OR HAS BECOME UNSANITARY, THE BUILDING OFFICIAL SHALL ORDER IN WRITING THAT SUCH EQUIPMENT EITHER BE REMOVED OR RESTORED TO A SAFE OR SANITARY CONDITION, AS APPROPRIATE. THE WRITTEN NOTICE SHALL FIX A TIME LIMIT FOR

COMPLIANCE WITH SUCH ORDER. DEFECTIVE BUILDING SERVICE EQUIPMENT SHALL NOT BE USED, OPERATED OR MAINTAINED AFTER RECEIVING SUCH NOTICE.

7-2-103.17.1. WHEN SUCH EQUIPMENT OR INSTALLATION IS TO BE DISCONNECTED, A WRITTEN NOTICE OF SUCH DISCONNECTION AND CAUSES THEREFORE SHALL BE GIVEN WITHIN 24 HOURS TO THE SERVING UTILITY, THE OWNER AND OCCUPANT OF SUCH BUILDING, STRUCTURE OR PREMISES, UNLESS AN EMERGENCY EXIST UNDER SECTION 7-2-103.16 OF THIS CHAPTER.

7-2-103.17.2. WHEN ANY BUILDING SERVICE EQUIPMENT IS USED, OPERATED OR MAINTAINED IN VIOLATION OF THE TECHNICAL CODES AND IN VIOLATION OF A NOTICE ISSUED PURSUANT TO THE PROVISIONS OF THIS SECTION, THE INDIVIDUAL OR INDIVIDUALS RESPONSIBLE FOR CONTINUED USE, OPERATION OR MAINTENANCE SHALL BE SUBJECT TO THE PENALTIES DESCRIBED IN THIS CHAPTER AND THE BUILDING OFFICIAL SHALL INSTITUTE APPROPRIATE ACTION TO PREVENT, RESTRAIN, CORRECT OR ABATE THE VIOLATION.

7-2-103.18 CONNECTION AFTER ORDER TO DISCONNECT. PERSONS SHALL NOT MAKE CONNECTIONS FROM AN ENERGY, FUEL OR POWER SUPPLY NOR SUPPLY ENERGY OR FUEL TO BUILDING SERVICE EQUIPMENT THAT HAS BEEN DISCONNECTED OR ORDERED TO BE DISCONNECTED OR THE USE HAS BEEN ORDERED TO BE DISCONTINUED BY THE BUILDING OFFICIAL UNTIL THE BUILDING OFFICIAL AUTHORIZES THE RECONNECTION AND USE OF SUCH EQUIPMENT.

SECTION 7-2-104 PERMITS

7-2-104.1 REQUIRED. ANY OWNER OR AUTHORIZED AGENT WHO INTENDS TO CONSTRUCT, ENLARGE, ALTER, REPAIR, MOVE, DEMOLISH, OR CHANGE THE OCCUPANCY OF A BUILDING OR STRUCTURE, OR TO ERECT, INSTALL, ENLARGE, ALTER, REPAIR, REMOVE, CONVERT OR REPLACE ANY ELECTRICAL, GAS, MECHANICAL OR PLUMBING SYSTEM, THE INSTALLATION OF WHICH IS REGULATED BY THIS CHAPTER OR THE TECHNICAL CODES, OR TO CAUSE SUCH WORK TO BE DONE, SHALL FIRST MAKE APPLICATION TO THE BUILDING OFFICIAL AND OBTAIN THE REQUIRED PERMIT OR PERMITS.

EXCEPTIONS:

- 1. FEDERAL DEVELOPMENTS ON FEDERAL OWN LAND.**
- 2. ANNUAL PERMIT HOLDER.**
- 3. CONSTRUCTION OR OPERATION INCIDENTAL TO CONSTRUCTION AND REPAIR TO IRRIGATION AND DRAINAGE DITCHES OR**

APPURTENANCES THERETO, OF REGULARLY CONSTITUTED DISTRICTS OR RECLAMATION DISTRICTS OR CLEARING OR OTHER WORK UPON LAND IN RURAL AREAS FOR FIRE PREVENTION PURPOSES.

- 4. DEVICES USED IN MANUFACTURING, PROCESSING OR FABRICATING NORMALLY CONSIDERED AS INVOLVED IN INDUSTRY AND CONSTRUCTION OF NON-MANNED STRUCTURES FOR THE OPERATION AND MAINTENANCE OF ELECTRIC, GAS OR OTHER PUBLIC UTILITY SYSTEMS OPERATED BY PUBLIC SERVICE CORPORATIONS OPERATING UNDER A FRANCHISE OR CERTIFICATE OF CONVENIENCE AND NECESSITY.**

7-2-104.2 WORK EXEMPT FROM PERMIT. EXEMPTIONS FROM PERMIT REQUIREMENTS OF THIS CHAPTER SHALL NOT BE DEEMED TO GRANT AUTHORIZATION FOR ANY WORK TO BE DONE IN ANY MANNER IN VIOLATION OF THE PROVISIONS OF THIS CHAPTER OR THE TECHNICAL CODES OR ANY OTHER LAWS OR ORDINANCES OF THE TOWN. PERMITS SHALL NOT BE REQUIRED FOR THE FOLLOWING:

7-2-104.2.1 BUILDING PERMITS. A BUILDING PERMIT SHALL NOT BE REQUIRED FOR THE FOLLOWING:

- DRAFT**
- A. ONE-STORY DETACHED ACCESSORY STRUCTURES ANCILLARY TO DETACHED ONE AND TWO FAMILY DWELLINGS USED AS TOOL AND STORAGE SHEDS, PLAYHOUSES AND SIMILAR USES, PROVIDED THE FLOOR AREA DOES NOT EXCEED 420 200 SQUARE FEET (11 18.5 M² SQUARED).**
 - B. FENCES NOT MORE THAN 6 FEET (1829 MM) HIGH.**
 - C. OIL DERRICKS.**
 - D. RETAINING WALLS WHICH ARE NOT OVER 4 FEET (914 MM) IN HEIGHT MEASURED FROM THE BOTTOM OF THE FOOTING TO THE TOP OF THE WALL, PROVIDED THE RETAINING WALL IS NOT SUPPORTING A SURCHARGE, IS NOT IMPOUNDING CLASS I, II OR III-A LIQUIDS.**
 - E. WATER TANKS SUPPORTED DIRECTLY ON GRADE IF THE CAPACITY DOES NOT EXCEED 5,000 GALLONS (18925 L) AND THE RATIO OF HEIGHT TO DIAMETER OR WIDTH DOES NOT EXCEED 2 TO 1.**

- F. SIDEWALKS AND DRIVEWAYS NOT MORE THAN 30 INCHES (762 MM) ABOVE GRADE AND NOT OVER ANY BASEMENT OR STORY BELOW AND NOT PART OF AN ACCESSIBLE ROUTE.**
- G. PAINTING, PAPERING, TILING, CARPETING, CABINETS, COUNTER TOPS AND SIMILAR FINISH WORK.**
- H. TEMPORARY MOTION PICTURE, TELEVISION AND THEATER STAGE SETS AND SCENERY.**
- I. PREFABRICATED SWIMMING POOLS ACCESSORY TO DETACHED ONE- AND TWO-FAMILY DWELLINGS, WHICH ARE LESS THAN 24 INCHES (610 MM) DEEP, DO NOT EXCEED 5,000 GALLONS (18925 L) AND ARE INSTALLED ENTIRELY ABOVE GROUND (A PERMIT IS REQUIRED FOR THE REQUIRED POOL BARRIERS).**
- J. SWINGS AND OTHER PLAYGROUND EQUIPMENT.**
- K. WINDOW AWNINGS SUPPORTED BY AN EXTERIOR WALL PROJECTING NOT MORE THAT 54 INCHES (1372 MM) FROM THE EXTERIOR WALL, NO CLOSER THAN 3 FEET FROM A PROPERTY LINE, AND NOT REQUIRING ADDITIONAL SUPPORT IN DETACHED ONE- AND TWO-FAMILY DWELLINGS AND GROUP U OCCUPANCIES.**
- L. MOVABLE CASES, COUNTERS AND PARTITIONS NOT OVER 5 FEET 9 INCHES (1753 MM) IN HEIGHT.**
- M. REPLACEMENT ROOF COVERING PROVIDED THE REPLACEMENT ROOF COVERING CLASSIFICATION IS EQUAL TO OR GREATER THAN THE EXISTING ROOFING CLASSIFICATION AND DOES NOT INCREASE THE LOADS IMPOSED UPON THE ROOF STRUCTURAL FRAME.**

7-2-104.2.2 ELECTRICAL PERMITS. AN ELECTRICAL PERMIT SHALL NOT BE REQUIRED FOR THE FOLLOWING:

- A. MINOR REPAIR WORK, INCLUDING THE REPLACEMENT OF LAMPS OR THE CONNECTION OF APPROVED PORTABLE ELECTRICAL EQUIPMENT TO APPROVE PERMANENTLY INSTALLED RECEPTACLES.**
- B. THE PROVISIONS OF THIS CODE SHALL NOT APPLY TO ELECTRICAL EQUIPMENT USED FOR RADIO AND TELEVISION TRANSMISSIONS, BUT DO APPLY TO EQUIPMENT AND WIRING**

**FOR A POWER SUPPLY AND THE INSTALLATIONS OF TOWERS
AND ANTENNAS.**

- C. TEMPORARY DECORATIVE LIGHTING.**
- D. A PERMIT SHALL NOT BE REQUIRED FOR THE INSTALLATION OF ANY TEMPORARY SYSTEM REQUIRED FOR THE TESTING OR SERVICING OF ELECTRICAL EQUIPMENT OR APPARATUS.**
- E. LOW-ENERGY POWER, CONTROL AND SIGNAL CIRCUITS OF CLASS II AND CLASS III AS DEFINED IN THE ELECTRICAL CODE NOT INSTALL IN HAZARDOUS LOCATIONS, AS DEFINED IN ARTICLE 500. INSTALLATION, ALTERATION OR REPAIR OF ELECTRICAL WIRING, APPARATUS OR EQUIPMENT OR THE GENERATION, TRANSMISSION, DISTRIBUTION OR METERING OF ELECTRICAL ENERGY OR IN THE OPERATION OF SIGNALS OR THE TRANSMISSION OF INTELLIGENCE BY A PUBLIC OR PRIVATE UTILITY IN THE EXERCISE OF ITS FUNCTION AS A SERVING UTILITY.**
- F. INSTALLATION OF AN APPROVED TEMPORARY METERED POWER OUTLET THAT HAS BEEN SUPPLIED AND INSTALLED BY AN ELECTRIC UTILITY.**

(FPN :) A TEMPORARY METERED POWER OUTLET IS A DEVICE, DESIGNED TO BE INSTALLED IN THE ELECTRIC UTILITY METER SOCKET THAT PROVIDES METERED ELECTRICAL POWER TO RECEPTACLES MOUNTED ON OR IN THE DEVICE, FOR THE PURPOSE OF PROVIDING TEMPORARY CONSTRUCTION POWER TO A RESIDENTIAL BUILDING. SUCH DEVICES MAY NOT ENERGIZE THE METER SOCKET, LUGS OR EQUIPMENT ON THE CUSTOMER'S SIDE OF THE METER SOCKET. THE TEMPORARY METERED POWER OUTLET SHALL BE AN APPROVED DEVICE WITH AN AIC RATING HIGHER THAN THE AVAILABLE FAULT CURRENT PROVIDED AT THE METER.

SUCH DEVICES MAY BE INSTALLED ON RESIDENTIAL BUILDINGS WHEN A VALID BUILDING PERMIT HAS BEEN ISSUED, PROVIDED THAT THE STRUCTURAL INTEGRITY AND WEATHER RESISTIVE BARRIER IS MAINTAINED AT THE PANEL LOCATION, OR THE INSTALLATION IS DETAILED ON THE APPROVED BUILDING PLANS. THIS EXEMPTION FROM PERMITTING DOES NOT PROHIBIT OR LIMIT THE AUTHORITY HAVING JURISDICTION FROM DIRECTING THE ELECTRIC UTILITY TO DISCONNECT THE TEMPORARY

7-2-104.2.3 FUEL GAS PERMITS. A FUEL GAS PERMIT SHALL NOT BE REQUIRED FOR THE FOLLOWING:

- A. PORTABLE HEATING APPLIANCE.**
- B. REPLACEMENT OF ANY MINOR PART THAT DOES NOT ALTER APPROVAL OF EQUIPMENT OR MAKE SUCH EQUIPMENT UNSAFE.**

7-2-104.2.4 MECHANICAL PERMITS. A MECHANICAL PERMIT SHALL NOT BE REQUIRED FOR THE FOLLOWING:

- A. PORTABLE HEATING APPLIANCE.**
- B. PORTABLE VENTILATION EQUIPMENT.**
- C. PORTABLE COOLING UNIT.**
- D. STEAM, HOT OR CHILLED WATER PIPING WITHIN ANY HEATING OR COOLING EQUIPMENT REGULATED BY INTERNATIONAL MECHANICAL CODE.**
- E. REPLACEMENT OF ANY PART NOT ALTERING ITS APPROVAL OR MAKING IT UNSAFE.**
- F. PORTABLE EVAPORATIVE COOLER.**
- G. SELF-CONTAINED REFRIGERATION SYSTEM CONTAINING 10 POUNDS (4.54 KG) OR LESS OF REFRIGERANT AND ACTUATED BY MOTORS OF 1 HORSEPOWER (746 W) OR LESS.**

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7-2-104.2.5 PLUMBING PERMITS. A PLUMBING PERMIT SHALL NOT BE REQUIRED FOR THE FOLLOWING:

- A. STOPPING OF LEAKS IN DRAINS, WATER, SOIL, WASTE OR VENT PIPE, EXCEPT, NOT INCLUDING DEFECTIVE CONCEALED TRAP, DRAINPIPE, WATER, SOIL, WASTE OR VENT PIPE REQUIRING REMOVAL AND REPLACEMENT.**
- B. THE CLEARING OF STOPPAGES OR THE REPAIRING OF LEAKS IN PIPES, VALVES OR FIXTURES AND THE REMOVAL AND REINSTALLATION OF WATER CLOSETS, PROVIDED SUCH REPAIRS DO NOT INVOLVE OR REQUIRE THE REPLACEMENT OR REARRANGEMENT OF VALVES, PIPES OR FIXTURES.**

7-2-104.3 EMERGENCY REPAIRS. WHERE EQUIPMENT REPLACEMENTS AND REPAIRS REQUIRING A PERMIT MUST BE PERFORMED IN AN EMERGENCY SITUATION, THE PERMIT APPLICATION SHALL BE SUBMITTED WITHIN THE NEXT WORKING BUSINESS DAY.

