AGENDA
BOARD OF ADJUSTMENTS AND APPEALS
Regular Session
TOWN OF CAMP VERDE
473 S. MAIN STREET, CAMP VERDE, AZ 86322
TUESDAY, JANUARY 12, 2016
3:00 PM
COUNCIL CHAMBERS

1. **Call to Order**
2. **Roll Call**
3. **Pledge of Allegiance**
4. **Consent Agenda** – All those items listed below may be enacted upon by one motion and approved as Consent Agenda Items. Any item may be removed from the Consent Agenda and considered as a separate item if a member of the Board so requests.

   a. Approval of Minutes
   October 13, 2015 – Regular Session

   b. Set Next Meeting, Date and Time
   As Needed

5. **Call to the Public for items not on the Agenda**
   Residents are encouraged to comment about any matter not included on the agenda. State law prevents the Board from taking any action on items not on the agenda, except to set them for Consideration at a future date.
6. **Election of Officers**
7. **Presentation and Discussion on Appeals to the Board as related to the Planning & Zoning Ordinance.** Staff Resource: Community Development Director, Michael Jenkins
8. **Presentation and Discussion on Appeals to the Board as related to the 2012 Building Codes.** Staff Resource: Building Official, Robert Foreman

There Will Be No Public Input On The Following Items:

9. **Current Events:** (Individual members of the Board may provide brief summaries of current events and activities. These summaries are strictly for the purpose of informing the public of such events and activities. The Board will have no discussion, consideration, or take any action on any such item, except that an individual Board member may request an item be placed on a future agenda.)
10. **Adjournment**

Please note: Staff makes every attempt to provide a complete agenda packet for public review. However, it is not always possible to include all information in the packet. You are encouraged to check with Staff prior to a meeting for copies of supporting documentation that may have been unavailable at the time agenda packets were prepared.

Posted by: KWeech Date/Time: 1/5/16 3:00pm

Note: Pursuant to A.R.S.§38-431.03A.2 and A.3, the Board of Adjustments & Appeals 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.

DRAFT MINUTES
BOARD OF ADJUSTMENTS AND APPEALS
Regular Session
TOWN OF CAMP VERDE
473 S. MAIN STREET, CAMP VERDE, AZ 86322
TUESDAY, OCTOBER 13, 2015
3:00 PM
COUNCIL CHAMBERS

1. **Call to Order**
   The meeting was called to order at 3:00 p.m. by Chairman Jim Binick

2. **Roll Call**

   Chairman Jim Binick, Vice-Chairman Mike Hough, Board Members Greg Blue, Murray Lichty, Doug Stevens and Alan 'Buck' Buchanan were all present. Board member Christopher McHenry was absent.

   Also Present:
   Community Development Director Michael Jenkins, Assistant Planner Kendall Welch, Building Official Robert Foreman, Town Clerk Virginia Jones and Recording Secretary Julie Scott.

3. **Pledge of Allegiance**

   Chairman Jim Binick led the Pledge of Allegiance

4. **Consent Agenda** – All those items listed below may be enacted upon by one motion and approved as Consent Agenda Items. Any item may be removed from the Consent Agenda and considered as a separate item if a member of the Board so requests.
   a. Approval of Minutes
   September 8, 2015 – Regular Session
   b. Set Next Meeting, Date and Time
   As Needed

   On a motion by Vice-Chairperson Michael Hough seconded by Murray Lichty the Board approved the Consent Agenda as presented.

5. **Call to the Public for items not on the Agenda**
   Residents are encouraged to comment about any matter not included on the agenda. State law prevents the Board from taking any action on items not on the agenda, except to set them for Consideration at a future date.

   There was no public input.

6. **Board of Adjustment discussion and possible approval (or denial) of a variance request by owner Laura and Michael Spaan to seek a reduction from the required side yard setback of 25' to a reduced side setback of 7' on the west side of the parcel to construct a single family home. The buildable area of the parcel is potentially limited due to flood zone and topography constraints. The property is located at 2610 North Thomas Paine Circle, parcel 403-20-009A** Staff: Mike Jenkins

   On a motion by Buchanan, seconded by Lichty, the Board moved to approve a variance of the current Planning and Zoning Ordinance requested by owner Laura and Michael Spaan to seek a reduction from the required side yard setback of twenty-five (25) feet to a

reduced side setback of seven (7) feet on the west side of the parcel to construct a single family home located adjacent to 2610 North Thomas Paine Circle, parcel 403-20-009A.

Community Development Director Michael Jenkins stated that in 2012 the applicant purchased the undeveloped riverfront lot, parcel 403-20-009A, located adjacent to 2610 N Thomas Paine Circle in Camp Verde. The current zoning of the parcel is Residential-Rural (R-R) formerly known as RCU-2A. The R-R zoning district requires a front and rear yard setback of fifty feet (50), an interior side yard setback of twenty five feed (25), and an exterior side yard setback of thirty feet (30). Due to the steep terrain, flood zone restrictions, storm water runoff, and existing utility easements the applicant is seeking a reduction of the west property line (interior side yard setback of 25') to seven feet (7) in order to construct a new single family residence.

Community Development Director Michael Jenkins reviewed the agency comments with concerns from the following:

APS: noted that an existing overhead power line that runs across property, depending on where they plan to build their house, there may be an issue. Per the Right Of Way Agent property owner cannot build within the easement for that line.

Camp Verde Fire District: noted this is a private road and does not meet the minimum requirement of the 2012 International Fire Code for a fire apparatus access roadway.

Yavapai County Development Services Environmental Unit: indicated there is not a proposed septic location shown on the site plan and there are a few potential conditions that may affect the placement of the septic system.

Yavapai County Flood Control District: supports the variance, County has a twenty (20) foot setback requirement from the floodplain delineation. The proposed plan shows the structure encroaching into the floodplain at the northeast corner, which is allowed, however the structure will need to comply with floodplain criteria for construction. The natural grade elevation at this proposed location are most supportive of this construction as well.

Community Development Director Michael Jenkins indicated that Staff recommended approval of the Variance as requested by the applicants. Mr. Jenkins referenced a handout that was provided to the Board stating the handout is for guidance to the Board. Mr. Jenkins indicated he did not feel that this is a self-imposed hardship and noted that the law allows the property owner the right to develop their property, noting there are sometimes circumstances that cannot be changed and that is why the Board is appointed to make those decisions.

The Board discussed at length if the variance could be considered self-imposed because the owner owns adjacent property. Community Development Director Michael Jenkins indicated each parcel has separate requirements, no matter who owns the property so this could not be considered self-imposed.

In response to the question regarding the size of the parcel, staff indicated it was 1.6 acres and noted this parcel was divided prior to the Town's incorporation.

The Board discussed and questioned concerns with the topography map and flood-plain maps that were included in the packet. Applicant provided a more current version of the flood-plain map.

Community Development Director Michael Jenkins explained to the Board that if the variance is granted and they move forward with a building permit they would have to comply with flood control regulations

Statement from Applicant

Applicant Laura Spaan indicated that when they purchased the property they were advised that FEMA would be coming out with new flood maps and stated she had a copy of the most current map that shows the flood plain. A copy of the map is attached and becomes a permanent part of the record. Mrs. Spaan indicated the site map also reflects a large wash that is a storm water run-off area.

Public Input:

Lari Spire indicated he is a property owner of the east side of the subject property, he indicated he is a registered land surveyor and he supports the variance request.

7. **Staff Report**

Assistant Planner Kendall Welch advised the Board that included in the packet is an invitation from the Town Clerk for Open Meeting Law Training to be held on Friday, November 13, 2015 at 9:00 a.m. to be held at 473 S Main Street.

8. **Board Informational Reports:** (Individual members of the Board may provide brief summaries of current events and activities. These summaries are strictly for the purpose of informing the public of such events and activities. The Board will have no discussion, consideration or take any action on any such item, except that an individual Board member may request an item be placed on a future agenda.)

9. **Adjournment**

On a motion by Buck Buchanan seconded by Doug Stevens, the Board unanimously agreed to adjourn at 3:40 p.m.

_____

Jim Binick – Board of Adjustment and Appeals Chairman Date

_____

Michael Jenkins – Community Development Director Date

CERTIFICATION: I hereby certify that the foregoing Minutes are a true and accurate accounting of the actions of the Board of Adjustments and Appeals of the Town of Camp Verde during the Regular Session of the Board of Adjustments and Appeals of the Town of Camp Verde, Arizona held on the 13th day of October, 2015. I further certify that the meeting was duly called and that a quorum was present.

Dated this _____Day of _____2015.

_____

Julie Scott – Recording Secretary

Answer the following questions when deciding whether to grant a variance...

1. Do special circumstances applicable to the property, including its size, shape, topography, location, or surroundings, deprive the property of privileges enjoyed by other property of the same classification in the same zoning district?

   Yes

2. Is the authorization of the variance necessary for the preservation of privileges and rights enjoyed by other property of the same classification in the same zoning district, without constituting a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is located?

   Yes

3. Are the special circumstances applicable to the property self-imposed or created by the owner or applicant?

   No

4. Will the authorization of the variance be materially detrimental to persons residing or working in the vicinity, to adjacent property, to the neighborhood or the public welfare in general?

   No

10-13-2015 BOA
handed out during meeting.

Yavapai County Flood Control District

Search Results Layers

Base Flood Elevation

Verde River Restudy Special Flood Hazard

- 0.2 % ANNUAL CHANCE FLOOD HAZARD,
- Zone A, No Base Flood Elevations determined
- Zone AE, Base Flood Elevations determined
- Zone AE, FLOODWAY
- Zone AH, Flood depths of 1 to 3 feet, Base Flood Elevations Determined
- Zone AO, Flood depths of 1 to 3 feet, average depths determined