7-2-104.4 ORDINARY REPAIRS. APPLICATION OR NOTICE TO THE BUILDING OFFICIAL IS NOT REQUIRED FOR ORDINARY REPAIRS TO STRUCTURES; REPLACEMENT OF LAMPS OR THE CONNECTION OF APPROVED PORTABLE ELECTRICAL EQUIPMENT TO APPROVE PERMANENTLY INSTALLED RECEPTACLES. SUCH REPAIRS SHALL NOT INCLUDE THE CUTTING AWAY OF ANY WALL, PARTITION OR PORTION THEREOF, THE REMOVAL OR CUTTING OF ANY STRUCTURAL BEAM OR LOAD-BEARING SUPPORT, OR THE REMOVAL OR CHANGE OF ANY REQUIRED MEANS OF EGRESS, OR REARRANGEMENT OF PARTS OF A STRUCTURE AFFECTING THE EGRESS REQUIREMENTS; NOR SHALL ORDINARY REPAIRS INCLUDE ADDITION TO, ALTERATION OF, REPLACEMENT OR RELOCATION OF ANY STANDPIPE, WATER SUPPLY, SEWER, DRAINAGE, DRAIN LEADER, GAS, SOIL, WASTE, VENT OR SIMILAR PIPING, ELECTRICAL WIRING OR MECHANICAL OR OTHER WORK AFFECTING PUBLIC HEALTH OR GENERAL SAFETY.

7-2-104.5 PUBLIC SERVICE AGENCIES. A PERMIT SHALL NOT BE REQUIRED FOR THE INSTALLATION, ALTERATION OR REPAIR OF GENERATION, TRANSMISSION, DISTRIBUTION OR METERING OR OTHER RELATED EQUIPMENT UNDER THE OWNERSHIP AND CONTROL OF PUBLIC SERVICE AGENCIES BY ESTABLISHED RIGHT.

NOTHING IN THIS SECTION SHALL BE CONSTRUED TO EXEMPT ANY ELECTRICAL INSTALLATION USED FOR LIGHTING, POWER, HEATING, VENTILATION, ELEVATORS PUMPING OR FOR OTHER BUILDING OR PREMISE OPERATIONS, NOR EXEMPT ANY SERVICE EQUIPMENT FOR ELECTRICAL SERVICE TO A BUILDING OR PREMISE

7-2-104.6 ANNUAL PERMITS.

7-2-104.6.1 SCOPE. IN LIEU OF AN INDIVIDUAL PERMIT FOR EACH ALTERATION TO AN ALREADY APPROVED ELECTRICAL, GAS, MECHANICAL OR PLUMBING INSTALLATION, THE BUILDING OFFICIAL IS AUTHORIZED TO ISSUE AN ANNUAL PERMIT UPON APPLICATION THEREFORE TO ANY PERSON, FIRM OR CORPORATION REGULARLY EMPLOYING ONE OR MORE QUALIFIED TRADESPERSONS IN THE BUILDING, STRUCTURE OR ON THE PREMISES OWNED OR OPERATED BY THE APPLICANT FOR PERMIT.

7-2-104.6.2 QUALIFIED TRADESPERSON. A IS AN INDIVIDUAL THAT HOLDS ONE OR MORE LICENSES FROM A NATIONALLY RECOGNIZED AGENCY IN THE TRADE THAT WORK IS TO BE PERFORMED.

7-2-104.6.3 ANNUAL PERMIT RECORDS. THE PERSON TO WHOM AN ANNUAL PERMIT IS ISSUED SHALL KEEP A DETAILED RECORD OF ALTERATIONS MADE UNDER SUCH ANNUAL PERMIT. THE BUILDING OFFICIAL SHALL HAVE ACCESS TO SUCH RECORDS AT ALL TIMES OR SUCH RECORDS SHALL BE FILED WITH THE BUILDING OFFICIAL AS DESIGNATED.

7-2-104.7 TEMPORARY STRUCTURES AND USES. THE BUILDING OFFICIAL IS AUTHORIZED TO GIVE PERMISSION TO TEMPORARILY SUPPLY AND USE POWER IN PART OF AN ELECTRIC INSTALLATION BEFORE SUCH INSTALLATION HAS BEEN FULLY COMPLETED AND THE FINAL CERTIFICATE OF COMPLETION HAS BEEN ISSUED. THE PART COVERED BY THE TEMPORARY CERTIFICATE SHALL COMPLY WITH THE REQUIREMENTS SPECIFIED FOR TEMPORARY LIGHTING, HEAT OR POWER IN THE TECHNICAL CODES.

7-2-104.8 APPLICATION FOR PERMIT.

- 1. REQUIREMENTS. TO OBTAIN A PERMIT, AN APPLICANT SHALL FIRST FILE AN APPLICATION IN WRITING ON A FORM FURNISHED BY THE COMMUNITY DEVELOPMENT DEPARTMENT. SUCH APPLICATION, AS A MINIMUM, SHALL CONTAIN THE FOLLOWING:**
- A. IDENTIFY AND DESCRIBE THE WORK TO BE COVERED BY THE PERMIT.**
- B. DESCRIPTION OF THE LAND WHERE THE PROPOSED WORK IS TO BE DONE BY LEGAL DESCRIPTION, STREET ADDRESS OR SIMILAR DESCRIPTION THAT WILL READILY IDENTIFY AND DEFINITELY LOCATE THE PROPOSED BUILDING OR WORK.**
- C. INDICATE THE USE AND OCCUPANCY OF THE PROPOSED WORK.**
- D. CONSTRUCTION DOCUMENTS AND OTHER INFORMATION AS REQUIRED IN THIS SECTION.**
- E. THE VALUATION OF THE PROPOSED WORK.**
- F. THE SIGNATURE OF THE APPLICANT OR THE APPLICANT'S AUTHORIZED AGENT.**
- G. OTHER DATA AND INFORMATION AS REQUIRED BY THE BUILDING OFFICIAL.**

7-2-104.9 ACTION ON APPLICATION. THE BUILDING OFFICIAL SHALL EXAMINE OR CAUSE TO BE EXAMINED APPLICATIONS FOR PERMITS AND RELATED DOCUMENTS WITHIN A REASONABLE TIME AFTER FILING. IF THE APPLICATION OR THE CONSTRUCTION DOCUMENTS DO NOT CONFORM TO THE REQUIREMENTS OF PERTINENT LAWS, THE BUILDING OFFICIAL SHALL REJECT SUCH APPLICATION IN WRITING, IDENTIFYING THE REASONS FOR REJECTION.

IF THE BUILDING OFFICIAL IS SATISFIED THAT THE PROPOSED WORK CONFORMS TO THE REQUIREMENTS OF THIS CHAPTER, THE TECHNICAL CODES AND APPLICABLE LAWS AND ORDINANCES THERETO, THE BUILDING OFFICIAL SHALL ISSUE A PERMIT AS SOON AS PRACTICABLE, SUBJECT ONLY TO THE PAYMENT OF APPROPRIATE FEES.

7-2-104.10 TIME LIMITATION OF APPLICATION. AN APPLICATION FOR A PERMIT FOR ANY PROPOSED WORK SHALL BE DEEMED TO HAVE BEEN ABANDONED AND EXPIRES 180 DAYS AFTER THE DATE OF FILING, UNLESS SUCH APPLICATION HAS BEEN PURSUED IN GOOD FAITH OR A PERMIT HAS BEEN ISSUED. THE BUILDING OFFICIAL IS AUTHORIZED TO GRANT ONE EXTENSION OF TIME FOR AN ADDITIONAL PERIOD NOT EXCEEDING 180 DAYS. SUCH EXTENSION SHALL BE REQUESTED IN WRITING WITH JUSTIFIABLE CAUSE DEMONSTRATED.

EXCEPTION: WITHIN 90 DAYS OF THE DATE OF APPLICATION EXPIRATION AND FOR THOSE APPLICATIONS WITH A READY TO ISSUE STATUS PRIOR TO THE 360-DAY EXPIRATION DATE, THE APPLICANT SHALL RESUBMIT PLANS AND PAY 50% OF THE CURRENT PERMIT FEES.

7-2-104.11 VALIDITY OF PERMIT. THE ISSUANCE OR GRANTING OF A PERMIT SHALL NOT BE CONSTRUED TO BE A PERMIT FOR, OR AN APPROVAL OF, ANY VIOLATION OF ANY OF THE PROVISIONS OF THIS CHAPTER, THE TECHNICAL CODES OR OF ANY OTHER ORDINANCE OF THE JURISDICTION. PERMITS PRESUMING TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF THIS CHAPTER, THE TECHNICAL CODES OR OTHER ORDINANCES OF THE JURISDICTION SHALL NOT BE VALID.

THE ISSUANCE OF A PERMIT BASED ON CONSTRUCTION DOCUMENTS AND OTHER DATA SHALL NOT PREVENT THE BUILDING OFFICIAL FROM REQUIRING THE CORRECTION OF ERRORS IN THE CONSTRUCTION DOCUMENTS OR IN THE CONSTRUCTION.

THE BUILDING OFFICIAL IS ALSO AUTHORIZED TO PREVENT OCCUPANCY OR USE OF A STRUCTURE WHERE IN VIOLATION OF THIS CHAPTER, THE TECHNICAL CODES OR OF ANY OTHER ORDINANCES OF THIS JURISDICTION. WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROVED

CONSTRUCTION DOCUMENTS, AND ANY CHANGES MADE DURING CONSTRUCTION THAT ARE NOT IN COMPLIANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS SHALL BE RESUBMITTED FOR APPROVAL AS AN AMENDED SET OF CONSTRUCTION DOCUMENTS.

7-2-104.12 EXPIRATION OF PERMIT. EVERY PERMIT ISSUED SHALL BECOME INVALID UNLESS THE WORK ON THE SITE AUTHORIZED BY SUCH PERMIT IS COMMENCED WITHIN 180 DAYS AFTER ITS ISSUANCE, OR IF THE WORK AUTHORIZED ON THE SITE BY SUCH PERMIT IS SUSPENDED OR DECLARED ABANDONED BY THE OWNER FOR A PERIOD OF 180 DAYS AFTER THE DATE THE WORK IS COMMENCED, OR IF THE BUILDING OFFICIAL DECLARES THE PERMIT SUSPENDED OR ABANDONED AFTER THE EXPIRATION OF 180 DAYS FROM THE DATE OF PERMIT ISSUANCE. THE BUILDING OFFICIAL IS AUTHORIZED TO GRANT A ONE-TIME EXTENSION OF 180 DAYS IN ACCORDANCE WITH SECTIONS 7-2-104.13.1 AND 7-2-104.13.2.

7-2-104.13.1 WORK NOT COMMENCED. EVERY PERMIT ISSUED UNDER THE PROVISION OF THIS CHAPTER AND THE TECHNICAL CODE SHALL BE VALID FOR A PERIOD OF ONE YEAR FROM THE DATE OF ISSUANCE PROVIDED, HOWEVER, THAT ANY PERMIT SHALL EXPIRE IF WORK AUTHORIZED BY SUCH PERMIT IS NOT COMMENCED AND AN APPROVED INSPECTION OBTAINED WITHIN 180 DAYS FROM THE DATE OF ISSUANCE. AN APPROVED INSPECTION SHALL BE AN INSPECTION THAT IS REQUESTED AND APPROVED PURSUANT TO SECTION 7-2-106.5. BEFORE WORK CAN BE COMMENCED ON A STRUCTURE FOR WHICH THE PERMIT HAS EXPIRED, A NEW PERMIT SHALL BE OBTAINED AND THE FEE THEREFORE SHALL BE BASED ON THE TOTAL VALUATION OF THE STRUCTURE.

EXCEPTION: WHERE NO WORK HAS COMMENCED WITHIN 180 DAYS FROM THE DATE OF ISSUANCE, THE PERMIT MAY BE REINSTATED, WITHOUT A FEE UPON A WRITTEN OR VERBAL REQUEST FROM THE OWNER OR OWNER'S AGENT, PROVIDED WORK COMMENCES AND AN APPROVED INSPECTION IS OBTAINED WITHIN ONE YEAR OF THE ORIGINAL DATE OF ISSUANCE.

7-2-104.13.2 WORK COMMENCED. EVERY PERMIT ISSUED UNDER THE PROVISIONS OF THIS CODE SHALL BE VALID FOR A PERIOD OF ONE YEAR FROM THE DATE OF ISSUANCE, PROVIDED, HOWEVER, THAT ANY PERMIT SHALL EXPIRE 180 DAYS AFTER THE LAST APPROVED INSPECTION. AN APPROVED INSPECTION SHALL BE AN INSPECTION THAT IS REQUESTED AND APPROVED PURSUANT TO SECTION 7-2-106.5.

BEFORE WORK CAN BE CONTINUED OR RESUMED ON A STRUCTURE FOR WHICH THE PERMIT HAS EXPIRED, A NEW PERMIT SHALL BE OBTAINED AND

THE FEE THEREOF SHALL BE DETERMINED BY THE BUILDING OFFICIAL ON THE BASIS OF THE VALUATION OF THE UNCOMPLETED PORTION OF THE WORK FROM THE LAST APPROVED INSPECTION.

EXCEPTIONS:

- 1. A PERMIT SHALL NOT EXPIRE IF THE TIME BETWEEN APPROVED INSPECTIONS DOES NOT EXCEED 180 DAYS.**
- 2. IF AN APPROVED INSPECTION IS NOT OBTAINED WITHIN 180 DAYS OF THE LAST APPROVED INSPECTION, THE PERMIT MAY BE REINSTATED ONCE, WITHOUT A FEE UPON WRITTEN OR VERBAL REQUEST FROM THE OWNER OR OWNER'S AGENT PROVIDED THAT NO SUBSTANTIAL CHANGES HAVE BEEN MADE IN THE ORIGINAL PLANS AND SPECIFICATIONS FOR SUCH WORK AND PROVIDED FURTHER THAT AN APPROVED INSPECTION IS OBTAINED WITHIN ONE YEAR OF THE LAST APPROVED INSPECTION AND THE TECHNICAL CODES HAVE NOT BEEN UPDATED.**

7-2-104.14 UNFINISHED BUILDINGS OR STRUCTURES. WHENEVER WORK HAS COMMENCED ON A BUILDING OR STRUCTURE FOR WHICH A PERMIT HAS BEEN ISSUED, AND SAID PERMIT HAS EXPIRED PURSUANT TO SECTION 7-2-104.8, THE OWNER OF THE PROPERTY UPON WHICH STRUCTURE IS LOCATED, OR OTHER PERSON OR AGENT IN CONTROL OF SAID PROPERTY, UPON RECEIPT OF NOTICE IN WRITING FROM THE DEPARTMENT, SHALL WITHIN 30 DAYS FROM THE DATE OF SUCH WRITTEN NOTICE, OBTAIN A NEW PERMIT TO COMPLETE THE WORK AND DILIGENTLY PURSUE THE WORK TO COMPLETION, OR WITHIN SAID 30 DAYS, OBTAIN A DEMOLITION PERMIT AND SHALL REMOVE OR DEMOLISH THE BUILDING OR STRUCTURE WITHIN 120 DAYS FROM THE DATE OF WRITTEN NOTICE. NOTWITHSTANDING THE PROVISIONS OF SECTION 7-2-104.8 AND THIS SECTION, WHENEVER WORK ON ANY BUILDING, STRUCTURE, ADDITION, ALTERATION, APPENDAGE OR REPAIR HAS COMMENCED, THE EXTERIOR WALLS AND ROOF SHALL BE COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS INCLUDING BUT NOT LIMITED TO ROOFING, FENESTRATION AND FINISH MATERIALS INCLUDING PAINT, WITHIN TWO YEARS OF COMMENCING CONSTRUCTION. IN THE ABSENCE OF EVIDENCE TO THE CONTRARY, THE DATE OF THE FIRST INSPECTION REQUEST SHALL ESTABLISH THE DATE THAT CONSTRUCTION COMMENCED.

THE PROVISIONS OF THIS SECTION SHALL APPLY TO ALL PERMITS ISSUED ON AND AFTER THE EFFECTIVE DATE OF THIS ORDINANCE AND PERMITS ISSUED OR REINSTATED PURSUANT TO SECTION 7-2-104.8

SUCH BUILDING, STRUCTURE, ADDITION, ALTERATION, APPENDAGE OR REPAIR NOT IN COMPLIANCE WITH THIS SECTION IS SUBJECT TO THE ENFORCEMENT AND ABATEMENT PROCEDURES OF SECTION 7-2-109.

7-2-104.15 SUSPENSION OR REVOCATION. THE BUILDING OFFICIAL IS AUTHORIZED TO SUSPEND OR REVOKE A PERMIT ISSUED UNDER THE PROVISIONS OF THIS CHAPTER WHEREVER THE PERMIT IS ISSUED IN ERROR OR ON THE BASIS OF INCORRECT, INACCURATE OR INCOMPLETE INFORMATION, OR IN VIOLATION OF ANY ORDINANCE, REGULATION OR ANY OF THE PROVISIONS OF THIS CHAPTER, THE TECHNICAL CODES OR OF OTHER ORDINANCES OF THIS JURISDICTION.

7-2-104.16 PLACEMENT OF PERMIT. THE BUILDING PERMIT OR COPY THEREOF SHALL BE KEPT ON THE SITE OF THE WORK UNTIL THE COMPLETION OF THE PROJECT. THE ISSUED PREMISE IDENTIFICATION PLACARD (YELLOW CARD) SHALL BE CONSPICUOUSLY POSTED ON SITE.

SECTION 7-2-105 CONSTRUCTION DOCUMENTS

7-2-105.1 SUBMITTAL DOCUMENTS. PLANS, SPECIFICATIONS, ENGINEERING CALCULATIONS, DIAGRAMS, SOIL INVESTIGATION REPORTS, SPECIAL INSPECTION AND STRUCTURAL OBSERVATION PROGRAMS AND OTHER DATA, AS REQUIRED BY THE BUILDING OFFICIAL, SHALL BE SUBMITTED WITH EACH APPLICATION FOR A PERMIT. THE CONSTRUCTION DOCUMENTS SHALL BE PREPARED BY A REGISTERED DESIGN PROFESSIONAL AS REQUIRED BY ARIZONA STATE LAW AND SECTION 7-2-105.3. WHERE SPECIAL CONDITIONS EXIST, THE BUILDING OFFICIAL IS AUTHORIZED TO REQUIRE ADDITIONAL CONSTRUCTION DOCUMENTS TO BE PREPARED BY A REGISTERED DESIGN PROFESSIONAL.

EXCEPTION: THE BUILDING OFFICIAL IS AUTHORIZED TO WAIVE THE SUBMISSION OF CONSTRUCTION DOCUMENTS AND OTHER DATA NOT REQUIRED TO BE PREPARED BY A DESIGN PROFESSIONAL IF IT IS FOUND THAT THE NATURE OF THE WORK APPLIED FOR IS SUCH THAT REVIEW OF CONSTRUCTION DOCUMENTS IS NOT NECESSARY TO OBTAIN COMPLIANCE WITH THIS CHAPTER, THE TECHNICAL CODES AND OTHER ORDINANCES OF THE TOWN.

7-2-105.1.1 INFORMATION ON CONSTRUCTION DOCUMENTS. CONSTRUCTION DOCUMENTS SHALL BE DIMENSIONED AND DRAWN UPON SUITABLE MATERIAL. ELECTRONIC MEDIA DOCUMENTS ARE PERMITTED TO BE SUBMITTED WHEN APPROVED BY THE BUILDING OFFICIAL. CONSTRUCTION DOCUMENTS SHALL BE OF SUFFICIENT CLARITY TO INDICATE THE LOCATION, NATURE AND EXTENT OF THE WORK PROPOSED AND SHOW IN DETAIL THAT IT WILL CONFORM TO THE PROVISIONS OF THIS CHAPTER, THE TECHNICAL

CODES AND RELEVANT LAWS, ORDINANCES AS DETERMINED BY THE BUILDING OFFICIAL.

7-2-105.1.2 SCREENING. SUBMITTAL DOCUMENTS MAY BE SUBJECT TO SCREENING BY THE BUILDING OFFICIAL FOR COMPLETENESS AND CODE COMPLIANCE PRIOR TO BEING ACCEPTED FOR PERMIT REVIEW. INCOMPLETE SUBMITTALS OR SUBMITTALS CONTAINING READILY APPARENT CODE VIOLATIONS SHALL BE RETURNED TO THE APPLICANT WITHOUT BEING ACCEPTED UNLESS OTHERWISE DIRECTED BY THE BUILDING OFFICIAL.

7-2-105.1.3 TITLE SHEET INFORMATION. THE CONSTRUCTION DOCUMENTS SHALL CONTAIN A TITLE SHEET OR TITLE SHEETS INDICATING THE NAME, ADDRESS AND PHONE NUMBERS OF DESIGN PROFESSIONALS. THE TITLE SHEET SHALL ALSO CONTAIN INFORMATION REGARDING THE CODE REVIEW AS PERFORMED BY THE DESIGN PROFESSIONAL, INCLUDING THE SIZE OF THE BUILDING, TYPE OF CONSTRUCTION, OCCUPANCY CLASSIFICATION(S), AREA AND HEIGHT MODIFICATIONS (IF ANY), FIRE SPRINKLERS (IF ANY), REQUIRED SPECIAL INSPECTION (IF ANY), DEFERRED SUBMITTALS (IF ANY) AND ANY OTHER INFORMATION AS DIRECTED BY THE BUILDING OFFICIAL. THE BUILDING OFFICIAL IS AUTHORIZED TO WAIVE OR MODIFY THE REQUIREMENT FOR A TITLE SHEET WHEN THE APPLICATION FOR PERMIT IS FOR ALTERATION OR REPAIR OR WHEN OTHERWISE WARRANTED.

7-2-105.1.4 SITE PLAN. THE CONSTRUCTION DOCUMENTS SUBMITTED WITH THE APPLICATION FOR PERMIT SHALL BE ACCOMPANIED BY A SITE PLAN SHOWING TO SCALE THE SIZE AND LOCATION OF NEW CONSTRUCTION AND EXISTING STRUCTURES ON THE SITE, DISTANCES FROM LOT LINES AND IT SHALL BE DRAWN IN ACCORDANCE WITH AN ACCURATE BOUNDARY LINE SURVEY. IN THE CASE OF DEMOLITION, THE SITE PLAN SHALL SHOW CONSTRUCTION TO BE DEMOLISHED AND THE LOCATION AND SIZE OF EXISTING STRUCTURES AND CONSTRUCTION THAT ARE TO REMAIN ON THE SITE OR PLOT. THE BUILDING OFFICIAL IS AUTHORIZED TO WAIVE OR MODIFY THE REQUIREMENT FOR A SITE PLAN WHEN THE APPLICATION FOR PERMIT IS FOR ALTERATION OR REPAIR OR WHEN OTHERWISE WARRANTED.

7-2-105.1.5 MEANS OF EGRESS. THE CONSTRUCTION DOCUMENTS SHALL SHOW IN SUFFICIENT DETAIL THE LOCATION, CONSTRUCTION, SIZE AND CHARACTER OF ALL PORTIONS OF THE MEANS OF EGRESS IN COMPLIANCE WITH THE PROVISIONS OF THE TECHNICAL CODES. IN OTHER THAN DETACHED ONE- AND TWO-FAMILY DWELLINGS AND MULTIPLE SINGLE-FAMILY DWELLINGS (TOWNHOUSES) NOT MORE THAN THREE STORIES ABOVE GRADE PLANE IN HEIGHT AS APPLICABLE IN SECTION 7-2-101.4.2, THE CONSTRUCTION DOCUMENTS SHALL DESIGNATE THE NUMBER OF OCCUPANTS TO BE ACCOMMODATED ON EVERY FLOOR, AND IN ALL ROOMS AND SPACES. THE BUILDING OFFICIAL IS AUTHORIZED TO WAIVE OR MODIFY

THE REQUIREMENT FOR A MEANS OF EGRESS PLAN WHEN THE APPLICATION FOR PERMIT IS FOR ALTERATION OR REPAIR OR WHEN OTHERWISE WARRANTED.

7-2-105.1.6 EXTERIOR WALL ENVELOPE. CONSTRUCTION DOCUMENTS FOR ALL BUILDINGS SHALL DESCRIBE THE EXTERIOR WALL ENVELOPE IN SUFFICIENT DETAIL TO DETERMINE COMPLIANCE WITH THE TECHNICAL CODES. THE CONSTRUCTION DOCUMENTS SHALL PROVIDE DETAILS OF THE EXTERIOR WALL ENVELOPE AS REQUIRED, INCLUDING FLASHING, INTERSECTIONS WITH DISSIMILAR MATERIALS, CORNERS, END DETAILS, CONTROL JOINTS, INTERSECTIONS AT ROOFS, EAVES OR PARAPETS, MEANS OF DRAINAGE, WATER-RESISTIVE MEMBRANE AND DETAILS AROUND OPENINGS.

THE CONSTRUCTION DOCUMENTS SHALL INCLUDE MANUFACTURER'S INSTALLATION INSTRUCTIONS THAT PROVIDE SUPPORTING DOCUMENTATION THAT THE PROPOSED PENETRATION AND OPENING DETAILS DESCRIBED IN THE CONSTRUCTION DOCUMENTS MAINTAIN THE WEATHER RESISTANCE OF THE EXTERIOR WALL ENVELOPE. THE SUPPORTING DOCUMENTATION SHALL FULLY DESCRIBE THE EXTERIOR WALL SYSTEM, WHICH WAS TESTED, WHERE APPLICABLE, AS WELL AS THE TEST PROCEDURE USED.

THE BUILDING OFFICIAL IS AUTHORIZED TO WAIVE OR MODIFY THE REQUIREMENT FOR AN EXTERIOR WALL ENVELOPE PLAN WHEN THE APPLICATION FOR PERMIT IS FOR ALTERATION OR REPAIR OR WHEN OTHERWISE WARRANTED.

7-2-105.2 EXAMINATION OF DOCUMENTS. THE BUILDING OFFICIAL SHALL EXAMINE OR CAUSE TO BE EXAMINED THE PERMIT APPLICATION AND ACCOMPANYING CONSTRUCTION DOCUMENTS AND SHALL ASCERTAIN BY SUCH EXAMINATIONS WHETHER THE CONSTRUCTION INDICATED AND DESCRIBED IS IN ACCORDANCE WITH THE REQUIREMENTS OF THIS CHAPTER, THE TECHNICAL CODES AND OTHER PERTINENT LAWS OR ORDINANCES.