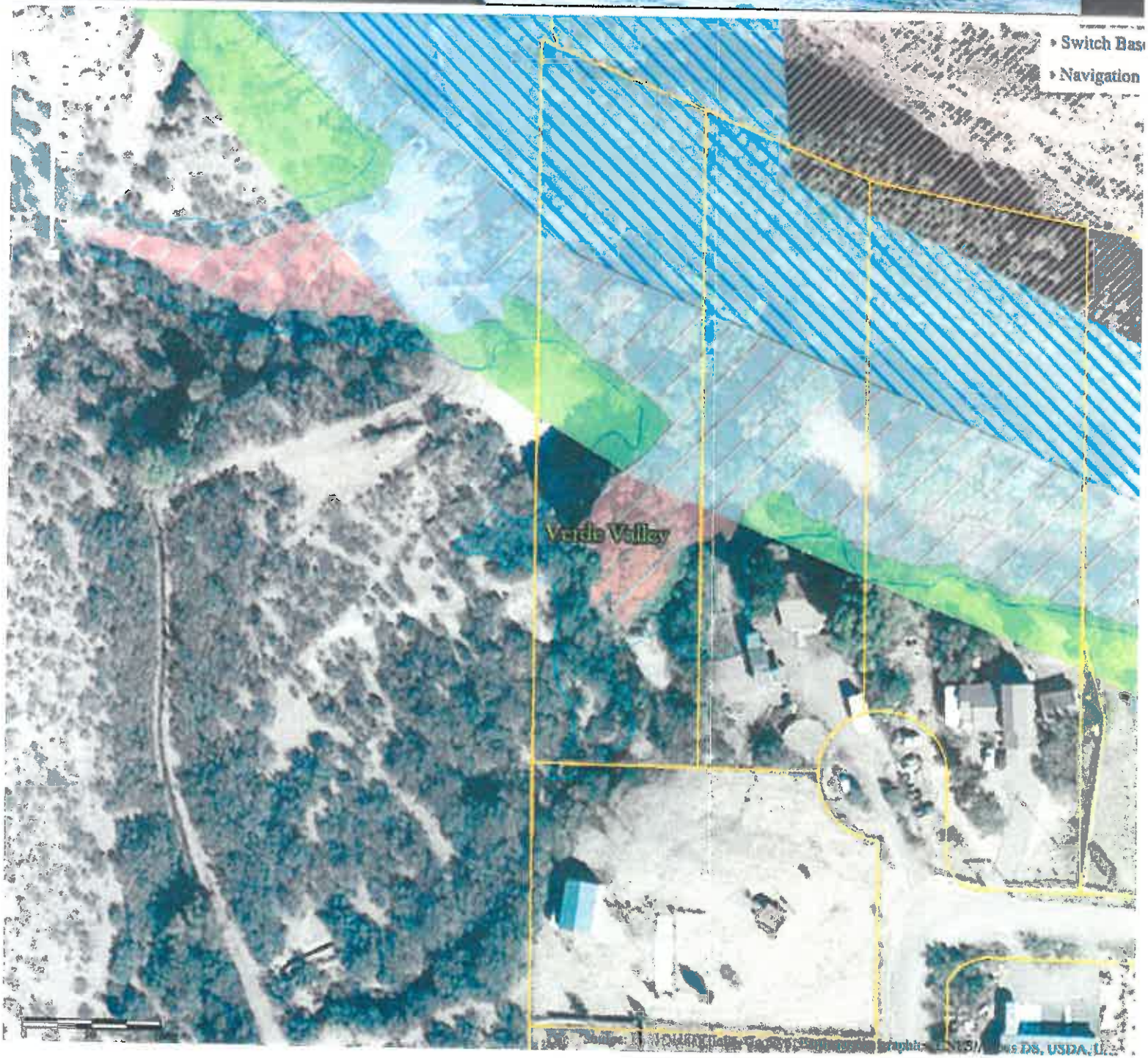
Verde River Restudy Changes Since Last FIRM

- Appeal
- Decrease
- Increase
- Negligible
- None (Zero)
- Unknown

Black Canyon Restudy Special Flood Hazard

- 0.2 % ANNUAL CHANCE FLOOD HAZARD,
- Zone A, No Base Flood Elevations determined
- Zone AE, Base Flood Elevations determined
- Zone AE, FLOODWAY
- Zone AH, Flood depths of 1 to 3 feet, Base Flood Elevations Determined
- Zone AO, Flood depths of 1 to 3 feet, average depths determined

Black Canyon Restudy Changes Since Last FIRM



TOWN OF CAMP VERDE
Public Meeting
Sign In Sheet
Please Print

Meeting Board of Adjustment **Date** 10/13/15

Name	Address	Phone #
LARI SPIRE	2620 N. Thomas Paine	623.332.7945
CHRIS ROBINSON	2570 N. THOMAS PAINE	CR928-592-8192

3. Upon receipt of Commission's report, the Council shall consider the recommendation on a Council Hears Planning & Zoning matters agenda as a:

    a. public hearing item; or

    b. consent agenda item to adopt the recommendation of the Planning and Zoning Commission without holding a second public hearing provided there is no request for public hearing or other protest from any member of the public or Town Council, in which event a public hearing will be held.

4. The Planning and Zoning Commission reviews Preliminary Subdivision Plats at their regular public meetings. The Commission's recommendations are forwarded to the Council for action.

5. In the event an item voted on fails to receive the required number of votes for approval, the item will be forwarded to the Council with a recommendation for denial. Nothing in this paragraph will prevent the Commission from continuing or tabling an item, unless specifically directed by the Town Council to vote on an item pursuant to 6. below.

6. The Town Council, by majority vote, may compel the Planning and Zoning Commission to place an item on a specific agenda for a vote.

E. Board of Adjustment and Appeals

The Board of Adjustment and Appeals, established by Ordinance 89-A33 of the Town of Camp Verde, serves in a quasi-judicial capacity, hearing and deciding appeals from the decision of the Community Development Director, or designee, pursuant to (Ord. 95-A107) and ARS 9-462.06, as may be amended.

Duties of the Board of Adjustment and Appeals, as set forth in ARS 9-462.06, include:

1. Hear and decide appeals in which it is alleged there is an error in an order, requirement or decision made by the Community Development Director, or designee, in the enforcement of the Zoning Ordinance by reversing or affirming, wholly or in part, or modifying the order, requirement, decision appealed from and make such order, requirement, or decision or determination as necessary.

2. Hear and decide appeals for variances from the terms of the Zoning Ordinance in accordance with the requirements and criteria of Section 602-A.

F. Administrative Authority

The Camp Verde Community Development Department is primarily responsible for the day-to-day administration of the Zoning Ordinance, Subdivision Regulations and other development-related regulations or guidelines.

The Community Development Director, or designee, coordinates with other Town departments, agencies and organizations participating in the planning and development process, and oversees and provides assistance to members of the public regarding the following:

1. Receiving applications, materials and fees pertaining to the filing of requests for zoning amendments, site plans, Use Permits, land divisions, subdivision plats, Temporary Use Permits, appeals to the Board of Adjustment and Appeals and other procedures set forth herein;

SECTION 602 - ZONING ADJUSTMENTS

Zoning matters decided by the Board of Adjustment and Appeals are intended to apply to specific properties or actions. Such decisions are not regarded as strict precedents; however, they may be considered in future matters under similar circumstances.

A. Variances

1. A variance from the Planning and Zoning Ordinance shall not be granted by the Board unless and until a public hearing has been conducted pursuant to Section 602. C, and until the property owner in a written appeal and at the public hearing demonstrates and the Board finds that all criteria required by subsections a. through e. have been met:

    a. That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same District;

    b. That literal interpretation of the provisions of the Zoning Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same District under the terms of the Zoning Ordinance;

    c. That the alleged hardships caused by literal interpretation of the provisions of the Zoning Ordinance include more than personal inconvenience and financial hardship and do not result from actions that are self-imposed or for economic gain by the applicant;

    d. That granting the variance requested will not confer upon the applicant any special privilege that is denied by the Zoning Ordinance to other lands, structures or buildings in the same District; and

    e. That granting the variance requested will not interfere or injure the rights of other properties in the same District.

2. The Board MAY NOT:

    a. Make any changes in the uses permitted in any zoning classification or zoning District, or make any changes in the terms of the Zoning Ordinance, provided the restriction in this paragraph shall not affect the authority to grant variances pursuant to this article.

    b. Grant a variance if the special circumstances applicable to the property are self-imposed by the owner.

B. Appeals from Administrative Decisions

The Board, on deciding appeals from decisions of the Community Development Director (Zoning Administrator), is responsible for interpreting the meaning and equitable application of the Zoning Ordinance.

1. Appeals to the Board may be filed by persons aggrieved or by any officer, department, board or bureau of the Town affected by a decision of the Community Development Director, within a period of 45 days by filing, in writing, with the Community Development Director and with the Board, a notice of appeal specifying the grounds thereof.

2. The Community Development Director shall immediately transmit all records, pertaining to the action appealed, to the Board.
3. An appeal stays all proceedings in the matter appealed, unless the Community Development Director verifies to the Board after the notice of appeal is filed, that by reason of facts stated in the certificate, a stay would cause imminent peril to life or property. Upon such certification, proceedings shall not be stayed other than by a restraining order granted by the Board or by a court of record on application and notice to the Community Development Director.
4. A person aggrieved by a decision of the Board, or a tax payer or municipal officer may, at any time within 30 days after the Board has rendered its decision, file a complaint in the Superior Court to review the decision. Filing of the complaint shall not stay proceedings upon the decision appealed, but the court may, on application, grant a stay, and on final hearing may reverse or affirm wholly or partly, or may modify the decision received.

C. Hearings

The Board shall fix a reasonable time for the public hearing of an appeal; and shall give public notice thereof, by both publication in a newspaper of general circulation in accordance with ARS 9-462.04 as it exists now or as it is amended from time to time, and by posting notices in conspicuous places close to the property affected, as well as due notice to the parties in interest, including first class mail notice to all owners of record of properties located within 300 feet of the subject property.

1. At the public hearing, any applicant may appear in person or by representative, and may present their appeal orally or by documentary materials, and submit rebuttal as may be necessary.
2. The chair shall have the power to administer oaths and take evidence in accordance with ARS 9-462.06, as may be amended.
3. The Board shall reach its decision within a reasonable time.

SECTION 603 - SUBDIVISION AND LAND DIVISION

Creating lots or parcels of land for separate ownership or use is directly related to the application of development regulations in this Code. A legally-recognized real estate parcel with adequate access is a prerequisite for the Town's issuance of construction permits.

A. Subdivision Approval

Subdivisions are the primary impetus for lot ownership with streets, utilities and other infrastructure provided. Coordination of Town departments with various County and State offices is necessary in the review process of subdivision plats to ensure the orderly growth and development of the Town. Approvals of Subdivisions are by the Town Council with recommendation by the Planning Commission.

Any subdividing of real property in the Town of Camp Verde, for any purpose, requires compliance with the standards, requirements and platting procedures set forth in Part Five, Subdivision and Land Division Regulations. Subdivision procedures include Conceptual Plans (Section 504), Preliminary Plat (Section 505), Final Plat (Section

A. Authority to enforce

Any peace officer or Camp Verde Animal Control Officer or other designated Town enforcement agent is hereby authorized and empowered to enforce the provisions of this chapter and to issue citations for violations thereof. Camp Verde Animal Control shall have primary responsibility for the enforcement of this chapter.

B. Authority to Impound

1. If a peace officer or a Camp Verde Animal Control Officer or other designated Town enforcement agent has issued a citation for a violation of this chapter or of the Arizona Revised Statutes, and reasonably believes that the violation will continue, the officer is authorized and empowered to remove and impound the animal.
2. The owner of any animal removed and impounded under the provisions of this chapter shall be liable for any impoundment, boarding, or veterinary fees incurred in connections therewith.