7-2-105.2.1 APPROVAL OF CONSTRUCTION DOCUMENTS. WHEN THE BUILDING OFFICIAL ISSUES A PERMIT, THE CONSTRUCTION DOCUMENTS SHALL BE APPROVED, IN WRITING OR BY STAMP, AS "REVIEWED FOR CODE COMPLIANCE." THE BUILDING OFFICIAL AS REQUIRED BY THE APPROVED BUILDING DIVISION RETENTION SCHEDULE SHALL RETAIN ONE SET OF CONSTRUCTION DOCUMENTS SO REVIEWED. THE OTHER SET SHALL BE RETURNED TO THE APPLICANT, SHALL BE KEPT AT THE SITE OF WORK AND SHALL BE OPEN TO INSPECTION BY THE BUILDING OFFICIAL. WHEN THE SUBMITTAL DOCUMENTS ARE PRODUCED ELECTRONICALLY, THE APPLICANT SHALL PROVIDE AN ELECTRONIC COPY OF ALL DRAWINGS ON COMPACT DISK OR OTHER MEDIA APPROVED BY THE BUILDING OFFICIAL.

7-2-105.2.2 PREVIOUS APPROVALS. THIS CHAPTER AND THE TECHNICAL CODES SHALL NOT REQUIRE CHANGES IN THE CONSTRUCTION DOCUMENTS, CONSTRUCTION OR DESIGNATED OCCUPANCY OF A STRUCTURE FOR WHICH A LAWFUL PERMIT HAS BEEN HERETOFORE ISSUED OR OTHERWISE LAWFULLY AUTHORIZED, AND THE CONSTRUCTION OF WHICH HAS BEEN PURSUED IN GOOD FAITH AND HAS NOT BEEN ABANDONED PURSUANT TO SECTION 7-2-104.8.

7-2-105.2.3 PHASED APPROVAL. THE BUILDING OFFICIAL IS AUTHORIZED TO ISSUE A PERMIT FOR THE CONSTRUCTION OF FOUNDATIONS, OR OTHER PARTS OF A BUILDING OR STRUCTURE BEFORE THE CONSTRUCTION DOCUMENTS FOR THE WHOLE BUILDING OR STRUCTURE HAVE BEEN SUBMITTED, PROVIDED ADEQUATE INFORMATION AND DETAILED STATEMENTS HAVE BEEN FILED COMPLYING WITH PERTINENT REQUIREMENTS OF THIS CHAPTER AND THE TECHNICAL CODES. THE HOLDER OF SUCH PERMIT FOR THE FOUNDATION OR OTHER PARTS OF A BUILDING OR STRUCTURE SHALL PROCEED AT THE HOLDER'S OWN RISK WITH THE CONSTRUCTION OPERATION AND WITHOUT ASSURANCE THAT A PERMIT FOR THE ENTIRE STRUCTURE WILL BE GRANTED.

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EXCEPTION: PHASED CONSTRUCTION APPROVALS ARE NOT APPLICABLE FOR GROUP R-2, R-3 AND R-4 OCCUPANCIES AND DETACHED ONE- AND TWO-FAMILY DWELLINGS AND MULTIPLE SINGLE-FAMILY DWELLINGS (TOWNHOUSES) NOT MORE THAN THREE STORIES ABOVE GRADE PLANE IN HEIGHT.

7-2-105.3 DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE. WHEN IT IS REQUIRED THAT PERMIT SUBMITTAL DOCUMENTS BE PREPARED BY A REGISTERED DESIGN PROFESSIONAL, THE BUILDING OFFICIAL SHALL BE AUTHORIZED TO REQUIRE THE OWNER TO ENGAGE AND DESIGNATE ON THE BUILDING PERMIT APPLICATION A REGISTERED DESIGN PROFESSIONAL WHO SHALL ACT AS THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE.

IF THE CIRCUMSTANCES REQUIRE, THE OWNER SHALL DESIGNATE A SUBSTITUTE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE WHO SHALL PERFORM THE DUTIES REQUIRED OF THE ORIGINAL REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE. THE OWNER SHALL NOTIFY THE BUILDING OFFICIAL IN WRITING IF THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE IS CHANGED OR IS UNABLE TO CONTINUE TO PERFORM THE DUTIES.

THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE SHALL BE RESPONSIBLE FOR REVIEWING AND COORDINATING SUBMITTAL

DOCUMENTS PREPARED BY OTHERS, INCLUDING PHASED AND DEFERRED SUBMITTAL ITEMS, FOR COMPATIBILITY WITH THE DESIGN OF THE BUILDING.

WHERE STRUCTURAL OBSERVATION IS REQUIRED BY SECTION 1704 OF THE BUILDING CODE, THE INSPECTION PROGRAM SHALL NAME THE INDIVIDUAL OR FIRMS WHO ARE TO PERFORM STRUCTURAL OBSERVATION AND DESCRIBE THE STAGES OF CONSTRUCTION WHERE THE STRUCTURAL OBSERVATION IS TO OCCUR.

7-2-105.3.1 DEFERRED SUBMITTALS. FOR THE PURPOSES OF THIS SECTION, DEFERRED SUBMITTALS ARE DEFINED AS THOSE PORTIONS OF THE DESIGN NOT SUBMITTED AT THE TIME OF THE APPLICATION BUT ARE TO BE SUBMITTED TO THE BUILDING OFFICIAL BEFORE COMPLETION OF THE PROJECT AND BEFORE A CERTIFICATE OF OCCUPANCY IS ISSUED.

DEFERRAL OF SUBMITTAL ITEMS SHALL HAVE THE PRIOR APPROVAL OF THE BUILDING OFFICIAL. THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE SHALL LIST THE DEFERRED SUBMITTALS ON THE TITLE SHEET OF THE CONSTRUCTION DOCUMENTS FOR REVIEW BY THE BUILDING OFFICIAL. DEFERRED SUBMITTAL ITEMS SHOWN ON THE CONSTRUCTION DOCUMENTS SHALL BE CLEARLY NOTED AS "FOR REFERENCE ONLY". DEFERRED SUBMITTALS DO NOT CONSTITUTE PHASED APPROVAL OF THE CONSTRUCTION.

DOCUMENTS FOR DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE, WHICH SHALL REVIEW THEM AND FORWARD THEM TO THE BUILDING OFFICIAL WITH A NOTATION INDICATING THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND BEEN FOUND TO BE IN GENERAL CONFORMANCE TO THE DESIGN OF THE BUILDING. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THE DESIGN PROFESSIONAL AND THE BUILDING OFFICIAL HAS APPROVED THE SUBMITTAL DOCUMENTS.

7-2-105.4 AMENDED CONSTRUCTION DOCUMENTS (REVISIONS). WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS, AND ANY CHANGES MADE DURING CONSTRUCTION THAT ARE NOT IN COMPLIANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS SHALL BE RESUBMITTED FOR APPROVAL AS AN AMENDED SET OF CONSTRUCTION DOCUMENTS.

7-2-105.5 RESPONSIBILITY. IT SHALL BE THE DUTY OF EVERY PERSON WHO PERFORMS WORK FOR THE INSTALLATION OR REPAIR OF BUILDING, STRUCTURE, ELECTRICAL, GAS, MECHANICAL, PLUMBING, OR FIRE-SUPPRESSION SYSTEMS, FOR WHICH THIS CHAPTER OR THE TECHNICAL

CODES ARE APPLICABLE, TO COMPLY WITH THIS CHAPTER AND THE TECHNICAL CODES.

7-2-105.6 RETENTION OF CONSTRUCTION DOCUMENTS. ONE SET OF APPROVED CONSTRUCTION DOCUMENTS SHALL BE RETAINED BY THE BUILDING OFFICIAL FOR A PERIOD OF TIME AS PRESCRIBED BY STATE OR LOCAL LAWS AND ONE SET OF APPROVED CONSTRUCTION DOCUMENTS SHALL BE RETURNED TO THE APPLICANT, AND SAID SET SHALL BE KEPT ON THE SITE OF THE BUILDING OR WORK AT ALL TIMES DURING WHICH THE WORK AUTHORIZED THEREBY IS IN PROGRESS.

SECTION 7-2-106 INSPECTIONS

7-2-106.1 GENERAL. CONSTRUCTION OR WORK FOR WHICH A PERMIT IS REQUIRED SHALL BE SUBJECT TO INSPECTION BY THE BUILDING OFFICIAL AND SUCH CONSTRUCTION OR WORK SHALL REMAIN ACCESSIBLE AND EXPOSED FOR INSPECTION PURPOSES UNTIL APPROVED. APPROVAL AS A RESULT OF AN INSPECTION SHALL NOT BE CONSTRUED TO BE AN APPROVAL OF A VIOLATION OF THE PROVISIONS OF THIS CHAPTER, THE TECHNICAL CODES OR OF OTHER ORDINANCES OF THE JURISDICTION. INSPECTIONS PRESUMING TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF THIS CHAPTER OR THE TECHNICAL CODES OR OF OTHER ORDINANCES OF THE JURISDICTION SHALL NOT BE VALID. IT SHALL BE THE DUTY OF THE PERMIT APPLICANT TO CAUSE THE WORK TO REMAIN ACCESSIBLE AND EXPOSED FOR INSPECTION PURPOSES. NEITHER THE BUILDING OFFICIAL NOR THE JURISDICTION SHALL BE LIABLE FOR EXPENSE ENTAILED IN THE REMOVAL OR REPLACEMENT OF ANY MATERIAL REQUIRED TO ALLOW INSPECTION.

IT SHALL BE THE DUTY OF THE PERMIT HOLDER TO PROVIDE AN APPROVED PROPERTY ADDRESS, INCLUDING NUMBER AND STREET NAME, AT ALL CONSTRUCTION SITES. SUCH TEMPORARY PREMISES IDENTIFICATION SHALL BE CLEARLY VISIBLE FROM THE STREET OR ROADWAY FRONTING THE PROPERTY, SHALL BE INSTALLED PRIOR TO THE FIRST INSPECTION, AND SHALL BE MAINTAINED UNTIL THE PERMANENT PREMISES IDENTIFICATION IS INSTALLED AND APPROVED.

7-2-106.2 INSPECTION RECORD CARD. WORK REQUIRING A PERMIT SHALL NOT COMMENCE UNTIL THE PERMIT HOLDER OR AN AGENT OF THE PERMIT HOLDER HAS POSTED OR OTHERWISE MADE AVAILABLE THE INSPECTION RECORD CARD TO ALLOW THE BUILDING OFFICIAL OR AUTHORIZED AGENT TO CONVENIENTLY MAKE THE REQUIRED ENTRIES THEREON REGARDING INSPECTIONS OF THE WORK. THE PERMIT HOLDER SHALL MAINTAIN THE CARD AVAILABLE UNTIL FINAL APPROVAL, BY THE BUILDING OFFICIAL, HAS BEEN GRANTED.

7-2-106.3 PRELIMINARY INSPECTIONS. BEFORE ISSUING A PERMIT, THE BUILDING OFFICIAL IS AUTHORIZED TO EXAMINE OR CAUSE TO BE EXAMINED BUILDINGS, STRUCTURES OR SITES FOR WHICH AN APPLICATION HAS BEEN FILED.

7-2-106.4 INSPECTION AND OBSERVATION PROGRAM. WHEN SPECIAL INSPECTION IS REQUIRED BY SECTION 1704 OF THE BUILDING CODE OR AS DETERMINED BY THE BUILDING OFFICIAL, THE OWNER, AN AGENT OF THE OWNER, OR THE ENGINEER OR REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE, BUT NOT THE CONTRACTOR OR ANY OTHER PERSON RESPONSIBLE FOR THE WORK, SHALL EMPLOY ONE OR MORE SPECIAL INSPECTOR(S) WHO SHALL PROVIDE INSPECTIONS DURING CONSTRUCTION ON THE TYPE OF WORK LISTED UNDER SECTION 1704.1 OF THE BUILDING CODE OR AS DETERMINED BY THE BUILDING OFFICIAL.

WHEN SPECIAL INSPECTIONS ARE REQUIRED, THE SPECIAL INSPECTIONS ARE TO BE PERFORMED IN ADDITION TO, NOT IN LIEU OF, THE INSPECTIONS CONDUCTED BY THE BUILDING OFFICIAL, AND SHALL NOT BE CONSTRUED TO RELIEVE THE OWNER OR HIS AUTHORIZED AGENT FROM REQUESTING THE PERIODIC AND CALLED INSPECTIONS REQUIRED BY THIS CHAPTER AND THE TECHNICAL CODES.

7-2-106.4.1 SPECIAL INSPECTOR. IN ACCORDANCE WITH SECTIONS 1704.1 AND 7-2-106.4 "SPECIAL INSPECTOR(S)" OF THE BUILDING CODE SHALL BE PROVIDED BY, OR UNDER THE SUPERVISION OF AN ENGINEER OR REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE OF THE STRUCTURAL INSPECTION FOR WHICH "SPECIAL INSPECTION" IS REQUIRED, SUBJECT TO THE FOLLOWING CONDITIONS:

7-2-106.4.2 NOTIFICATION: (PRIOR TO ISSUING PERMIT) THE OWNER OR HIS AUTHORIZED AGENT SHALL NOTIFY THE COMMUNITY DEVELOPMENT DEPARTMENT, BUILDING DIVISION IN WRITING ON THE FORM PROVIDED BY THIS DIVISION, THE NAME OF THE ENGINEER OR REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE WHO WILL CARRY OUT THE REQUIRED INSPECTION. THE RESPONSIBLE ENGINEER OR REGISTERED DESIGN PROFESSIONAL OF RECORD SHALL NOTIFY THE DEPARTMENT OF ANY CHANGES OF "SPECIAL INSPECTION(S)" PRIOR TO CONDUCTING THE INSPECTIONS.