CHAPTER 7
BUILDING

ARTICLE 7-1

ADOPTION OF THE 2012 INTERNATIONAL CODE COUNCIL CODES, (ICC) AND RELATED PUBLIC CODES

(2004-A274) (2006-A332) (2007-A341) (2009-A361) (2009-A359) (2014-A401)

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. *2012 International Code Council Codes, Published by the International Code Council Incorporated, (ICC), 2012 Edition.*
2. *2012 International Building Code, Including Appendix J – Grading, Published by the International Code Council Incorporated, (ICC), 2012 Edition.*
3. *2012 International Energy Conservation Code, Published by the International Code Council Incorporated, (ICC), 2012 Edition*
4. *2012 Existing Building Code, Published by the International Code Council Incorporated, (ICC), 2012 Edition.*
5. *2012 International Fire Code, Including Appendix B – Fire Flow Requirements, Appendix C – Fire Hydrant Locations and Distribution, and Appendix D – Fire Apparatus Access Roads, Published by the International Code Council Incorporated, (ICC), 2012 Edition.*
6. *2012 International Fuel Gas Code, Including Appendix A – Sizing And Capacities Of Gas Piping, Appendix B – Sizing Of Venting Systems Serving Appliances Equipped With Draft Hoods, Category 1 Appliances and Appliances Listed For Use with Type B Vents, Appendix C – Exit Terminals Of Mechanical Draft and Direct-Vent Venting Systems, and Appendix D – Recommended Procedure For Safety Inspection of An Existing Appliance Installation, Published by the International Code Council*

Incorporated, (ICC), 2012 Edition.

7. *2012 International Mechanical Code, Including Appendix A – Chimney Connector Pass-Throughs, Published by the International Code Council Incorporated, (ICC), 2012 Edition.*
8. *2011 National Electrical Code, Published by the National Fire Protection Association, 2011 Edition.*
9. *2012 International Plumbing Code, Including Appendix F – Structural Safety, Published by the International Code Council Incorporated, (ICC), 2012 Edition.*
10. *2012 International Residential Code For One- And Two-Family Dwellings, Including Appendix M – Home Day Care – R-3 Occupancy, Appendix N – Venting Methods, and Appendix Q – ICC International Residential Code Electrical Provisions/National Electrical Code Cross Reference, Published by the International Code Council Incorporated, (ICC), 2012 Edition.*
11. *2012 International Swimming Pool and Spa Code, Published by the International Code Council Incorporated, (ICC), 2012.*
12. *Town of Camp Verde Administrative Building Code*
13. *And Amendments*

The effective date of the ordinance shall be September 5, 2014 after which all new construction 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, annually, 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 ICC and above related codes, including their subsequent revisions and modifications.

In addition to the criminal penalties, the Court, upon conviction, may order abatement or removal of the construction, and issue appropriate injunctive relief. The 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 Building Official, as defined in Town Code Article 7-2, Section 7-2-103, *shall be the administrative authority duly appointed to enforce these codes.*

Section 2. 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.

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, 2012 EDITION, ADOPTED BY REFERENCE

The International Building Code (IBC), 2012 Edition, including **APPENDIX J - GRADING** 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 SCOPE AND ADMINISTRATION is hereby deleted in its entirety and replaced with the requirements of the Town of Camp Verde Administrative Building Code as adopted and from time to time amended.

SECTION 202 DEFINITIONS is hereby amended by addition of the following new words and terms:

DIRECTED CARE SERVICE. Care of residents, including personal care services, who are incapable of recognizing dangers, summoning assistance, expressing need or making basic care decisions.

SUPERVISORY CARE SERVICE. General supervision, including daily awareness of resident functioning and continuing needs.

RESIDENTIAL CARE/ASSISTED LIVING HOME. A building or part thereof housing a maximum of 10 persons, excluding staff, on a 24-hour basis, who because of age, mental disability or other reasons, live in a supervised residential environment which provides supervisory, personal or directed services. This classification shall include, but not be limited to the following:

- Alcohol and Drug Abuse Centers
- Assisted Living Homes
- Congregate Care Facilities
- Convalescent Facilities
- Group Homes
- Halfway Houses
- Social Rehabilitation Facilities

SECTION 202 DEFINITIONS is hereby amended by revision of specific words and terms to read as follows:

PERSONAL CARE SERVICE. The care of persons who do not require medical care. Personal care involves assistance with activities of daily living and includes responsibility for the safety of the persons while inside a building.

SECTION 305.2 DAY CARE FACILTIES is amended by addition of Exception 1 to read as follows:

Exceptions:

1. A "child care group home" complying with the requirements ARS §36-897 and providing child care for less than twenty-four (24) hours per day for not less than five (5) children but no more than ten (10) children through the age of twelve (12) years shall be classified as Group R-3 provided that all child care rooms are located on the level of exit discharge and each child care room has an exit door directly to the exterior.

SECTION 308.2 DEFINITIONS is hereby amended by addition of the following new words and terms as defined in Chapter 2:

DIRECTED CARE SERVICE.
SUPERVISORY CARE SERVICE.

SECTION 308.3 INSTITUTIONAL GROUP I-1 is hereby deleted in its entirety and revised to read as follows:

308.3 Institutional Group I-1. This occupancy shall include buildings, structures or parts thereof housing more than 10 persons on a 24-hour basis, who because of age, mental disability or other reasons, live in a residential environment that provides supervisory care services. The occupants are capable of responding to an emergency situation without physical assistance from staff. This group shall include, but not limited to the following:

- Alcohol and Drug Centers
- Assisted Living Facilities

- Congregate Care Facilities
- Convalescent Facilities
- Group Homes
- Halfway Houses
- Residential Board and Custodial Care Facilities
- Social Rehabilitation Facilities

SECTION 308.3.2 SIX TO SIXTEEN PERSONS RECEIVING CARE is hereby deleted in its entirety and revised to read as follows:

308.3.2 Six to Ten persons receiving care. A facility such as the above, housing not fewer than six and not more than 10 persons receiving such care, shall be classified as a Group R-4 Condition 1 or shall comply with the International Residential Code in accordance with Section 101.2 where the building is in compliance with Section 425 of this code.

SECTION 308.4 INSTITUTIONAL GROUP I-2 is hereby deleted in its entirety and revised to read as follows:

308.4 Institutional Group I-2. This occupancy shall include buildings and structures used for medical, surgical, psychiatric, nursing, custodial, personal, or directed care on a 24-hour basis of more than five persons who are incapable of self-preservation by responding to an emergency situation without physical assistance from staff. This group shall include, but not be limited to the following:

- Foster Care Facilities
- Detoxification Facilities
- Hospitals
- Nursing Homes
- Psychiatric Hospitals

SECTION 308.4 INSTITUTIONAL GROUP I-2 is amended by addition of SECTION 308.4.2 to read as follows:

308.4.2 Ten or more persons receiving care. This occupancy shall also include buildings and structures used for assisted living homes providing supervisory, personal, or directed care on a 24-hour basis of more than 10 persons who are incapable of self-preservation by responding to an emergency situation without physical assistance from staff. A facility such as the above with ten or fewer persons shall be classified as R-4 Condition 2.

SECTION 310.2 DEFINITIONS is hereby amended by addition of the following new words and terms as defined in Chapter 2:

- RESIDENTIAL CARE/ASSISTED LIVING HOME

SECTION 310.6 RESIDENTIAL GROUP R-4 is hereby deleted in its entirety and revised to read as follows:

310.6 Residential Group R-4. This occupancy shall include buildings, structures or portions thereof arranged for occupancy as residential care/assisted living homes including not more than 10 occupants, excluding staff. R-4 occupancies shall meet the requirements for construction as defined in Group R-3 except as otherwise provided for in this code and Section 425 or shall comply with the International Residential Code in accordance with Section 102.2 where the building is in compliance with Section 425 of this code.

SECTION 310.6 RESIDENTIAL GROUP R-4 is amended by addition of SECTION 310.6.1 to read as follows:

310.6.1 Condition 1. This occupancy condition shall include facilities licensed to provide supervisory care services, in which occupants are capable of self-preservation by responding to an emergency situation without physical assistance from staff. Condition 1 facilities housing more than 10 persons shall be classified as a Group I-1.

SECTION 310.6 RESIDENTIAL GROUP R-4 is amended by addition of SECTION 310.6.2 to read as follows:

310.6.2 Condition 2. This occupancy condition shall include facilities licensed to provide personal or directed care services, in which occupants are incapable of self-preservation by responding to an emergency without physical assistance from staff. Condition 2 facilities housing more than 10 persons shall be classified as Group I-2.

CHAPTER 4 SPECIAL DETAILED REQUIREMENTS BASED ON USE AND OCCUPANCY is amended by

addition of SECTION 425 RESIDENTIAL CARE/ASSISTED LIVING HOME to read as follows:

SECTION 425 RESIDENTIAL CARE/ASSISTED LIVING HOME

A building or part thereof housing a maximum of 10 persons, excluding staff, on a 24-hour basis, who because of age, mental disability or other reasons, live in a supervised residential environment which provides supervisory, personal, or directed services. This classification shall include, but not be limited to, the following:

- Residential Board and Care Facilities
- Assisted Living Homes
- Halfway Homes
- Group Homes
- Congregate Care Facilities
- Social Rehabilitation Facilities
- Alcohol and Drug Abuse Centers
- Convalescent Facilities

425.1 Applicability. The provisions of this section shall apply to a building or part thereof housing not more than 10 persons, excluding staff, on a 24-hour basis, who because of age, mental disability or other reasons, live in a supervised residential environment which provides licensed care services. Except as specifically required by this code, R-4 occupancies shall meet all applicable provisions of Group R-3.

425.2 General. Buildings or portions of buildings classified as R-4 occupancies shall meet all the applicable provisions of Group R-3, may be constructed of any materials allowed by this code, shall not exceed two stories in height nor be located above the second story in any building, and not exceed 2,000 square feet above the first story except as provided in Section 506.

425.3 Special Provisions. R-4 occupancies having more than 2,000 square feet of floor area above the first floor shall be of not less than one-hour fire-resistive construction throughout.

425.3.1 Mixed Uses. R-4 occupancies shall be separated for other uses as provided in Table 508.4.

425.4 Access and Means of Egress Facilities.

425.4.1 Accessibility. R-4 occupancies shall be provided with at least one accessible route as per Chapter 11 as amended by the Town of Camp Verde. Sleeping rooms and associated toilet rooms shall also be accessible as per Chapter 11 as amended by the Town of Camp Verde.

Exception: Existing buildings shall comply with Section 3411 of this code. Bathing and toilet facilities need not be made accessible, but shall be provided with grab bars in accordance with ICC/ANSI A 117.1

425.4.2 Exits.

425.4.2.1 Number of Exits. Every story, basement, or portion thereof shall have not less than two exits.

Exception: Basements and stories above the first floor containing no sleeping rooms may have one means of egress as provided in Chapter 10 of this code.

425.4.2.2 Distance to Exits. The maximum travel distance shall comply with Section 1016, except the maximum travel distance from the center point of any sleeping from/to an exit shall not exceed 75 feet.

425.4.2.3 Emergency Exit Illumination. In the event of a power failure, exit illumination shall be automatically provided from an emergency system powered by storage batteries or an onsite generator set installed in accordance with the 2011 NEC.

425.4.2.4 Emergency Escape and Rescue. R-4 occupancies shall comply with the requirements of Section 1029.

425.5 Smoke Detectors and Sprinkler Systems.

425.5.1 Smoke Alarms. All habitable rooms and hallways in R-4 occupancies shall be provided with smoke alarms installed in accordance with Section 907.2.10 and 907.2.11.

425.5.2 Sprinkler Systems. R-4 occupancies shall be provided with a sprinkler system installed in accordance with Section 903.2.8. Sprinkler systems installed under this section shall be installed throughout, including attached garages, and in Condition 2 facilities shall include attics and concealed spaces of or containing combustible materials. Such systems may not contain unsupervised valves between the domestic water riser control valve and the sprinklers. In R-4 Condition 2 occupancies, such

systems shall contain water-flow switches electrically supervised by an approved supervising station, and shall sound an audible signal at a constantly attended location.

SECTION 705.6 STRUCTURAL STABILITY is hereby deleted in its entirety.

SECTION 714.4.1.1 THROUGH PENETRATIONS EXCEPTION 2 is hereby deleted in its entirety.

SECTION 903.2.8 GROUP R is hereby deleted in its entirety.

SECTION 1008.1.2 DOOR SWING EXCEPTION 4 is hereby deleted in its entirety and revised to read as follows:

4. Doors within or serving a single dwelling unit in Group R-2, R-3 as applicable in Section 101.2, and R-4.

SECTION 1101.2 DESIGN is hereby deleted in its entirety and revised to read as follows:

1101.2 Design. Buildings and facilities shall be designed and constructed to be accessible in accordance with the following:

1. The 2010 standards for State and local governments, which consist of Title II regulations at 28 CFR 35.15. and 2004 ADAAG at 36 CFR part 1191, Appendices B and D;
2. The 2010 standards for public accommodations and commercial facilities, which consist of the Title III regulations at 28 CFR 366 Subpart D, and the 2004 ADAAG at 36 CFR part 1191, Appendices B and D;
3. This code;
4. ICC A117.1-09.

SECTION 1509.7.2 FIRE CLASSIFICATION is hereby deleted in its entirety.

TABLE 1607.1 MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS, L_0, AND MINIMUM CONCENTRATED LIVE LOADS[G] is hereby amended to read as follows:

25. Residential

One- and two-family dwellings	
Uninhabitable attics with storage	**40**
Habitable attics and sleeping areas	**40**

SECTION 3109 SWIMMING POOL ENCLOSURES AND SAFETY DEVICES is hereby deleted in its entirety.

SECTION 3109.3 PUBLIC SWIMMING POOLS is hereby amended to read as follows:

3109.3 Public swimming pools. Public swimming pools shall be completely enclosed by a fence not less than 5 feet (5') in height or a screen enclosure. Openings in the fence shall not permit the passage of a 4-inch-diameter (102 mm) sphere. The fence or screen enclosure shall be equipped with self-closing and self-latching gates.

SECTION 3109.4.1 BARRIERS HEIGHT AND CLEARANCES is hereby amended to read as follows:

3109.4.1 Barrier height and clearances. The top of the barrier shall be not less than sixty inches (60") above grade measured on the side of the barrier that faces away from the swimming pool. The vertical clearance between grade and the bottom of the barrier shall be not greater than 2 inches (51 mm) measured on the side of the barrier that faces away from the swimming pool. Where the top of the pool structure is above grade, the barrier is authorized to be at ground level or mounted on top of the pool structure, and the vertical clearance between the top of the pool structure and the bottom of the barrier shall be not greater than 4 inches (102 mm).

SECTION 3109.4.1.7 GATES is hereby amended to read as follows:

3109.4.1.7 Gates. Access doors or gates shall comply with the requirements of Sections 3109.4.1.1 through 3109.4.1.6 and shall be equipped to accommodate a locking device. Pedestrian access doors or gates shall open outward away from the pool and shall be self-closing and have a self-latching device. Doors or gates other than pedestrian access doors or gates shall have a self-latching device. Release mechanisms shall be in accordance with Sections 1008.1.9 and 1109.13. Where the release mechanism of the self-latching device is located less than fifty-four inches (54") from the bottom of the gate, the release mechanism shall be located on the pool side of the gate at least five inches (5") below the top of the gate, and the gate and barrier shall have openings not greater than ½ inch (12.7 mm) within 18 inches (457 mm) of the release mechanism.

SECTION 3109.4.1.8 DWELLING WALL AS A BARRIER is hereby amended by the addition of number 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 (54") 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 (4"), or a latching device located not less than fifty-four inches (54") above the floor.

SECTION 3401.3 COMPLIANCE is hereby amended by deletion of International Energy Conservation Code, International Fire Code, and International Private Sewage Disposal Code.

3412.2 Applicability. Structures existing prior to September 5, 2014, in which there is work involving additions, alterations or changes of occupancy shall be made to comply with the requirements of this section or the provisions of Sections 3403 through 3409. The provisions in Sections 3412.2.1 through 3412.2.5 shall apply to existing occupancies that will continue to be, or are proposed to be, in Groups A, B, E, F, M, R, S and U. These provisions shall not apply to buildings with occupancies in Group H or I.

APPENDIX J:

SECTION J103 PERMITS REQUIRED is hereby amended to read as follows:

J103.1 Permits required. Except as exempted in the Section J103.2, no grading shall be performed without first having obtained a *permit* therefor from the *building official or town engineer.* A grading *permit* does not include the construction of retaining walls or other structures.

SECTION J105.2 SPECIAL INSPECTIONS is hereby amended to read as follows:

J105.2 Special inspections. The special inspection requirements of Section 1704.7 shall apply to work performed under a grading permit where required by the *building official or town engineer.*

SECTION J108.3 SLOPE PROTECTION is hereby amended to read as follows:

J108.3 Slope protection. Where required to protect adjacent properties at the toe of a slope from adverse effects of the grading, additional protection, approved by the *building official or town engineer*, shall be included. Such protection may include but shall not be limited to:

1. Setbacks greater than those required by Figure J108.1.
2. Provisions for retaining walls or similar construction.
3. Erosion protection of the fill slopes.
4. Provision for the control of surface waters.

SECTION J109.3 INTERCEPTOR DRAINS is hereby amended to read as follows:

J109.3 Interceptor drains. Interceptor drains shall be installed along the top of cut slopes receiving drainage from a tributary width greater than 40 feet (12 192mm), measured horizontally. They shall have a minimum depth of 1 foot (305 mm) and a minimum width of 3 feet (915 mm). The slope shall be approved by the *building official or town engineer,* but shall not be less than 50 horizontal to 1 vertical (2 percent). The drain shall be paved with concrete not less than 3 inches (76 mm) in thickness, or by other materials suitable to the application. Discharge from the drain shall be accomplished in a manner to prevent erosion and shall be approved by the building official or town engineer.

INTERNATIONAL ENERGY CONSERVATION CODE, 2012 EDITION, ADOPTED BY REFERENCE

The International Energy Conservation Code (IECC), 2012 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.

CHAPTER 1 [CE] AND CHAPTER 1 [RE] SCOPE AND ADMINISTRATION is hereby deleted in its entirety and replaced with the Requirements of the Town of Camp Verde Administrative Building Code as adopted and from time to time amended.

TABLE C301.1 and TABLE R301.1 is hereby amended to read climate zone 2B for the Town of Camp Verde.

SECTION C402.4.1.2.3 BUILDING TEST is hereby deleted in its entirety.

SECTION R402.4.1.2 TESTING is hereby deleted in its entirety.
SECTION R403.2.2 SEALING (MANDATORY) is hereby amended to read as follows:
R403.2.2 Sealing (Mandatory). Ducts, air handlers, and filter boxes shall be sealed. Joints and seams shall comply with either the International Mechanical Code (IMC) or International Residential Code (IRC) as applicable.
Exceptions:

1. Air-impermeable spray foam products shall be permitted to be applied without additional joint seals.
2. Where a duct connection is made that is partially inaccessible, three screws or rivets shall be equally spaced on the exposed portion of the joint so as to prevent a hinge effect.
3. Continuously welded and locking-type longitudinal joints and seams in ducts operating at static pressures less than 2 inches of water column (500 Pa) pressure classification shall not require additional closure systems.

SECTION R403.4.1 CIRCULATING HOT WATER SYSTEMS (MANDATORY) is hereby deleted in its entirety.
SECTION R404.1 LIGHTING EQUIPMENT (MANDATORY) is hereby deleted in its entirety.

INTERNATIONAL EXISTING BUILDING CODE, 2012 EDITION, ADOPTED BY REFERENCE

The International Existing Building Code (IEBC), 2012 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.
CHAPTER 1 SCOPE AND ADMINISTRATION is hereby deleted in its entirety and replaced with the Requirements of the Town of Camp Verde Administrative Building Code as adopted and from time to time amended.

INTERNATIONAL FIRE CODE, 2012 EDITION, ADOPTED BY REFERENCE

The International Fire Code (IFC), 2012 Edition including **APPENDIX B - FIRE-FLOW REQUIREMENTS, APPENDIX C - FIRE HYDRANT LOCATIONS AND DISTRIBUTION, AND APPENDIX D - FIRE APPARATUS ACCESS ROADS** 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 SCOPE AND ADMINISTRATION:
SECTION 101 SCOPE AND GENERAL REQUIREMENTS:
SECTION 1.1.1 TITLE is hereby amended to read as follows:

> **[A] 101.1 Title.** These regulations shall be known as the Fire Code of the Town of Camp Verde, Arizona, hereinafter referred to as "this code." All references to *Fire Code Official* in the adopted International Fire Code (IFC) will be deemed to mean the appointed Building Official of the Town of Camp Verde or his designee, which from time to time in accordance with the Intergovernmental Agreements (IGA's) with the Town of Camp Verde Fire District, a separate entity from the Town, will be the Camp Verde Fire District appointed Fire Marshal.