7-2-106.4.3 CERTIFICATE OF RESPONSIBILITY: THE ENGINEER OR REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE OF THE "SPECIAL INSPECTION(S)" SHALL SO CERTIFY TO THE DIVISION IN WRITING ON THE TOWN FORM PROVIDED PRIOR TO THE ISSUANCE OF THE BUILDING PERMIT, AND SHALL NOTIFY THE DIVISION IMMEDIATELY IF TERMINATED

PRIOR TO COMPLETION OF THE WORK, FOR WHICH "SPECIAL INSPECTION(S)" IS REQUIRED.

7-2-106.4.4 QUALIFICATION: NO PERSON(S) SHALL BE ASSIGNED TO CARRY OUT THE DUTIES OF THE "SPECIAL INSPECTOR(S)" UNLESS THOROUGHLY QUALIFIED BY KNOWLEDGE AND EXPERIENCE TO RENDER FULL, COMPLETE AND COMPETENT INSPECTION.

IT SHALL BE THE RESPONSIBILITY OF THE ENGINEER OR REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE OF THE SPECIAL INSPECTION TO SATISFY THE DUTIES AND RESPONSIBILITIES AS STATED IN SECTION 1704.1 OF THE BUILDING CODE.

7-2-106.4.5 INSPECTION AND REPORTS: THE ENGINEER OR REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE OF THE "SPECIAL INSPECTION(S)" OR THE DESIGNATED "SPECIAL INSPECTOR(S)" SHALL PROVIDE CONTINUOUS, COMPETENT AND COMPLETE INSPECTION ON THE WORK FOR WHICH "SPECIAL INSPECTION(S)" IS REQUIRED IN ACCORDANCE WITH SECTION 1704.1 OF THE BUILDING CODE AND SHALL SUBMIT REPORTS TO THE BUILDING DIVISION STATING APPROVAL OF THE WORK AS IT PROGRESSES, BUT NOT LESS THAN EVERY TWO WEEKS.

THE "SPECIAL INSPECTOR(S)" SHALL NOTIFY THE DIVISION IMMEDIATELY UPON DETECTION OF ALL DISCREPANCIES INVOLVED IN THE "SPECIAL INSPECTIONS" THAT HAVE NOT BEEN CORRECTED IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS PRIOR TO PROCEEDING WITH THE WORK.

7-2-106.5 REQUIRED INSPECTIONS. THE BUILDING OFFICIAL, UPON NOTIFICATION, SHALL MAKE THE INSPECTIONS SET FORTH IN THIS SECTION.

7-2-106.5.1 FOOTING AND FOUNDATION INSPECTION. FOOTING AND FOUNDATION INSPECTIONS SHALL BE MADE AFTER EXCAVATIONS FOR FOOTINGS ARE COMPLETE AND ANY REQUIRED REINFORCING STEEL IS IN PLACE. FOR CONCRETE FOUNDATIONS, THE REQUIRED FORMS SHALL BE IN PLACE PRIOR TO INSPECTION. AN INSPECTION SHALL BE MADE PRIOR TO THE PLACEMENT OF CONCRETE. MATERIALS FOR THE FOUNDATION SHALL BE ON THE SITE, EXCEPT WHERE CONCRETE IS READY MIXED IN ACCORDANCE WITH ASTM C 94; THE CONCRETE NEED NOT BE ON THE SITE.

7-2-106.5.2 UNDERGROUND BUILDING SERVICE EQUIPMENT. UNDERGROUND PLUMBING, GAS, MECHANICAL, OR ELECTRICAL SYSTEMS SHALL BE INSPECTED FOR APPROVED MATERIALS, PROPER BURIAL DEPTH AND SLOPE BUT PRIOR TO THE BACKFILLING OF TRENCHES. THE PIPING SHALL BE BEDDED-IN FOR ITS ENTIRE LENGTH, AND IF APPLICABLE, THE SYSTEMS

SHALL BE UNDER THE PRESCRIBED TESTS REQUIRED BY THE TECHNICAL CODES.

7-2-106.5.3 CONCRETE SLAB AND UNDER-FLOOR INSPECTION. CONCRETE SLAB AND UNDER-FLOOR INSPECTIONS SHALL BE MADE AFTER IN-SLAB OR UNDER-FLOOR REINFORCING STEEL AND IF APPLICABLE, BUILDING SERVICE EQUIPMENT, CONDUIT, PIPING ACCESSORIES, INSULATION AND OTHER ANCILLARY EQUIPMENT ITEMS ARE IN PLACE AND APPROVED, BUT BEFORE ANY CONCRETE IS PLACED OR FLOOR SHEATHING INSTALLED, INCLUDING THE SUB-FLOOR.

7-2-106.5.4 SEWER OR WATER SERVICE (BUILDING OR PRIVATE). SEWER OR WATER SERVICE LINES, THAT PROVIDES SERVICE TO A BUILDING OR MULTIPLE BUILDINGS ON ONE SITE AND NOT INSTALLED IN A PUBLIC RIGHT-OF-WAY OR PUBLIC UTILITY EASEMENT (PUE), SHALL BE INSPECTED FOR APPROVED MATERIALS AND PROPER SLOPE PRIOR TO BACKFILLING OF THE TRENCHES.

7-2-106.5.5 CONCRETE OR MASONRY WALLS OR COLUMNS INSPECTION. WALLS AND COLUMNS SHALL BE INSPECTED AFTER ALL REINFORCING STEEL, AND IF APPLICABLE, CONDUITS AND OTHER PIPING ARE IN PLACE BUT PRIOR TO THE PLACEMENT OF CONCRETE OR GROUT. FOR CONCRETE WALLS OR COLUMNS, REQUIRED FORMS SHALL BE IN PLACE PRIOR TO INSPECTION. MASONRY WALLS OR COLUMNS CONSTRUCTED IN LIFTS SHALL REQUIRE AN INSPECTION PRIOR TO THE GROUTING OF EACH LIFT.

7-2-106.5.6 EXTERIOR STRAP AND SHEAR INSPECTION. EXTERIOR WALLS SHALL BE INSPECTED AFTER THE SHEATHING (USED FOR BRACING/SHEAR); WALL BRACING, METAL STRAPS OR ANCHORING DEVICES ARE IN PLACE BUT PRIOR TO THE INSTALLATION OF THE WEATHER-RESISTIVE BARRIER OR WALL COVERING.

7-2-106.5.7 ROUGH BUILDING SERVICE EQUIPMENT. ROUGH PLUMBING, GAS, MECHANICAL, OR ELECTRICAL SYSTEMS SHALL BE INSPECTED FOR APPROVED MATERIALS OR PROPER SLOPE BUT PRIOR TO CONCEALING BY THE BUILDING FINISH MATERIALS. WHEN APPLICABLE, THE SYSTEMS SHALL BE UNDER THE PRESCRIBED TESTS REQUIRED BY THE TECHNICAL CODES. WHEN APPLICABLE, THESE INSPECTIONS MAY BE COMPLETED IN CONJUNCTION WITH A FRAME INSPECTION.

7-2-106.5.8 FRAME INSPECTION. FRAMING INSPECTIONS SHALL BE MADE AFTER THE ROOF DECK OR SHEATHING, ALL FRAMING, FIREBLOCKING, DRAFTSTOPPING AND BRACING ARE IN PLACE, PIPES, CHIMNEYS AND VENTS TO BE CONCEALED ARE COMPLETE, THE ROUGH BUILDING SERVICE

EQUIPMENT HAS BEEN APPROVED, AFTER THE ROOF IS LOADED WITH ROOF COVERING MATERIAL AND THE BUILDING HAS BEEN DRIED-IN.

7-2-106.5.9 ENERGY EFFICIENCY INSPECTION. INSULATION INSPECTION SHALL BE MADE AFTER FRAME AND EXTERIOR LATH INSPECTION AND ALL ROUGH PLUMBING, MECHANICAL, GAS, AND ELECTRICAL SYSTEMS ARE APPROVED AND PRIOR TO COVERING OR CONCEALMENT. BLOWN OR SPRAYED ROOF/CEILING INSULATION MAY BE VERIFIED BEFORE FINAL INSPECTION WITH MARKERS AFFIXED TO THE TRUSSES OR JOISTS AND MARKED WITH THE INSULATION THICKNESS BY ONE INCH (25.5 MM) HIGH NUMBERS. A MINIMUM OF ONE (1) MARKER PROVIDED FOR EACH 300 SQUARE FEET OF AREA WITH NUMBERS TO FACE THE ATTIC ACCESS OPENING. IN LIEU OF AN INSULATION INSPECTION, A CERTIFICATION FROM THE INSULATION INSTALLER MAY BE SUBMITTED.

7-2-106.5.10 MOISTURE BARRIER. A MOISTURE BARRIER INSPECTION SHALL BE PERFORMED AFTER ALL FLASHINGS, WINDOWS, AND MOISTURE BARRIER IS INSTALLED PRIOR TO THE INSTALLATION OF ANY EXTERIOR WALL COVERING.

7-2-106.5.11 LATH AND GYPSUM BOARD INSPECTION. LATH AND GYPSUM BOARD INSPECTIONS SHALL BE MADE AFTER LATHING AND GYPSUM BOARD, INTERIOR AND, IF APPLICABLE, EXTERIOR, IS IN PLACE BUT BEFORE ANY PLASTERING IS APPLIED OR GYPSUM BOARD JOINTS AND FASTENERS ARE TAPED AND FINISHED.

EXCEPTION: GYPSUM BOARD THAT IS NOT PART OF A FIRE-RESISTANCE-RATED ASSEMBLY OR A SHEAR ASSEMBLY.

7-2-106.5.12 FIRE-RESISTANT PENETRATIONS. PROTECTION OF JOINTS AND PENETRATIONS IN FIRE-RESISTANCE-RATED ASSEMBLIES SHALL NOT BE CONCEALED FROM VIEW UNTIL INSPECTED AND APPROVED. WHEN APPLICABLE, THIS INSPECTION SHALL BE DONE IN CONJUNCTION WITH THE GYPSUM BOARD INSPECTION PRIOR TO JOINTS AND FASTENERS BEING TAPED AND FINISHED.

7-2-106.5.13 OTHER INSPECTIONS. IN ADDITION TO THE INSPECTIONS SPECIFIED ABOVE, THE BUILDING OFFICIAL IS AUTHORIZED TO MAKE OR REQUIRE OTHER INSPECTIONS OF ANY CONSTRUCTION WORK TO ASCERTAIN COMPLIANCE WITH THE PROVISIONS OF THIS CHAPTER OR THE TECHNICAL CODES AND OTHER LAWS ENFORCED BY THE BUILDING DIVISION.

7-2-106.5.14 SPECIAL INSPECTIONS. SPECIAL INSPECTIONS AND STRUCTURAL OBSERVATIONS SHALL BE AS REQUIRED IN SECTION 1704 OF THE BUILDING CODE IN ACCORDANCE WITH SECTION 7-2-106.4 OF THIS CHAPTER. SPECIAL

INSPECTIONS ARE IN ADDITION TO, NOT IN LIEU OF, THE INSPECTIONS CONDUCTED BY THE BUILDING OFFICIAL.

7-2-106.5.15 FINAL INSPECTION. THE FINAL INSPECTION SHALL BE MADE AFTER ALL WORK SHOWN ON THE CONSTRUCTION DOCUMENTS OR AS REQUIRED BY THE PERMIT IS COMPLETED.

7-2-106.6 BUILDING SERVICE EQUIPMENT. BUILDING SERVICE EQUIPMENT REGULATED BY THE TECHNICAL CODES SHALL NOT BE CONNECTED TO THE FUEL OR POWER SUPPLY, OR WATER OR SEWER SYSTEMS UNTIL AUTHORIZED BY THE BUILDING OFFICIAL. THE REQUIREMENTS OF THIS CHAPTER SHALL NOT BE CONSIDERED AS PROHIBITING THE OPERATION OF BUILDING SERVICE EQUIPMENT INSTALLED TO REPLACE EXISTING BUILDING SERVICE EQUIPMENT SERVING AN OCCUPIED PORTION OF THE BUILDING PROVIDED AN INSPECTION OF SUCH BUILDING SERVICE EQUIPMENT HAS BEEN COMPLETED AND APPROVED FOR USE.

7-2-106.7 INSPECTION AGENCIES. THE BUILDING OFFICIAL IS AUTHORIZED TO ACCEPT REPORTS OF APPROVED INSPECTION AGENCIES, PROVIDED SUCH AGENCIES SATISFY THE REQUIREMENTS AS TO QUALIFICATIONS AND RELIABILITY.

7-2-106.8 INSPECTION REQUESTS. IT SHALL BE THE DUTY OF THE HOLDER OF THE PERMIT OR THE AUTHORIZED AGENT TO NOTIFY THE BUILDING OFFICIAL WHEN WORK IS READY FOR INSPECTION. IT SHALL BE THE DUTY OF THE PERMIT HOLDER TO PROVIDE ACCESS TO AND MEANS FOR THE INSPECTION OF SUCH WORK AS REQUIRED BY THIS CHAPTER. THE BUILDING OFFICIAL MAY REQUIRE THAT EVERY REQUEST FOR INSPECTION BE FILED AT LEAST ONE WORKING DAY BEFORE SUCH INSPECTION IS DESIRED.