SECTION 103 DEPARTMENT OF FIRE PREVENTION is hereby deleted in its entirety and replaced with the requirements of the Town of Camp Verde Administrative Building Code as adopted and from time to time amended.
SECTION 104 GENERAL AUTHORITY AND RESPONSIBILITIES is hereby deleted in its entirety and replaced with the requirements of the Town of Camp Verde Administrative Building Code as adopted and from time to time amended.
SECTIONS 105.1.1 GENERAL through **105.5 REVOCATION** are hereby deleted in their entirety and replaced with the requirements of the Town of Camp Verde Administrative Building Code as adopted and from time to time amended.
SECTION 105.6 REQUIRED OPERATION PERMITS is hereby amended to read as follows:

> **[A] 105.6 Required operational permits.** The *building official* or *fire code official* is authorized to issue operational permits for the operations set forth in Sections 105.6.1 through 105.6.46

SECTION 106 INSPECTIONS is hereby deleted in its entirety and replaced with the requirements of the Town of

Camp Verde Administrative Building Code as adopted and from time to time amended.
SECTION 108 BOARD OF APPEALS is hereby deleted in its entirety and replaced with the requirements of the Town of Camp Verde Administrative Building Code as adopted and from time to time amended.
SECTION 109 VIOLATIONS is hereby deleted in its entirety and replaced with the requirements of the Town of Camp Verde Administrative Building Code as adopted and from time to time amended.
SECTION 110 UNSAFE BUILDINGS is hereby deleted in its entirety and replaced with the requirements of the Town of Camp Verde Administrative Building Code as adopted and from time to time amended.
SECTION 111 STOP WORK ORDER is hereby deleted in its entirety and replaced with the requirements of the Town of Camp Verde Administrative Building Code as adopted and from time to time amended.
SECTION 112 SERVICE UTILITES is hereby deleted in its entirety and replaced with the requirements of the Town of Camp Verde Administrative Building Code as adopted and from time to time amended.
SECTION 113 FEES is hereby deleted in its entirety and replaced with the requirements of the Town of Camp Verde Administrative Building Code as adopted and from time to time amended.
SECTION 903.2.8 GROUP R is hereby deleted in its entirety.
SECTION 1008.1.2 DOOR SWING EXCEPTION 4 is hereby deleted in its entirety and revised to read as follows:

> **4. Doors within or serving a single dwelling unit in Group R-2, R-3 as applicable in Section 101.2, and R-4.**

INTERNATIONAL FUEL GAS CODE, 2012 EDITION, ADOPTED BY REFERENCE

The International Fuel Gas Code (IFC), 2012 Edition, including **APPENDIX A – SIZING AND CAPACITIES OF GAS PIPING, APPENDIX B – SIZING OF VENTING SYSTEMS SERVING APPLIANCES EQUIPPED WITH DRAFT HOODS, CATEGORY I APPLIANCES AND APPLIANCES LISTED FOR USE WITH TYPE B VENTS, APPENDIX C – EXIT TERMINALS OF MECHANICAL DRAFT AND DIRECT-VENT VENTING SYSTEMS, AND APPENDIX D – RECOMMENDED PROCEDURE FOR SAFETY INSPECTION OF AN EXISTING APPLIANCE INSTALLATION,** 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 SCOPE AND ADMINISTRATION is hereby deleted in its entirety and replaced with the requirements of the Town of Camp Verde Administrative Building Code as adopted and from time to time amended.
SECTION 404.12 MINIMUM BURIAL DEPTH is hereby deleted in its entirety and revised to read as follows:

> **404.12 Minimum burial depth.** Underground *piping* systems shall be installed a minimum depth of 18 inches (457 mm) below grade, except as provided for in Section 404.12.1. Underground ferrous gas piping shall be electrically isolated from the rest of the gas system with listed or approved isolation fittings (dialectic union) installed a minimum of 6 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 ACCESS TO SHUTOFF VALVES is hereby amended to read as follows:

> **409.1.3 Access to shutoff valves.** Shutoff valves shall be located in places so as to provide *access* for operation and shall be installed so as to be protected from damage. All buildings shall be provided with a shutoff valve located at the building on the downstream side of the gas meter.

INTERNATIONAL MECHANICAL CODE, 2012 EDITION, ADOPTED BY REFERENCE

The International Mechanical Code (IMC), 2012 Edition, including **APPENDIX A – CHIMNEY CONNECTOR PASS-THROUGHS** 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 SCOPE AND ADMINISTRATION is hereby deleted in its 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, 2012 EDITION, ADOPTED BY REFERENCE

The International Plumbing Code (IPC), 2012 Edition, including **APPENDIX F – STRUCTURAL SAFETY**, 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.

CHAPTED 1 SCOPE AND ADMINISTRATION is hereby deleted in its entirety and replaced with the requirements of the Town of Camp Verde Administrative Building Code as adopted and from time to time amended.

SECTION 305.4.1 SEWER DEPTH is hereby amended to read as follows:

305.4.1. Sewer depth. Building sewers that connect to private sewage disposal systems shall be a minimum of 12 inches (305 mm) below finished grade at the point of septic tank connection. All non-metallic building sewers shall be installed with a green 18 AWG tracer wire termination 12 inches (305 mm) above grade at each end.

TABLE 403.1 MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES is hereby amended to read as follows:

a. The fixtures shown are based on one fixture being the minimum required for the number of persons indicated or any faction of the number of persons indicated. The number of occupants shall be determined by the *International Building Code.*
b. Toilet facilities for employees shall be separate from facilities for inmates or care recipients.
c. A single-occupant toilet room with one water closet and one lavatory serving not more than two adjacent patient sleeping units shall be permitted where such room is provided with direct access from each patient sleeping unit and with provisions for privacy.
d. The occupant load for seasonal outdoor seating and entertainment areas shall be included when determining the minimum number of facilities required.
e. The minimum number of required drinking fountains shall comply with Table 403.1 and Chapter 11 of the *International Building Code.*
f. Drinking fountains are not required for an occupant load of fifteen (15) or fewer.
g. For business and mercantile occupancies with an occupant load of fifteen (15) or fever, service sinks shall not be required.
h. Water coolers or bottle 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 PIPING is hereby amended to read as follows:

504.6 Requirements for discharge piping. The discharge of piping serving a pressure relief valve, temperature relief valve or combination thereof shall:

1. Not be directly connected to the drainage system.
2. Discharge through an air gap located in the same room as the water heater.
3. Not be smaller than the diameter of the outlet of the valve served and shall discharge full size to the air gap.
4. Serve a single relief device and shall not connect to piping serving any other relief device or equipment.
5. Discharge to the floor, to an indirect waste receptor or to the outdoors. Where discharging to the outdoors, discharging piping shall be no less the 6 inches (152 mm) and no greater than 24 inches (610 mm) from grade.
6. Discharge in a manner that does not cause personal injury or structural damage.
7. Discharge to a termination point that is readily observable by the building occupants.
8. Not be trapped.
9. Be installed so as to flow by gravity.
10. Not terminate more than 6 inches (152 mm) above the floor or waste receptor.
11. Not have a threaded connection at the end of such piping.
12. Not have valves or tee fittings.
13. Be constructed of those materials listed in Section 605.4 or materials tested, rated and approved for such use in accordance with ASME A112.4.1.

TABLE 604.4 MAXIMUM FLOW RATES AND CONSUMPTION FOR PLUMBING FIXTURES AND FIXTURE FITTINGS is hereby amended to read as follows:

PLUMBING FIXTURE OR FIXTURE FITTING	MAXIMUM FLOW RATE OR QUANTITY[b]
Lavatory, private	2.2 gpm at 60 psi
Lavatory, public (metering)	0.25 gallon per metering cycle

Lavatory, public (other than metering)	0.5 gpm at 60 psi
Shower head[a]	2.5 gpm at 80 psi
Sink faucet	2.2 gpm at 60 psi
Urinal	1.0 pint per flushing cycle
Water closet	1.6 gallons per flushing cycle

SECTION 715.1 SEWAGE BACKFLOW is hereby amended to read as follows:

715.1 Sanitary drainage, backflow valves, sewage backflow. An approved backwater valve shall protect all structures connected to a public sewer system.

SECTION 903.1 ROOF EXTENSION is hereby amended to read as follows:

903.1 Roof extension. Open vent pipes that extend through a roof shall be terminated not less than 12 inches (305 mm) above the roof, except that where a roof is to be used for any purpose other than weather protection, the vent extensions shall terminate no less than 7 feet (2134 mm) above the roof.

NATIONAL ELECTRICAL CODE, 2011 EDITION, ADOPTED BY REFERENCE

The National Electrical Code (NEC), 2011 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.

SECTION 90.4 ENFORCEMENT is hereby amended to read as follows:

90.4 Enforcement. This *Code* is intended to be suitable for mandatory application by governmental bodies that exercise legal jurisdiction over electrical installations, including signaling and communications systems, and for use by insurance inspectors. The authority having jurisdiction for enforcement of the *Code* has the responsibility for making interpretations of the rules, for deciding on the approval of equipment and materials, and for granting the special permission contemplated in a number of the rules.
By special permission, the authority having jurisdiction may waive specific requirements in this *Code* or permit alternative methods where it is assured that equivalent objectives can be achieved by establishing and maintaining effective safety.

This *Code* may require new products, constructions, or materials that may not yet be available at the time the *Code* is adopted. In such event, the authority having jurisdiction may permit the use of the products, construction, or materials that comply with the most recent previous edition of this *Code* adopted by the jurisdiction.

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 and as may be amended from time to time, shall apply.

SECTION 210.8 GROUND-FAULT CIRCUIT-INTERRUPTER PROTECTION FOR PERSONNEL (A) DWELLING UNITS is hereby amended to read as follows:

210.8 Ground-Fault Circuit-Interrupter Protection for Personnel. Ground-fault circuit-interruption for personnel shall be provided as required in 210.8(A) through (C). The ground-fault circuit-interrupter shall be installed in a readily accessible location.
Informational Note: See 215.9 for ground-fault circuit-interrupter protection for personnel on feeders.

(A) Dwelling Units. All 125-volt, single-phase, 15- and 20- ampere receptacles installed in the locations specified in 210.8(A)(1) through (8) shall have ground-fault circuit-interrupter protection for personnel.
  (1) Bathrooms
  (2) Garages, and also accessory buildings that have a floor located at or below grade level not intended as habitable rooms and limited to storage areas, work areas, and areas of similar use
  (3) Outdoors

Exception to (3): Receptacles that are not readily accessible and are supplied by a branch circuit dedicated to electric

snow-melting, deicing, or pipeline and vessel heating equipment shall be permitted to be installed in accordance with 426.28 or 427.22, as applicable.

(4) Crawl spaces – at or below grade level

(5) Unfinished basements – for purposes of this section, unfinished basements are defined as portions or areas of the basement not intended as habitable rooms and limited to storage areas, work areas, and the like. Receptacles installed under the exception to 210.8(A)(5) shall not be considered as meeting the requirements of 210.52(G).

Exception to (5): A receptacle supplying only a permanently installed fire alarm or burglar alarm system shall not be required to have ground-fault circuit-interrupter protection.

Informational Note: See 760.41(B) and 760.121(B) for power supply requirements for fire alarm systems.

(6) Kitchens – where the receptacles are installed to serve the countertop surfaces

(7) Sinks – located in convenience areas other than kitchens where receptacles are installed within 1.8 m (6 ft) of the outside edge of any sink, washbasin, tub or shower.

(8) Boathouses

INTERNATIONAL RESIDENTIAL CODE, 2012 EDITION, ADOPTED BY REFERENCE

The International Residential Code For One- And Two-Family Dwellings (IRC), 2012 Edition, including **APPENDIX M – HOME DAY CARE – R-3 OCCUPANCY, APPENDIX N – VENTING METHODS, AND APPENDIX Q – ICC INTERNATIONAL RESIDENTIAL CODE ELECTRICAL PROVISIONS/NATIONAL ELECTRICAL CODE CROSS REFERENCE,** 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 its entirety and replaced with the requirements of the Town of Camp Verde Administrative Building Code as adopted and from time to time amended.

TABLE R301.2 (1) CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA is hereby amended to read as follows:

GROUND SNOW LOAD	WIND DESIGN		SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP	ICE BARRIER UNDERLAYMENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP
	SPEED (mph)	TOPOGRAPHIC EFFECTS		WEATHERING	FROST LINE DEPTH	TERMITE					
20 LBS	90 MPH EXPOSURE C	N/A	C	MODERATE	12 INCHES (305 MM)	MODERATE TO HEAVY	20 DEGREES	NO	REFER TO FLOOD PLAIN UNIT	194	59 DEGREES

TABLE R301.5 MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS (IN POUNDS PER SQUARE FOOT) is hereby amended to read as follows:

TABLE R301.5 MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS (in pounds per square foot)

USE	LIVE LOAD
Uninhabitable attics without storage	10
Uninhabitable attics with limited storage	40
Habitable attics and attics served with fixed stairs	40
Balconies (exterior) and decks	40
Fire escapes	40
Guardrails and handrails	200
Guardrail in-fill components	50
Passenger vehicle garages	50

Rooms other than sleeping room	40
Sleeping Rooms	40
Stairs	40 cccc

TABLE R302.1(1) EXTERIOR WALLS is hereby amended to read as follows:

TABLE R302.1(1) EXTERIOR WALLS

EXTERIOR WALL ELEMENT		MINIMUM FIRE-RESISTANCE RATING	MINIMUM FIRE SEPARATION DISTANCE
Walls	Fire-resistance rated	2 hours fire resistance rating	< 5 feet
	Not fire-resistance rated	0 hours	≥ 5 feet
Projections	Fire-resistance rated	1 hour on the underside	≥ 2 feet to < 5 feet
	Not fire-resistance rated	0 hours	≥ 5 feet
Openings in walls	Not allowed	N/A	< 3 feet
	25% maximum of wall area	0 hours	3 feet
	Unlimited	0 hours	5 feet
Penetrations	All	2 hours fire resistance rating	< 5 feet
		None required	≥5 feet

SECTION R302.5.1 OPENING PROTECTION is hereby amended to read as follows:

R302.5.1 Opening protection. Openings from a private garage directly into a room used for sleeping purposes shall not be permitted. Other openings between the garage and residence shall be equipped with solid wood doors not less than 1 3/8 inches (35 mm) in thickness, solid or honey-comb-core steel doors not less than 1 3/8 inches (35 mm) thick, or 20-minute fire-rated doors, equipped with a self-closing and self-latching device.

TABLE R302.6 DWELLING/GARAGE SEPARATION is hereby amended to read as follows:

SEPARATION	MATERIAL
From the residence and attics	Not less than 5/8-inch Type X gypsum board or equivalent applied to the garage side
From all habitable rooms above the garage	Not less than 5/8-inch Type X gypsum board or equivalent
Structure(s) supporting floor/ceiling assemblies used for separation required by this section	Not less than 5/8-inch Type X gypsum board or equivalent
Garages located less than 3 feet from a dwelling unit on the same lot	Not less than 5/8-inch Type X gypsum board or equivalent applied to the interior side of exterior walls that are within this area

SECTION 308.4.6 GLAZING ADJACENT STAIRS AND RAMPS is hereby amended to read as follows:

R308.4.6 Glazing adjacent stairs and ramps. Glazing where the bottom exposed edge of the glazing is less than 60 inches (1524 mm) above the plane of the adjacent walking surface of stairways, landings between flights of stairs and ramps shall be considered a hazardous location.

SECTION 308.4.7 GLAZING ADJACENT TO THE BOTTOM OF STAIR LANDING is hereby amended to read as follows:

R308.4.7 Glazing adjacent to the bottom stair landing. Glazing adjacent to the landing at the bottom of a stairway where the glazing is less than 60 inches (1524 mm) above the landing and within 60 inches (1524 mm) horizontally of the bottom tread shall be considered a hazardous location.

SECTION R309.1.1 – OPENING PROTECTION is hereby amended by the addition of section R309.1.1 and is hereby amended to read as follows:

R309.1.1 Opening protection. Doors providing protection shall be maintained self-closing and self-latching.

SECTION R309.5 FIRE SPRINKLERS is hereby amended to read as follows:

R309.5 Fire sprinklers. In homes with livable space greater than 5,000 square feet private garages shall be protected by fire sprinklers where the garage wall has been designed based on Table R302.1 (2), Footnote a. Sprinklers in garages shall be connected to an automatic sprinkler system that complies with Section P2904. Garage sprinklers shall be residential sprinklers or quick-response sprinklers, designed to provide a density of 0.05 gpm/ft2. Garage doors shall not be considered obstructions with respect to sprinkler placement.

SECTION R310.1 EMERGENCY ESCAPE AND RESCUE REQUIRED is hereby amended to read as follows:

R310.1 Emergency escape and rescue required. Basements, habitable attics and every sleeping room shall have at least one operable emergency escape and rescue opening. Where basements contain one or more sleeping rooms, emergency egress and rescue openings shall be required in each sleeping room. Where emergency escape and rescue openings are provided they shall have a sill height of not more than 44 inches (1118 mm) measured from the finished floor to the bottom of the sill. Where a door opening having a threshold below the adjacent ground elevation serves as an emergency escape and rescue opening and is provided with a bulkhead enclosure, the bulkhead enclosure shall comply with Section R310.3. The net clear opening dimensions required by this section shall be obtained by the normal operation of the emergency escape and rescue openings with a finished sill height below the adjacent ground elevation shall be provided with a window well in accordance with Section R310.2. Emergency escape and rescue openings shall open directly into a public way, or to a yard or court that opens to a public way.

SECTION R311.3.1 FLOOR ELEVATIONS AT THE REQUIRED EGRESS DOORS is hereby amended to read as follows:

R311.3.1 Floor elevations at the required egress doors. Landings or finished floors at the required egress door shall not be more than 1 ½ inches (38 mm) lower than the top of the threshold.

Exception: The landing or floor on the exterior side shall not be more than 8 inches (203 mm) below the top of the threshold provided the door does not swing over the landing or floor.

Where exterior landings or floors serving the required egress door are not at grade, they shall be provided with access to grade by means of a ramp in accordance with Section R311.8 or a stairway in accordance with Section R311.7.

SECTION R311.3.2 FLOOR ELEVATIONS FOR OTHER EXTERIOR DOORS is hereby amended to read as follows:

R311.3.2 Floor elevations for other exterior doors. Doors other than the required egress door shall be provided with landings or floors not more than 8 inches (203 mm) below the top of the threshold.

Exception: A landing is not required where a stairway of two or fewer risers is located on the exterior side of the door, provided the door does not swing over the stairway.

SECTION R311.5 CONSTRUCTION is hereby amended by addition of SECTION R311.5.2 to read as follow:

R311.5.2 Enclosed accessible space under stairs shall have walls, under stair surface and any soffits protected on the enclosed side with 5/8-inch Type X gypsum wallboard.

SECTION R311.7.5.1 RISERS is hereby amended to read as follows:

R311.7.5.1 Risers. The maximum riser height shall be 8 inches (203 mm). The riser shall be measured vertically between leading edges of the adjacent treads. The greatest riser height within any flight of stairs shall not exceed the smallest by more than 3/8 inch (9.5 mm). Risers shall be vertical or sloped from the underside of the nosing of the tread above at an angle not more than 30 degrees (0.51 rad) from the vertical. Open risers are permitted provided that the opening between treads does not permit the passage of a 4-inch-diameter (102 mm) sphere.

SECTION R311.7.8.2 CONTINUITY is hereby amended to read as follows:

R311.7.8.2 Continuity. Handrails for stairways shall be continuous for the full length of the flight, from a point directly above the top riser of the flight to a point directly above the lowest riser of the flight. Handrail ends shall be returned or shall terminate in newel posts or safety terminals. Handrails adjacent to a wall shall have a space of not less than 2 inches (50 mm) between the wall and the handrails.

Exceptions:

1. Handrails shall be permitted to be interrupted by a newel post at the turn.
2. The use of a volute, turnout, starting easing or starting newel shall be allowed over the lowest tread.

SECTION R311.8.3.3 CONTINUITY is hereby amended to read as follows:

R311.8.3.3. Continuity. Handrails where required on ramps shall be continuous for the full length of the ramp. Handrail ends shall be returned or shall terminate in newel posts or safety terminals. Handrails adjacent to a wall shall have a space of not less than 2 inches (50 mm) between the wall and the handrails.

SECTION R313.2 ONE- AND TWO-FAMILY DWELLINGS AUTOMATIC FIRE SYSTEMS is hereby amended to read as follows:

R313.2 One- and two-family dwellings automatic fire systems. An automatic residential fire sprinkler system shall be installed in one- and two-family dwellings when either of the two conditions listed below exist.

1. When such buildings have more than 5,000 square feet of livable area.
2. When operational procedures include provisions that more than one person not capable of self-preservation, that is unrelated to the person in control of the property may occupy a residential unit for more than ten consecutive days.

Exception:

An automatic residential fire sprinkler system shall not be required for additions or alterations to existing buildings that are not already provided with an automatic residential sprinkler system.

SECTION R320.1 SCOPE is hereby amended to read as follows:

R320.1 Scope. Where disabled, unrelated persons occupy a residential unit, the building and bedroom entry, main level living area and at least one bathroom to be used by such persons shall comply with the provisions of Chapter 11 of the International Building code. Where there are four or more dwelling units or sleeping units in a single structure, the provisions of Chapter 11 of the International Building Code for Group R-3 shall apply.

SECTION 403.1.1 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 404.1.1(1) PLAIN MASONRY FOUNDATION WALLS and all references to said table are hereby deleted in its entirety and revised to read as follows:

TABLE 404.1.1(1) PLAIN MASONRY FOUNDATION WALLS. Plain masonry foundation walls shall be constructed as set forth in tables 404.1.1(2), (3) and (4) for the most restrictive design soil class and shall also comply with the provisions of sections R606, R607 and R608. Bond beam and vertical steel to be tied every 200 bar diameter or 10 feet.

TABLE 404.1.1(2) 8-INCH MASONRY FOUNDATION WALLS WITH REINFORCING WHERE d > 5 INCHES is hereby amended with the addition of subsection F to read as follows:

F. One #4 (#13) bar placed horizontally for stem walls less than 24 inches, two #4 (#13) or one #5 bar placed horizontally at the top of the wall for walls 24 inches to 48 inches. Bond beam and vertical steel to be tied every 200 bar diameter or 10 feet.