7-2-106.9 APPROVAL REQUIRED. WORK SHALL NOT BE DONE BEYOND THE POINT INDICATED IN EACH SUCCESSIVE INSPECTION WITHOUT FIRST OBTAINING THE APPROVAL OF THE BUILDING OFFICIAL. THE BUILDING OFFICIAL, UPON NOTIFICATION, SHALL MAKE THE REQUESTED INSPECTIONS AND SHALL EITHER INDICATE THE PORTION OF THE CONSTRUCTION THAT IS SATISFACTORY AS COMPLETED, OR NOTIFY THE PERMIT HOLDER OR AUTHORIZED REPRESENTATIVE WHEREIN THE SAME FAILS TO COMPLY WITH THIS CHAPTER OR THE TECHNICAL CODES. ANY PORTIONS THAT DO NOT COMPLY SHALL BE CORRECTED AND SHALL NOT BE COVERED OR CONCEALED UNTIL AUTHORIZED BY THE BUILDING OFFICIAL. THERE SHALL BE A FINAL INSPECTION AND APPROVAL OF ALL CONSTRUCTION WHEN THE WORK IS COMPLETED AND PRIOR TO ANY OCCUPANCY OR USE.

7-2-106.10 RE-INSPECTION. A RE-INSPECTION FEE MAY BE ASSESSED FOR EACH INSPECTION OR RE-INSPECTION WHEN SUCH PORTION OF WORK FOR

WHICH INSPECTION IS CALLED IS NOT COMPLETE OR WHEN CORRECTIONS CALLED FOR ARE NOT MADE. THIS SECTION IS NOT TO BE INTERPRETED AS REQUIRING RE-INSPECTION FEES THE FIRST TIME A JOB IS REJECTED FOR FAILURE TO COMPLY WITH THE REQUIREMENTS OF THE TECHNICAL CODES, BUT AS CONTROLLING THE PRACTICE OF CALLING FOR INSPECTIONS BEFORE THE JOB IS READY FOR SUCH INSPECTION OR RE-INSPECTION. RE-INSPECTION FEES MAY BE ASSESSED:

- **WHEN THE INSPECTION RECORD CARD IS NOT POSTED OR OTHERWISE AVAILABLE ON THE WORK SITE.**
- **WHEN THE APPROVED PLANS ARE NOT READILY AVAILABLE TO THE INSPECTOR.**
- **FOR FAILURE TO PROVIDE ACCESS ON THE DATE FOR WHICH INSPECTION IS REQUESTED.**
- **FOR DEVIATING FROM APPROVED PLANS THEREBY REQUIRING THE APPROVAL OF THE BUILDING OFFICIAL.**
- **WHEN REQUESTED WORK IS NOT READY FOR INSPECTION.**

TO OBTAIN A RE-INSPECTION, THE APPLICANT SHALL PAY THE RE-INSPECTION FEE AS SET FORTH IN THE FEE SCHEDULE ADOPTED BY THIS JURISDICTION. IN INSTANCES WHERE RE-INSPECTION FEES HAVE BEEN ASSESSED, ADDITIONAL INSPECTION OF THE WORK WILL NOT BE PERFORMED UNTIL THE REQUIRED FEES HAVE BEEN PAID.

7-2-106.11 CONNECTION TO UTILITIES: NO PERSON SHALL MAKE CONNECTIONS FROM A UTILITY, SOURCE OF ENERGY, FUEL OR POWER TO ANY BUILDING OR BUILDING SERVICE EQUIPMENT, REGULATED BY THE TECHNICAL CODES FOR WHICH A PERMIT IS REQUIRED BY THIS CHAPTER, UNTIL APPROVED BY THE BUILDING OFFICIAL.

THE BUILDING OFFICIAL MAY AUTHORIZE THE TEMPORARY CONNECTION OF THE BUILDING SERVICE EQUIPMENT TO THE UTILITY SOURCE OF ENERGY, FUEL OR POWER FOR CONSTRUCTION POWER, TESTING OF BUILDING SERVICE EQUIPMENT OR FOR USE UNDER A TEMPORARY CERTIFICATE OF OCCUPANCY.

SECTION 7-2-107 CERTIFICATE OF OCCUPANCY AND FINAL APPROVALS

7-2-107.1 USE AND OCCUPANCY. NO BUILDING OR STRUCTURE SHALL BE USED OR OCCUPIED, AND NO CHANGE IN THE EXISTING OCCUPANCY CLASSIFICATION OF A BUILDING OR STRUCTURE OR PORTION THEREOF SHALL BE MADE UNTIL THE BUILDING OFFICIAL HAS ISSUED A CERTIFICATE OF OCCUPANCY THEREFORE AS PROVIDED HEREIN. ISSUANCE OF A CERTIFICATE OF OCCUPANCY SHALL NOT BE CONSTRUED AS AN APPROVAL OF A VIOLATION OF THE PROVISIONS OF THIS CHAPTER, THE TECHNICAL CODES OR OTHER ORDINANCES OF THE JURISDICTION.

7-2-107.2 LETTER OF COMPLIANCE. THE BUILDING OFFICIAL IS AUTHORIZED TO ISSUE A LETTER OF COMPLIANCE FOR A BUILDING OR STRUCTURE PERMITTED AS A BASIC OR SHELL BUILDING, WHICH CANNOT BE OCCUPIED. IF AFTER A FINAL INSPECTION OF THE BUILDING OR STRUCTURE, AND ANY ELECTRICAL, FIRE PROTECTION, PLUMBING, MECHANICAL, GAS OR SIMILAR SYSTEMS SHOWN ON THE APPROVED PLANS THERE ARE NO VIOLATIONS TO THE PROVISIONS OF THIS CHAPTER, THE TECHNICAL CODES OR OTHER LAWS AND ORDINANCES THAT ARE ENFORCED BY THE BUILDING DIVISION, THE PERMIT HOLDER MAY REQUEST SUCH LETTER OF COMPLIANCE. THE LETTER OF COMPLIANCE CERTIFIES THAT THE WORK PERFORMED UNDER THE PERMIT HAS BEEN SATISFACTORILY COMPLETED, BUT DOES NOT AUTHORIZE THE OCCUPANCY OF A BASIC OR SHELL BUILDING OR STRUCTURE.

THE LETTER OF COMPLIANCE SHALL CONTAIN THE FOLLOWING:

- 1. THE BUILDING PERMIT NUMBER.**
- 2. THE ADDRESS OF THE STRUCTURE.**
- 3. A DESCRIPTION OF THE BUILDING, CONSTRUCTION TYPE, PROPOSED OCCUPANCY TYPE AND BUILDING AREA.**
- 4. A STATEMENT THAT THE PERMITTED WORK HAS BEEN INSPECTED FOR COMPLIANCE WITH THE REQUIREMENTS OF THIS CHAPTER AND THE TECHNICAL CODES.**
- 5. THE NAME AND SIGNATURE OF THE BUILDING OFFICIAL OR DESIGNEE.**

7-2-107.3 CERTIFICATE OF OCCUPANCY. AFTER THE BUILDING OFFICIAL INSPECTS THE BUILDING OR STRUCTURE AND FINDS NO VIOLATIONS OF THE PROVISIONS OF THIS CHAPTER, THE TECHNICAL CODES OR OTHER LAWS THAT ARE ENFORCED BY THE BUILDING DIVISION, THE BUILDING OFFICIAL IS AUTHORIZED TO ISSUE A CERTIFICATE OF OCCUPANCY THAT CONTAINS THE FOLLOWING:

- 1. THE BUILDING PERMIT NUMBER.**
- 2. THE ADDRESS OF THE BUILDING OR STRUCTURE.**
- 3. THE TYPE OF CONSTRUCTION AS DEFINED IN SECTION 602.1 OF THE BUILDING CODE.**

4. THE OCCUPANCY, IN ACCORDANCE WITH THE PROVISIONS OF SECTION 302.1 OF THE BUILDING CODE.
5. THE AREA OF EACH OCCUPANCY WITHIN THE BUILDING FOR WHICH THE PERMIT WAS ISSUED.
6. THE OCCUPANT LOAD OF EACH OCCUPANCY FOR WHICH THE PERMIT WAS ISSUED.
7. INDICATE WHETHER AN AUTOMATIC SPRINKLER SYSTEM IS PROVIDED IN THE BUILDING OR STRUCTURE.
8. A STATEMENT THAT THE DESCRIBED PORTION OF THE STRUCTURE HAS BEEN INSPECTED FOR COMPLIANCE WITH THE REQUIREMENTS OF THIS CHAPTER AND THE TECHNICAL CODES FOR THE OCCUPANCY AND DIVISION OF OCCUPANCY AND THE USE FOR WHICH THE PROPOSED OCCUPANCY IS CLASSIFIED.
9. THE NAME AND SIGNATURE OF THE BUILDING OFFICIAL OR DESIGNEE.
10. ANY SPECIAL STIPULATIONS AND CONDITIONS OF THE BUILDING PERMIT.

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7-2-107.4 TEMPORARY CERTIFICATE OF OCCUPANCY. THE BUILDING OFFICIAL IS AUTHORIZED TO ISSUE A TEMPORARY CERTIFICATE OF OCCUPANCY BEFORE THE COMPLETION OF THE ENTIRE WORK COVERED BY THE PERMIT, PROVIDED THAT SUCH PORTION OR PORTIONS SHALL BE OCCUPIED SAFELY. THE BUILDING OFFICIAL SHALL SET THE CONDITIONS, IF ANY, AND THE TIME PERIOD DURING WHICH THE TEMPORARY CERTIFICATE OF OCCUPANCY IS VALID.

7-2-107.5 REVOCATION. THE BUILDING OFFICIAL IS AUTHORIZED TO SUSPEND OR REVOKE, IN WRITING, A CERTIFICATE OF OCCUPANCY, LETTER OF COMPLIANCE OR TEMPORARY CERTIFICATE OF OCCUPANCY ISSUED UNDER THE PROVISIONS OF THIS CHAPTER WHEREVER SUCH CERTIFICATE IS ISSUED IN ERROR, OR ON THE BASIS OF INCORRECT INFORMATION SUPPLIED, OR WHERE IT IS DETERMINED THE BUILDING OR STRUCTURE OR PORTION THEREOF IS IN VIOLATION OF ANY ORDINANCE OR REGULATION OR ANY OF THE PROVISIONS OF THIS CHAPTER OR THE TECHNICAL CODES.

7-2-107.6 POSTING. THE CERTIFICATE OF OCCUPANCY SHALL BE POSTED IN A CONSPICUOUS PLACE WITHIN THE PREMISES.

SECTION 7-2-108 UNSAFE STRUCTURES AND EQUIPMENT

7-2-108.1 GENERAL. STRUCTURES OR BUILDING SERVICE EQUIPMENT THAT ARE OR HEREAFTER BECOME STRUCTURALLY UNSAFE, UNSANITARY OR DEFICIENT BECAUSE OF INADEQUATE MEANS OF EGRESS FACILITIES, INADEQUATE LIGHT AND VENTILATION, OR THAT CONSTITUTE A FIRE HAZARD, OR ARE OTHERWISE DANGEROUS TO HUMAN LIFE OR WHICH IN RELATION TO EXISTING USE CONSTITUTES A HAZARD TO SAFETY OR HEALTH, OR PUBLIC WELFARE, BY REASON OF INADEQUATE MAINTENANCE, DILAPIDATION, OBSOLESCENCE, FIRE HAZARD, OR ABANDONMENT, AS SPECIFIED IN THIS CHAPTER, TECHNICAL CODES OR ANY OTHER EFFECTIVE ORDINANCE, ARE FOR THE PURPOSE OF THIS SECTION, UNSAFE BUILDINGS. A VACANT STRUCTURE THAT IS NOT SECURED AGAINST ENTRY SHALL BE DEEMED AN UNSAFE CONDITION. UNSAFE CONDITIONS AND STRUCTURES SHALL BE TAKEN DOWN, REMOVED OR MADE SAFE, AS THE BUILDING OFFICIAL DEEMS NECESSARY AND AS PROVIDED IN THIS CHAPTER. ALL SUCH UNSAFE BUILDINGS ARE HEREBY DECLARED TO BE PUBLIC NUISANCES AND SHALL BE ABATED BY REPAIR, REHABILITATION, DEMOLITION OR REMOVAL IN ACCORDANCE WITH THE PROCEDURE SPECIFIED IN SECTIONS 7-2-108.2, 7-2-108.3, 7-2-108.4 AND 7-2-108.5.

7-2-108.1.2 UNSAFE BUILDINGS APPENDAGES, PARAPET WALLS, CORNICES, SPIRES, TOWERS, TANKS, STATUARY AND OTHER APPENDAGES OR STRUCTURAL MEMBERS WHICH ARE SUPPORTED BY, ATTACHED TO, OR A PART OF A BUILDING AND WHICH ARE IN A DETERIORATED CONDITION OR ARE OTHERWISE UNABLE TO SUSTAIN THE DESIGN LOADS WHICH ARE SPECIFIED IN THIS CODE, ARE HEREBY DESIGNATED AS UNSAFE BUILDING APPENDAGES. ALL SUCH UNSAFE BUILDING APPENDAGES ARE PUBLIC NUISANCES AND SHALL BE ABATED IN ACCORDANCE WITH SECTION 7-2-108.1 OF THIS CHAPTER.

7-2-108.2 NOTICE TO OWNER. THE BUILDING OFFICIAL SHALL EXAMINE OR CAUSE TO BE EXAMINED EVERY BUILDING OR STRUCTURE OR PORTION THEREOF REPORTED AS DANGEROUS OR DAMAGED AND, IF SUCH IS FOUND TO BE AN UNSAFE BUILDING AS DEFINED IN THIS SECTION, THE BUILDING OFFICIAL SHALL GIVE TO THE OWNER OF SUCH BUILDING OR STRUCTURE WRITTEN NOTICE STATING THE DEFECTS THEREOF. THIS NOTICE MAY REQUIRE THE OWNER OR PERSON IN CHARGE OF THE BUILDING PREMISES, WITHIN 48 HOURS, TO COMMENCE EITHER THE REQUIRED REPAIRS OR IMPROVEMENTS OR DEMOLITION AND REMOVAL OF THE BUILDING OR STRUCTURE OR PORTIONS THEREOF, AND ALL SUCH WORK SHALL BE COMPLETED WITHIN 90 DAYS FROM THE DATE OF NOTICE, UNLESS OTHERWISE STIPULATED BY THE BUILDING OFFICIAL. IF NECESSARY, SUCH NOTICE ALSO SHALL REQUIRE THE BUILDING, STRUCTURE OR PORTION THEREOF TO BE VACATED FORTHWITH AND NOT REOCCUPIED UNTIL THE REQUIRED REPAIRS AND IMPROVEMENTS ARE COMPLETED, INSPECTED, AND APPROVED BY THE BUILDING OFFICIAL.