TABLE 404.1.1(3) 10-INCH MASONRY FOUNDATION WALLS WITH REINFORCING WHERE D > 6.75 INCHES is hereby amended with the addition of subsection F to read as follows:

F. One #4 (#13) bar placed horizontally for stem walls less than 24 inches, two #4 (#13) or one #5 bar

placed horizontally at the top of the wall for walls 24 inches to 48 inches. Bond beam and vertical steel to be tied every 200 bar diameter or 10 feet.

TABLE 404.1.1(4) 12-INCH MASONRY FOUNDATION WALLS WITH REINFORCING WHERE d > 8.75 INCHES is hereby amended with the addition of subsection F to read as follows:

F. One #4 (#13) bar placed horizontally for stem walls less than 24 inches, two #4 (#13) or one #5 bar placed horizontally at the top of the wall for walls 24 inches to 48 inches. Bond beam and vertical steel to be tied every 200 bar diameter or 10 feet.

SECTION R404.1.8 RUBBLE STONE MASONRY is hereby deleted in its entirety.

SECTION R606.9.1 HORIZONTAL LATERAL SUPPORT is hereby deleted in its entirety and amended to read as follows:

R606.9.1 Minimum reinforcement requirements for masonry elements. Masonry elements shall be reinforced by at least one #4 rebar, in both the horizontal and vertical directions at no further than 4 feet on center. Additionally, a single #4 rebar is required within 6 inches (152 mm) of the top of masonry walls, placed horizontally and also within 18 inches (457 mm) vertically placed at the end of the wall and at openings.

TABLE N1101.10 and TABLE R301.1 is hereby amended to read climate zone 2B for the Town of Camp Verde.

SECTION N1102.4.1.2 (R402.4.1.2) TESTING is hereby deleted in its entirety.

SECTION N1103.4.1 (R403.4.1) CIRCULATING HOT WATER SYSTEMS (MANDATORY) is hereby deleted in its entirety.

SECTION N1104.1 (R404.1) LIGHTING EQUIPMENT (MANDATORY) is hereby deleted in its entirety.

SECTION G2447.2 (623.2) PROHIBITED LOCATION is hereby amended to read as follows:

G2447.2 (623.2) Commercial appliances. Cooking appliances designed, tested, listed and labeled for use in commercial occupancies shall be installed within dwelling units or within any area where domestic cooking operations occur according to the International Building Code (IBC), International Fire Code (IFC), and in accordance with the manufacturer's installation instructions.

SECTION 2503.5.1 ROUGH PLUMBING is hereby amended to read as follows:

2503.5.1 Rough plumbing. DVW systems shall be tested on completion of the rough piping installation by water or by air with no evidence of leakage. Either test shall be applied to the drainage system in its entirety or in sections after rough piping has been installed as follows:

1. Water test. Each section shall be filled with water to a point not less than 10 feet (3048 mm) above the highest fitting connection in that section, or to the highest point in the completed system. Water shall be held in the section under test for a period of 15 minutes. The system shall prove leak free by visual inspection.
2. Air test. The portion under test shall be maintained at a gage pressure of 5 pounds per square inch (psi) (34 kPa) or 10 inches of mercury column (34 kPa). This pressure shall be held without introduction of additional air for a period of 15 minutes.

SECTION P2603.5 FREEZING is amended by the revision of the last sentence to read as follows:

P2603.5 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 P2904.1.1 REQUIRED SPRINKLER LOCATIONS is hereby amended to read as follows:

P2904.1.1 Required sprinkler locations. Sprinklers shall be installed to protect all areas of a dwelling unit as specified in amended section R313.2 and in townhouses.

INTERNATIONAL SWIMMING POOL AND SPA CODE, 2012 EDITION, ADOPTED BY REFERENCE

The International Swimming Pool and Spa Code (ISPSC), 2012 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. **CHAPTER 1 SCOPE AND ADMINISTRATION** is hereby deleted in its entirety and replaced with the requirements of the Town of Camp Verde Administrative Building Code as adopted and from time to time amended.

SECTION 305.2.1 BARRIER HEIGHT AND CLEARANCES is hereby amended to read as follows:

305.2.1 Barrier height and clearances. Barrier heights and clearances shall be in accordance with all of the following:

1. The top of the barrier shall be not less than 60 inches (1613 mm) above grade where measured on the side of the barrier that faces away from the aquatic vessel. Such height shall exist around the entire perimeter of the vessel and for a distance of 3 feet (914 mm) where measured horizontally from the required barrier.
2. The vertical clearance between grade and the bottom of the barrier shall not exceed 2 inches (51 mm) for grade surfaces that are not solid, such as grass or gravel, where measured on the side of the barrier that faces away from the vessel.
3. The vertical clearance between a surface below the barrier to a solid surface, such as concrete, and the bottom of the required barrier shall not exceed the 4 inches (102 mm) where measured on the side of the required barrier that faces away from the vessel.
4. Where the top of the vessel structure is above grade, the barrier shall be installed on grade or shall be mounted on top of the vessel structure. Where the barrier is mounted on the top of the vessel, the vertical clearance between the top of the vessel and the bottom of the barrier shall not exceed 4 inches (102 mm).

SECTION 305.3.3 LATCHES is hereby amended to read as follows:

305.3.3 Latches. Where the release mechanism of the self-latching device is located less than 54 inches (1372 mm) from the bottom of the gate, the release mechanism shall be located on the vessel side of the gate at least 5 inches (127 mm) below the top of the gate, and the gate and barrier shall not have openings greater than ½ inch (12.7 mm) within 18 inches (457 mm) of the release mechanism.

SECTION 305.4 STRUCTURE WALL AS A BARRIER is hereby amended to read as follows:

305.4 Structure wall as a barrier. Where a wall of a dwelling or structure serves as part of the barrier, doors and operable windows with a sill height of less than 48 inches (1219 mm) that provide direct access to the aquatic vessel through the wall, shall be equipped with one or more of the following:

1. An alarm that produces an audible warning when the door or its screen or window, is opened. The alarm shall be listed and labeled as a water hazard entrance alarm in accordance with UL 2017. In dwellings or structures not required to be Accessible units, Type A units or Type B units, the deactivation switch shall be located 54 inches (1372 mm) or more above the threshold of the door. In dwellings or structures

required to be Accessible units, Type A units or Type B units, the deactivation switch shall be located not greater than 54 inches (1372 mm) and not less than 48 inches (1219 mm) above the threshold of the door.

1. A safety cover that is listed and labeled in accordance with ASTM F 1346.
2. An approved means of protection, such as self-closing doors with self-latching devices, provided that the degree of protection afforded is not less than the protection afforded by Items 1 or 2.
3. Emergency escape and rescue windows for sleeping rooms which face within a swimming pool enclosure shall be equipped with a latching device located 54" (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 the 4" (102 mm), or a latching device located not less than 54" (1372 mm) above the floor.

Article 7-2

ADMINISTRATIVE BUILDING CODE (2009-A361) (2014-A401)

SECTION 7-2-101 GENERAL
SECTION 7-2-102 APPLICABILITY
SECTION 7-2-103 DUTIES AND POWERS OF BUILDING OFFICIAL
SECTION 7-2-104 PERMITS
SECTION 7-2-105 CONSTRUCTION DOCUMENTS
SECTION 7-2-106 INSPECTIONS
SECTION 7-2-107 CERTIFICATE OF OCCUPANCY AND FINAL APPROVALS
SECTION 7-2-108 UNSAFE STRUCTURES AND
EQUIPMENT SECTION 7-2-109 VIOLATIONS
SECTION 7-2-110 BOARD OF APPEALS
SECTION 7-2-111 FEES

Section 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.

7-2-101.2.1 Exceptions: The provisions of this Chapter and the technical codes shall not apply to any of the following:

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 (IBC).
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 of the 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. Private development on Federal land shall not be exempted.
7. Any construction or improvement outside the Town boundaries, or beyond the jurisdictional authority of the Town of Camp Verde.

8. Items pursuant to ARS §11-865, the provisions of this article shall not be construed to apply to:
   a. Construction or operation incidental to construction and repair to irrigation and drainage ditches or appurtenances thereto, of regularly constituted districts or reclamation districts, or to farming, dairying, agriculture, viticulture, horticulture or stock or poultry raising, or clearing or other work upon land in rural areas for fire prevention purposes.
   b. Devices used in manufacturing, processing or fabricating normally considered as involved in industry and construction, 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.

7-2-101.3 Intent. The purpose of the technical codes is to establish the minimum requirements to safeguard the public health, safety and general welfare through affordability, structural strength, means of egress facilities, stability, sanitation, adequate light and ventilation, energy conservation, 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 International Building Code (IBC). The provisions of the International Building Code (IBC) and amendments thereto shall apply to the construction, alteration, relocation, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal and demolition of every building or structure or any appurtenances connected or attached to such buildings or structures. Provisions in the appendices shall not apply unless specifically adopted.

7-2-101.4.1.1 Exceptions:

1. 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 (IRC).
2. Existing buildings undergoing repair, alteration or additions and change of occupancy shall be permitted to comply with the International Existing Building Code (IEBC).
3. The provisions of the International Fuel Gas Code (IFGC) shall apply to the installation of gas piping from the point of delivery, gas appliances and related accessories as covered in the International Building Code (IBC). 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.
4. The provisions of the International Mechanical Code (IMC) 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.
5. The provisions of the International Plumbing Code (IPC) shall apply to the installation, alteration, repair and replacement of plumbing systems, including equipment, appliances, fixtures, fittings and appurtenances, and where connected to a water or sewage system all aspects of a medical gas system.
6. The provisions of the International Fire Code (IFC) shall apply to matters affecting or relating to structures, processes and premises from the hazard of fire and explosion arising from the storage, handling or use of structures, materials or devices; from conditions hazardous to life, property or public welfare in the occupancy of structures or premises; and from the construction, extension, repair, alteration or removal of fire suppression, automatic sprinkler systems and alarm systems or fire hazards in the structure or on the premises from occupancy or operation.
7. The provisions of the International Energy Conservation Code (IECC) shall apply to all matters governing the design and construction of buildings for energy efficiency.

7-2-101.4.2 International Energy Conservation Code (IECC). The provisions of the International Energy Conservation Code (IECC) shall apply to commercial and residential buildings and the buildings sites and associated systems and equipment. This code shall regulate the design and 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 for the effective use and conservation of energy over the useful life of each building. This code is intended to provide flexibility to permit the use of innovative approaches and techniques to achieve this objective. This code is not intended to abridge safety, health or environmental requirements contained in other applicable codes or ordinances.

7-2-101.4.3 International Existing Building Code (IEBC). The provisions of the International Existing Building Code (IEBC) shall apply to the repair, alteration, change of occupancy, addition and relocation of existing buildings, regardless of occupancy. Provisions in the appendices shall not apply unless specifically adopted.