7-2-108.2.1 PROPER SERVICE. PROPER SERVICE OF SUCH NOTICE SHALL BE BY ONE OF THE FOLLOWING METHODS; PERSONAL SERVICE UPON THE OWNER OF RECORD, IF FOUND WITHIN THE TOWN LIMITS; IF NOT FOUND WITHIN THE TOWN LIMITS, SUCH SERVICE MAY BE MADE UPON SAID OWNER BY FIRST CLASS MAIL, POSTAGE PAID, ADDRESSED TO THE OWNER, OCCUPANT, AGENT, MANAGER OR RESPONSIBLE PERSON AT THE LAST KNOWN ADDRESS; DELIVERED IN ANY MANNER PERMITTED BY THE ARIZONA RULES OF CIVIL PROCEDURE FOR SERVICE OF PROCESS OR POSTED IN A CONSPICUOUS PLACE ON OR ABOUT THE ENTRANCE OF THE STRUCTURE AFFECTED BY SUCH NOTICE. SERVICE BY MAIL IS DEEMED COMPLETE UPON DEPOSIT IN THE U.S. MAIL. SERVICE OF SUCH NOTICE IN THE FOREGOING MANNER UPON THE OWNER'S AGENT OR UPON THE PERSON RESPONSIBLE FOR THE STRUCTURE SHALL CONSTITUTE SERVICE OF NOTICE UPON THE OWNER. THE DESIGNATED PERIOD WITHIN WHICH SAID OWNER OR PERSON IN CHARGE IS REQUIRED TO COMPLY WITH THE ORDER OF THE BUILDING OFFICIAL SHALL BEGIN AS OF THE DATE SUCH NOTICE WAS MAILED, RECEIVED OR POSTED.

7-2-108.3 POSTING OF SIGNS. THE BUILDING OFFICIAL SHALL CAUSE TO BE POSTED AT EACH ENTRANCE TO SUCH BUILDING A NOTICE TO READ: DO NOT ENTER UNSAFE TO OCCUPY BY ORDER OF THE COMMUNITY DEVELOPMENT DEPARTMENT, OF THE TOWN OF CAMP VERDE. SUCH NOTICE SHALL REMAIN POSTED UNTIL THE REQUIRED REPAIRS, DEMOLITION OR REMOVAL ARE COMPLETED. SUCH NOTICE SHALL NOT BE REMOVED WITHOUT WRITTEN PERMISSION OF THE BUILDING OFFICIAL AND NO PERSON SHALL ENTER THE BUILDING EXCEPT FOR THE PURPOSE OF MAKING THE REQUIRED REPAIRS OR OF DEMOLISHING THE BUILDING.

7-2-108.4 RIGHT TO DEMOLISH. IN CASE THE OWNER SHALL FAIL, NEGLECT OR REFUSE TO COMPLY WITH THE NOTICE TO REPAIR, REHABILITATE, OR TO DEMOLISH AND REMOVE SAID BUILDING OR STRUCTURE OR PORTION THEREOF, THE TOWN COUNCIL MAY ORDER THE OWNER OF THE BUILDING PROSECUTED AS A VIOLATOR OF THE PROVISIONS OF THIS CODE AND MAY ORDER THE BUILDING OFFICIAL TO PROCEED WITH THE WORK SPECIFIED IN SUCH NOTICE.

7-2-108.5 COSTS. COSTS INCURRED UNDER SECTION 7-2-108.4 SHALL BE PAID OUT OF THE TOWN TREASURY AND SHALL BE CHARGED TO THE OWNER AND COLLECTED BY THE FINANCIAL DIRECTOR IN THE MANNER SPECIFIED IN THE TOWN OF CAMP VERDE CODE.

7-2-108.6 RESTORATION. THE STRUCTURE OR BUILDING SERVICE EQUIPMENT DETERMINED TO BE UNSAFE SHALL BE PERMITTED TO BE RESTORED TO A SAFE CONDITION. TO THE EXTENT REPAIRS, ALTERATIONS OR ADDITIONS

ARE MADE OR A CHANGE OF OCCUPANCY OCCURS DURING THE RESTORATION OF THE STRUCTURE, SUCH REPAIRS, ALTERATIONS, ADDITIONS OR CHANGE OF OCCUPANCY SHALL COMPLY WITH THE REQUIREMENTS OF THIS CHAPTER AND THE TECHNICAL CODES.

SECTION 7-2-109 VIOLATIONS

7-2-109.1 UNLAWFUL ACTS. IT SHALL BE UNLAWFUL FOR ANY PERSON, FIRM OR CORPORATION TO ERECT, CONSTRUCT, ALTER, EXTEND, REPAIR, MOVE, REMOVE, DEMOLISH OR OCCUPY ANY BUILDING, STRUCTURE OR BUILDING SERVICE EQUIPMENT REGULATED BY THIS CHAPTER AND THE TECHNICAL CODES, OR CAUSE SAME TO BE DONE, IN CONFLICT WITH OR IN VIOLATION OF ANY OF THE PROVISIONS OF THIS CHAPTER AND THE TECHNICAL CODES.

7-2-109.2 ILLEGAL BUILDING. EVERY BUILDING OR PORTION THEREOF CONSTRUCTED WITHOUT A BUILDING PERMIT WHERE REQUIRED BY THIS CHAPTER, SHALL BE MADE TO CONFORM TO THE PROVISIONS OF THIS CHAPTER AND THE TECHNICAL CODES OR SHALL BE DEMOLISHED.

7-2-109.3 NOTICE OF VIOLATION. THE BUILDING OFFICIAL IS AUTHORIZED TO SERVE A NOTICE OF VIOLATION OR ORDER ON THE BUILDING OWNER, THE OWNER'S AGENT OR PERSON RESPONSIBLE FOR THE ERECTION, CONSTRUCTION, ALTERATION, EXTENSION, REPAIR, MOVING, REMOVAL, DEMOLITION OR OCCUPANCY OF A BUILDING, STRUCTURE OR BUILDING SERVICE EQUIPMENT IN VIOLATION OF THE PROVISIONS OF THIS CHAPTER, THE TECHNICAL CODES OR IN VIOLATION OF A PERMIT OR CERTIFICATE ISSUED UNDER THE PROVISIONS OF THIS CHAPTER. SERVICE OF SUCH NOTICE SHALL BE AS DESCRIBED IN SECTION 7-2-108.2.1 OF THIS CHAPTER. SUCH ORDER SHALL DIRECT THE DISCONTINUANCE OF THE ILLEGAL ACTION OR CONDITION AND THE ABATEMENT OF THE VIOLATION.

7-2-109.4 PROSECUTION OF VIOLATION. IF THE NOTICE OF VIOLATION IS NOT COMPLIED WITHIN THE TIME FRAME SPECIFIED IN THE NOTICE, THE TOWN MAY INSTITUTE THE APPROPRIATE PROCEEDING AT LAW, OR IN EQUITY TO RESTRAIN, CORRECT OR ABATE SUCH VIOLATION, OR TO REQUIRE THE REMOVAL OR TERMINATION OF THE UNLAWFUL OCCUPANCY OF THE BUILDING OR STRUCTURE IN VIOLATION OF THE PROVISIONS OF THIS CHAPTER OR OF THE TECHNICAL CODES OR OF THE ORDER OR DIRECTION MADE PURSUANT THERETO.

7-2-109.5 REMEDIES NOT EXCLUSIVE. VIOLATIONS OF THIS CHAPTER OR THE TECHNICAL CODES ARE IN ADDITION TO ANY OTHER VIOLATION ESTABLISHED BY LAW, AND THIS CHAPTER AND SHALL NOT BE INTERPRETED AS LIMITING THE PENALTIES, ACTIONS, OR ABATEMENT

PROCEDURES THAT MAY BE TAKEN BY THE TOWN OR OTHER PERSONS UNDER THE LAWS, ORDINANCES OR RULES.

7-2-109.6 VIOLATION PENALTIES. ANY PERSON, FIRM, OR CORPORATION WHO SHALL VIOLATE ANY OF THE PROVISIONS OF THIS CHAPTER AND THE TECHNICAL CODES MAY BE SUBJECT TO ONE OR MORE OF THE PENALTIES AS PRESCRIBED IN THE TOWN OF CAMP VERDE CODE. CIVIL SANCTION: A FINE OF NOT LESS THAN ONE HUNDRED DOLLARS (\$100) NOR MORE THE ONE THOUSAND DOLLARS (\$1000) BUT TOTAL FINES SHALL NOT EXCEED TWO THOUSAND DOLLARS (\$2000) PER DAY FOR EACH PROPERTY.

CRIMINAL MISDEMEANOR: IF FOUND GUILTY OF A CLASS ONE MISDEMEANOR AND UPON CONVICTION SHALL BE PUNISHED BY A FINE NOT TO EXCEED TWO THOUSAND FIVE HUNDRED DOLLARS (\$2,500) OR BY IMPRISONMENT IN THE TOWN JAIL FOR A PERIOD NOT TO EXCEED SIX (6) MONTHS, OR BY BOTH SUCH FINE AND IMPRISONMENT.

SEPARATE OFFENSE: EACH DAY ANY VIOLATION IS CONTINUED OR THE FAILURE TO PERFORM ANY ACT OR DUTY REQUIRED BY THIS SECTION SHALL CONSTITUTE A SEPARATE VIOLATION OR OFFENSE.

SECTION 7-2-110 BOARD OF APPEALS

7-2-110.1 GENERAL. IN ORDER TO HEAR AND DECIDE APPEALS OF ORDERS, DECISIONS OR DETERMINATIONS MADE BY THE BUILDING OFFICIAL RELATIVE TO THE APPLICATION AND INTERPRETATION OF THIS CHAPTER AND THE TECHNICAL CODES, THERE SHALL BE AND IS HEREBY CREATED ONE OR MORE BOARD OF APPEALS CONSISTING OF MEMBERS WHO ARE QUALIFIED BY EXPERIENCE AND TRAINING TO PASS ON MATTERS PERTAINING TO BUILDING CONSTRUCTION AND WHO ARE NOT EMPLOYEES OF THE TOWN. THE BUILDING OFFICIAL SHALL BE THE EX-OFFICIO MEMBER OF AND SHALL ACT AS SECRETARY TO THE BOARD BUT SHALL HAVE NO VOTE ON ANY MATTER BEFORE THE BOARD.

7-2-110.2 LIMITATIONS ON AUTHORITY. THE BOARD OF APPEALS SHALL HAVE NO AUTHORITY RELATIVE TO INTERPRETATION OF THIS CHAPTER NOR SHALL THE BOARD BE EMPOWERED TO WAIVE REQUIREMENTS OF THE TECHNICAL CODES.

7-2-110.3 CREATED, COMPOSITION.

7-2-110.4 APPOINTMENT, TERMS AND VACANCIES. APPOINTMENTS AND TERMS OF MEMBERS SHALL BE IN ACCORDANCE WITH THE TOWN CHARTER. IN THE EVENT OF THE UNEXCUSED ABSENCE OF A MEMBER FROM THREE (3) CONSECUTIVE MEETINGS, THE POSITION SHALL BE DEEMED VACANT.

VACANCIES SHALL BE FILLED IN ACCORDANCE WITH THE TOWN CHARTER FOR THE UNEXPIRED TERM OF ANY MEMBER UNABLE OR INELIGIBLE TO SERVE. A MEMBER WHOSE TERM EXPIRES MAY SERVE UNTIL A SUCCESSOR HAS BEEN APPOINTED. THE TOWN COUNCIL MAY REMOVE ANY MEMBER FOR CAUSE OR SERVE AS THE BOARD OF APPEALS.

7-2-110.5 OFFICERS. THE BOARD SHALL ELECT A CHAIRMAN AND VICE-CHAIRMAN FROM AMONG ITS MEMBERS, NEITHER OF WHO SHALL BE AN EX OFFICIO MEMBER. THE CHAIRMAN AND VICE-CHAIRMAN SHALL EACH SERVE FOR A ONE-YEAR PERIOD OR UNTIL THEIR SUCCESSORS ARE ELECTED.

7-2-110.6 MEETINGS. THE BOARD SHALL HOLD ONE REGULAR MEETING EVERY THREE (3) MONTHS OR WHEN THERE IS PENDING BUSINESS. SPECIAL MEETINGS MAY BE CALLED BY THE COMMUNITY DEVELOPMENT DIRECTOR OR AT THE REQUEST OF THE CHAIRMAN OR ANY THREE (3) MEMBERS. THE AFFIRMATIVE VOTE OF THREE FOUR (3) (4) MEMBERS SHALL BE REQUIRED FOR PASSAGE OF ANY MATTER BEFORE THE BOARD.

7-2-110.7 POWERS, DUTIES, RESPONSIBILITIES.

1. THE BOARD, ON REQUEST OR ON ITS OWN MOTION, MAY INTERPRET THE TECHNICAL PROVISIONS OF THE BUILDING CODE IN SPECIAL CASES WHEN IT APPEARS THAT THE PROVISIONS OF THE CODE ARE INADEQUATE AND DO NOT COVER THE POINT IN QUESTION, AND MAY RECOMMEND TO THE COUNCIL SUCH NEW LEGISLATION AS IS CONSISTENT THEREWITH.
2. THE BOARD MAY GRANT A VARIANCE TO THE TECHNICAL PROVISIONS OF THE BUILDING CODE WHEN IT CAN BE ESTABLISHED THAT A MANIFEST INJUSTICE WOULD BE DONE. A VARIANCE SHALL NOT BE GRANTED BY THE BOARD UNLESS IT IS FOUND THAT:
 - A. SPECIAL CIRCUMSTANCES OR CONDITIONS APPLY TO THE REQUEST; AND
 - B. GRANTING THE VARIANCE IS NECESSARY FOR THE PRESERVATION AND ENJOYMENT OF SUBSTANTIAL PROPERTY RIGHTS; AND
 - C. GRANTING THE VARIANCE WILL NOT BE MATERIALLY DETRIMENTAL TO PERSONS RESIDING OR WORKING IN THE PREMISES, TO ADJACENT OR SURROUNDING PROPERTY OR TO THE PUBLIC IN GENERAL; AND
 - D. GRANTING THE VARIANCE WILL BE IN HARMONY WITH THE

PURPOSES SOUGHT TO BE ATTAINED BY THE BUILDING CODE.

EACH CASE SHALL BE EVALUATED ON ITS INDIVIDUAL MERITS AND SHALL NOT BE CONSTRUED TO SET A PRECEDENT FOR DEVIATING FROM THE REQUIREMENTS OF THE BUILDING CODE. THE FINDINGS OF THE BOARD SHALL BE BINDING UPON ALL PARTIES EXCEPT AS PROVIDED UNDER SECTION 7-2-110.9.

- 3. THE BOARD MAY APPROVE THE USE OF THE ALTERNATE MATERIALS OR METHODS OF CONSTRUCTION, PROVIDED THE ALTERNATE MATERIALS OR METHOD IS, FOR THE PURPOSE INTENDED, AT LEAST THE EQUIVALENT OF THAT PRESCRIBED BY THE BUILDING CODE IN SUITABILITY, STRENGTH, EFFECTIVENESS, FIRE RESISTANCE, DURABILITY, SAFETY AND SANITATION.**
- 4. THE BOARD MAY ADOPT SUCH RULES AND REGULATIONS NECESSARY FOR THE DISCHARGE OF ITS DUTIES, PROVIDED SAID RULES ARE NOT IN CONFLICT WITH THE CHARTER OR THIS CODE.**
- 5. THE BOARD IS EMPOWERED TO CALL UPON THE TOWN ATTORNEY'S OFFICE FOR LEGAL COUNSEL AND UPON ANY OTHER OFFICE OR BOARD TO AID AND ASSIST THE BOARD IN ITS DELIBERATIONS.**

7-2-110.8 APPEAL FROM DECISION OF THE BUILDING OFFICIAL.

- 1. ANY PERSON DISSATISFIED WITH A DECISION OF THE BUILDING OFFICIAL APPLYING TO THE TECHNICAL PROVISIONS OF THE BUILDING CODE OR TO AN ALTERNATE MATERIAL OR METHOD OF CONSTRUCTION MAY REQUEST A HEARING BEFORE THE BOARD BY FILING AN APPEAL WITH THE COMMUNITY DEVELOPMENT DIRECTOR ON A FORM PROVIDED THEREFORE. SUCH APPEAL SHALL BE HEARD AT THE NEXT REGULAR MEETING OF THE BOARD UNLESS SUCH APPEAL IS FILED WITHIN TWENTY-ONE (21) DAYS PRECEDING THE NEXT REGULAR BOARD MEETING, IN WHICH CASE SUCH APPEAL SHALL BE HEARD AT THE NEXT SUCCEEDING REGULAR OR SPECIAL BOARD MEETING.**
- 2. ALL HEARINGS SHALL BE OPEN TO THE PUBLIC AND ANY PERSON WHOSE INTEREST MAY BE AFFECTED BY THE DECISION SHALL BE GIVEN AN OPPORTUNITY TO BE HEARD.**
- 3. THE BOARD SHALL RENDER ALL ITS DECISIONS ON APPEALS IN WRITING TO THE APPELLANT WITH A COPY TO THE COMMUNITY DEVELOPMENT DIRECTOR AND BUILDING OFFICIAL.**

7-2-110.9 DECISION OF THE BOARD.

- 1. THE APPEAL SHALL BE IN WRITING AND SHALL BE FILED WITH THE TOWN CLERK.**
- 2. THE BOARD DECISION ON THE MATTER SHALL BE PREDICATED ON THE SAME FINDINGS AS SET FORTH IN SECTION 7-2-110.7 AND SHALL BE FINAL.**

7-2-110.10 APPEAL FILING, FEES.

- 1. APPEALS SHALL BE FILED IN THE OFFICE OF THE COMMUNITY DEVELOPMENT DEPARTMENT ON A FORM PROVIDED THEREFORE. A FEE SHALL BE PAID AT THE TIME OF FILING OF AN APPEAL, IN ACCORDANCE WITH THE SCHEDULE ESTABLISHED BY TOWN COUNCIL.**
- 2. NO PART OF THE FEES REQUIRED HEREIN SHALL BE REFUNDABLE AFTER AN APPLICATION IS FILED AND THE FEE PAID.**

SECTION 7-2-111 FEES

7-2-111.1 PAYMENT OF FEES. A PERMIT SHALL NOT BE ISSUED NOR CONSIDERED VALID UNTIL THE APPLICABLE FEES ESTABLISHED AND ADOPTED BY THE TOWN OF CAMP VERDE TOWN COUNCIL IN ACCORDANCE WITH THE TOWN OF CAMP VERDE CODE HAVE BEEN PAID, NOR SHALL AN AMENDMENT TO A PERMIT BE RELEASED UNTIL THE ADDITIONAL FEE, IF ANY, HAS BEEN PAID.

7-2-111.2 SCHEDULE OF PERMIT FEES. ON BUILDINGS, STRUCTURES, ELECTRICAL, GAS, MECHANICAL, AND FIRE SYSTEMS OR ALTERATIONS THERETO REQUIRING A PERMIT, A FEE FOR EACH PERMIT SHALL BE PAID AS REQUIRED IN ACCORDANCE WITH THE SCHEDULE AS ESTABLISHED BY THE TOWN OF CAMP VERDE.

7-2-111.3 BUILDING PERMIT VALUATION. THE APPLICANT FOR A PERMIT SHALL PROVIDE AN ESTIMATED PERMIT VALUE AT THE TIME OF INITIAL APPLICATION. PERMIT VALUATIONS SHALL INCLUDE TOTAL VALUE OF WORK, INCLUDING MATERIALS AND LABOR, FOR WHICH THE PERMIT IS BEING ISSUED, SUCH AS FINISH WORK, PAINTING, ROOFING, ELECTRICAL, GAS, MECHANICAL, PLUMBING EQUIPMENT, HEATING, AIR-CONDITIONING, ELEVATORS, FIRE EXTINGUISHING SYSTEMS, OTHER PERMANENT SYSTEMS/EQUIPMENT, GRADING, LANDSCAPING, AND OTHER SITE RELATED IMPROVEMENTS. THE FINAL BUILDING PERMIT VALUATION SHALL BE THE GREATER OF THE APPLICANT'S STATED VALUATION OR THE VALUATION CALCULATED BY USING THE ICC BUILDING VALUATION DATA, EXCEPT THE

BUILDING OFFICIAL OR DESIGNEE MAY SET THE FINAL BUILDING PERMIT VALUATION WHEN DEEMED NECESSARY.

7-2-111.4 PLAN REVIEW FEES. WHEN SECTION 7-2-105.1 REQUIRES SUBMITTAL DOCUMENTS, A PLAN REVIEW FEE SHALL BE PAID AT THE TIME OF SUBMITTING THE SUBMITTAL DOCUMENTS FOR PLAN REVIEW. SAID PLAN REVIEW FEE SHALL BE 65 PERCENT OF THE BUILDING PERMIT FEE AS SHOWN IN SCHEDULE AS ESTABLISHED BY THE TOWN OF CAMP VERDE.

THE PLAN REVIEW FEES SPECIFIED IN THIS SUBSECTION ARE SEPARATE FEES FROM THE PERMIT FEES SPECIFIED IN SECTION 7-2-110.1 AND ARE IN ADDITION TO THE PERMIT FEES.

WHEN SUBMITTAL DOCUMENTS ARE INCOMPLETE OR CHANGED SO AS TO REQUIRE ADDITIONAL PLAN REVIEW, AN ADDITIONAL PLAN REVIEW FEE SHALL BE CHARGED AT THE RATE SHOWN IN SCHEDULE AS ESTABLISHED BY THE TOWN OF CAMP VERDE.

THE PLAN REVIEW FEES PAY FOR THE INITIAL PLAN REVIEW AND TWO (2) SUBSEQUENT RE-SUBMITTALS FOR THE SAME PROJECT. IF MORE THAN THREE PLAN REVIEWS ARE REQUIRED, OR IF THE PERMIT APPLICATION SHALL EXPIRE BY TIME LIMITATION, ADDITIONAL PLAN REVIEW FEES MAY BE ASSESSED AS DETERMINED BY THE BUILDING OFFICIAL. AT THE TIME OF PERMIT ISSUANCE, ADDITIONAL PLAN REVIEW FEES FOR ANY INCREASE IN VALUATION SHALL BE ASSESSED IN CONJUNCTION WITH, AND AS A CONDITION OF, PERMIT ISSUANCE.

7-2-111.4.1 EXPEDITED PLAN REVIEW. EXPEDITED PLAN REVIEW FEES SHALL BE EQUAL TO THE AMOUNT OF THE PLAN REVIEW FEES REQUIRED BY THIS SECTION. EXPEDITED PLAN REVIEW FEES ARE SEPARATE FROM THE PLAN REVIEW AND PERMIT FEES REQUIRED BY THIS SECTION AND ARE IN ADDITION TO THOSE FEES.

7-2-111.5 INVESTIGATION FEES. ANY PERSON WHO COMMENCES WORK ON A BUILDING, STRUCTURE, ELECTRICAL, GAS, MECHANICAL OR PLUMBING SYSTEM BEFORE OBTAINING THE NECESSARY PERMITS SHALL BE SUBJECT TO AN INVESTIGATION FEE ESTABLISHED BY THE BUILDING OFFICIAL THAT SHALL BE IN ADDITION TO THE REQUIRED PERMIT FEES. THE INVESTIGATION FEE SHALL BE EQUAL TO THE PERMIT FEE REQUIRED BY THIS CHAPTER. THE PAYMENT OF SUCH INVESTIGATION FEE SHALL NOT EXEMPT AN APPLICANT FROM COMPLIANCE WITH ALL OTHER PROVISIONS OF THIS CHAPTER AND THE TECHNICAL CODES. AN INVESTIGATION FEE SHALL BE COLLECTED WHETHER OR NOT A PERMIT IS THEN OR SUBSEQUENTLY ISSUED.

7-2-111.6 FEE REFUNDS. THE BUILDING OFFICIAL MAY AUTHORIZE THE REFUNDING OF ANY FEE PAID HEREUNDER, WHICH WAS ERRONEOUSLY PAID OR COLLECTED.

THE BUILDING OFFICIAL MAY AUTHORIZE THE REFUNDING OF THAT PORTION OF THE PERMIT FEE IN EXCESS OF THE FEE FOR ISSUANCE WHEN NO INSPECTION HAS BEEN DONE FOR WHICH A PERMIT HAS BEEN ISSUED IN ACCORDANCE WITH THIS CODE.

THE BUILDING OFFICIAL MAY AUTHORIZE THE REFUNDING OF THAT PORTION OF THE PLAN REVIEW FEE IN EXCESS OF THE FEE FOR ISSUANCE WHEN THE APPLICATION FOR A PERMIT FOR WHICH A PLAN REVIEW FEE HAS BEEN PAID IS WITHDRAWN OR CANCELED BEFORE ANY PLAN REVIEWING IS DONE.

THE BUILDING OFFICIAL SHALL NOT AUTHORIZE THE REFUNDING OF ANY FEE PAID EXCEPT UPON WRITTEN APPLICATION FILED BY THE ORIGINAL PERMITTEE NOT LATER THAN 180 DAYS AFTER THE DATE OF FEE PAYMENT.

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ARTICLE 7-3
CONFORMANCE WITH ZONING ORDINANCE
ARTICLE 7-4
BUILDING OFFICIAL

~~THE BUILDING OFFICIAL AND ADMINISTRATIVE AUTHORITY, AS SUCH MAY BE REFERENCED IN ANY SECTION OF THIS CHAPTER FOR ALL MATTERS PERTAINING TO ANY BUILDING, PLUMBING, ELECTRICAL, OR ANY OTHER INSPECTIONS, SHALL BE VESTED IN THE OFFICE OF THE TOWN MANAGER OR HIS DESIGNEE, PROVIDED THAT THE MANAGER OR THE COUNCIL MAY AUTHORIZE SUCH DEPUTIES AS NEEDED TO PERFORM ANY INSPECTION WORK OR OTHER FUNCTIONS THAT MAY BE REQUIRED BY THIS CHAPTER. See Section 7-7-703~~

ARTICLE 7-5 4
ROAD SPECIFICATIONS AND DETAILS

ARTICLE 7-6 5
STREET NAMING AND ADDRESSING

ARTICLE 7-7 6
ENFORCEMENT PROCEDURES FOR VIOLATIONS
BUILDING CODES

SECTION 7-7 6-1 INSPECTION WARRANT

ARTICLE 7-8 7
PLACEMENT OF UTILITIES UNDERGROUND AND ESTABLISHING A PERMIT

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