7-2-101.4.3.1 Exceptions:

1. Buildings not previously occupied. A building or portion of a building that has not been previously occupied, or for which a Certificate of Occupancy has not been issued or used for its intended purpose in accordance with the laws in existence at the time of its completion shall comply with the Technical Codes and provisions of the International Building Code (IBC) or International Residential Code (IRC), as applicable, for new construction or with any current permit for such occupancy.
2. Buildings previously occupied. The legal occupancy of any building existing on the date of adoption of this code shall be permitted to continue without change, except as is specifically covered in this code, the International Fire Code (IFC), or the International Property Maintenance Code (IPMC), or as is deemed necessary by the Building Official for the general safety and welfare of the occupants and the public.

7-2-101.4.4 International Fire Code (IFC). This code establishes regulations affecting or relating to structures, processes, premises and safeguards regarding: the hazard of fire and explosion arising from the storage, handling or use of structures, materials or devices; conditions hazardous to life, property or public welfare in the occupancy of structures or premises; fire hazards in the structure or on the premises from occupancy or operation; matters related to the construction, extension, repair, alteration or removal of fire suppression or alarm systems; and conditions affecting the safety of fire fighters and emergency responders during emergency operations. Provisions in the appendices shall not apply unless specifically adopted.

7-2-101.4.5 International Fuel Gas Code (IFGC). The provisions of the International Fuel Gas Code (IFGC) shall apply to the installation of fuel-gas piping systems from the point of delivery, fuel gas appliances, gaseous hydrogen systems 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. Provisions in the appendices shall not apply unless specifically adopted.

7-2-101.4.5.1 Exceptions:

1. Detached one- and two-family dwellings and multiple single-family dwellings (townhouses) not more than three stories high with separate means of egress and their accessory structures shall comply with the International Residential Code (IRC).
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 (IEBC).
3. Gaseous hydrogen systems shall be regulated by Chapter 7 of the 2012 International Fuel Gas Code (IFGC).
4. These regulations cover piping systems for natural gas with an operating pressure of 125 pounds per square inch gauge (psig) (862 kPa gauge) or less, and for LP-gas with an operating pressure of 20 psig (140 kPa gauge) or less, except as provided in the International Fuel Gas Code (IFGC) Section 402.6. Coverage shall extend from the point of delivery to the outlet of the appliance shutoff valves. Piping system requirements shall include design, materials, components, fabrication, assembly, installation,

testing, inspection, operation and maintenance.

5. Requirements for gas appliances and related accessories shall include installation, combustion and ventilation air and venting and connections to piping systems.
6. Systems, appliances and equipment outside the scope. This code shall not apply to the following: portable LP-gas appliances and equipment of all types that is not connected to a fixed fuel piping system; installation of farm appliances and equipment such as brooders, dehydrators, dryers and irrigation equipment; raw material (feedstock) applications except for piping to special atmosphere generators; oxygen-fuel gas cutting and welding systems; industrial gas applications using gases such as acetylene and acetylenic compounds, hydrogen, ammonia, carbon monoxide, oxygen and nitrogen; petroleum refineries, pipeline compressor or pumping stations, loading terminals, compounding plants , refinery tank farms and natural gas processing plants; integrated chemical plants or portions of such plants where flammable or combustible liquids or gases are produced by, or used in, chemical reactions; LP-gas installations at utility gas plants; Liquefied natural gas (LNG) installations; fuel gas piping in power and atomic energy plants; proprietary items of equipment, apparatus or instruments such as gas-generating sets, compressors and calorimeters; LP-gas equipment for vaporization, gas mixing and gas manufacturing; temporary LP-gas systems for railroad switch heating; installation of hydrogen gas, LP-gas and compressed natural gas (CNG) systems on vehicles; except as provided in the 2012 International Fuel Gas Code (IFG) Section 401.1.1, gas piping, meters, gas pressure regulators and other appurtenances used by the serving gas supplier in the distribution of gas, other than undiluted LP-gas; building design and construction, except as specified herein; piping systems for mixtures of gas and air within the flammable range with an operating pressure greater than 10 psig (69 kPa gauge); portable fuel cell appliances that are neither connected to a fixed piping system nor interconnected to a power grid.
7. The requirements for the design, installation, maintenance, alteration and inspection of mechanical systems operating with fuels other than fuel gas shall be regulated by the International Mechanical Code (IMC).

7-2-101.4.6 International Mechanical Code (IMC). The provisions of the International Mechanical Code (IMC) shall regulate the design, installation, maintenance, alterations, repairs and replacement of mechanical systems, and inspection 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 that are permanently installed and utilized to provide control of environmental conditions and related processes within buildings. This code shall also regulate those mechanical systems, system components, equipment and appliances specifically addressed herein. The installation of fuel gas distribution piping and equipment, fuel gas-fired appliances and fuel gas-fired appliance venting systems shall be regulated by the International Fuel Gas Code (IFGC). Provisions in the appendices shall not apply unless specifically adopted.

7-2-101.4.6.1 Exceptions:

1. Detached one- and two-family dwellings and multiple single-family dwellings (townhouses) not more than three stories high with separate means of egress and their accessory structures shall comply with the International Residential Code (IRC).

7-2-101.4.7 National Electrical Code (NEC). The provisions of the National Electrical Code (NEC) shall apply to the installation of electrical systems, including alterations, repairs, replacement, equipment, appliances, fixtures, fittings and appurtenances thereto. The National Electrical Code (NEC) shall cover the installation of electrical conductors, equipment, and raceways; signaling and communications conductors, equipment, and raceways; and optical fiber cables and raceways for the following: public and private premises, including buildings, structures, mobile homes, recreational vehicles, and floating buildings; yards, lots, parking lots, carnivals, and industrial substations; installations of conductors and equipment that connect to the supply of electricity; installations used by the electric utility, such as office buildings, warehouses, garages, machine shops, and recreational buildings, that are not an integral part of a generating plant, substation, or control center.

7-2-101.4.7.1 Exceptions:

1. Detached one- and two-family dwellings and multiple single-family dwellings (townhouses) not more than three stories high with separate means of egress and their accessory structures shall

comply with the International Residential Code (IRC).

2. This code does not cover the following: installation in ships, watercraft other than floating buildings, railway rolling stock, aircraft, or automotive vehicles other than mobile homes and recreational vehicles; installations underground in mines and self-propelled mobile surface mining machinery and its attendant electrical trailing cable; installations of railways for generation, transformation, transmission, or distribution of power used exclusively for operation of rolling stock or installations used exclusively for signaling and communications purposes; installations of communications equipment under the exclusive control of communications utilities located outdoors or in building spaces used exclusively for such installations; installations under the exclusive control of an electric utility where such installations: consists of service drops or service laterals, and associated metering, or are on property owned or leased by the electric utility for the purpose of communications, metering, generation, control, transformation, transmission, or distribution of electric energy or are located in legally established easements or rights-of-way, or are located by other written agreements either designated by or recognized by public service commissions, utility commissions, or other regulatory agencies having jurisdiction for such installations. These written agreements shall be limited to installations for the purpose of communications, metering, generation, control, transformation, transmission, or distribution of electric energy where legally established easements or rights-of-way cannot be obtained. These installations shall be limited to Federal Lands, Native American Reservations through the U.S. Department of the Interior Bureau of Indian Affairs, military bases, lands controlled by port authorities and state agencies and departments and lands owned by railroads.
3. The authority having jurisdiction for enforcing this code may grant exception for the installation of conductors and equipment that are not under the exclusive control of the electric utilities and are used to connect the electric utility supply system to the service conductors of the premises served, provided such installations are outside a building or structure, or terminate inside nearest the point of entrance of the service conductors.

7-2-101.4.8 International Plumbing Code (IPC). The provisions of the International Plumbing Code (IPC) shall apply to the erection, installation, alteration, repairs, relocation, replacement, addition to, use or maintenance of plumbing systems including equipment, appliances, fixtures, fittings and appurtenances, and where connected to a water or sewage system within the Town. This code shall also regulate all aspects of nonflammable medical gas, inhalation anesthetic, vacuum piping, nonmedical oxygen systems and sanitary and condensate vacuum collection systems. The installation of fuel gas distribution piping and equipment, fuel-gas-fired water heaters and water heater venting systems shall be regulated by the International Fuel Gas Code (IFGC). Provisions in the appendices shall not apply unless specifically adopted.

7-2-101.4.8.1 Exceptions:

1. Detached one- and two-family dwellings and multiple single-family dwellings (townhouses) not more than three stories high with separate means of egress and their accessory structures shall comply with the International Residential Code (IRC).
2. 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 (IEBC).
3. 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 (IEBC).

7-2-101.4.9 International Residential Code For One- And Two-Family Dwellings (IRC). The provisions of the International Residential Code (IRC) 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. Provisions in the appendices shall not apply unless specifically adopted.

7-2-101.4.9.1 Exceptions:

1. Existing buildings undergoing repair, alteration or additions and change of occupancy shall be permitted

to comply with the International Existing Building Code (IEBC).

2. Live/work units complying with the requirements of Section 419 of the International Building Code (IBC) shall be permitted to be built as one- and two-family dwellings or townhouses. Fire suppression required by Section 419.5 of the International Building Code (IBC) when constructed under the International Residential Code (IRC) shall conform to Section P2904.
3. Owner-occupied lodging houses with five or fewer guestrooms shall be permitted to be constructed in accordance with the International Residential Code (IRC) when equipped with a fire sprinkler system in accordance with Section P2904.

7-2 101.4.10 2012 International Swimming Pool and Spa Code (ISPSC). The provisions of this code shall apply to the construction, alteration, movement, renovation, replacement, repair and maintenance of aquatic vessels. Provisions in the appendices shall not apply unless specifically adopted.

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.

- Addition – an extension or increase in floor area or height of a building or structure.
- Administrative Building Code – the Town of Camp Verde, Arizona Administrative Building Code as set forth within Ordinance 2014-A401, as adopted by this Jurisdiction.
- Alter or Alteration – Any construction or renovation to an existing structure other than repair or addition.
- Approved – Acceptable to the Building Official or Authority Having Jurisdiction.
- Approved Agency – an established and recognized agency regularly engaged in conducting tests or furnishing inspection services, when such agency has been approved by the Building Official.
- Bedroom – a separated room intended for sleeping that may or may not contain a closet in residential use.
- Building – any structure used or intended for supporting or sheltering any use or occupancy.
- Building Code – the International Building Code (IBC) as published by the International Code Council, as adopted by this jurisdiction.
- Building, Existing – any building erected prior to the adoption of this Chapter, or one for which a legal building permit and certificate of occupancy has been issued.
- 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.
- Carport – a structure used for parking of automobiles or other vehicles and completely open on at least two sides.
- Condominium – a unit (residential or commercial) in a multi-unit structure or building that is separately owned and may be combined with an undivided interest in the common areas and facilities of the property.
- Commercial Projects – any building or structure covered under the International Building Code (IBC) and not defined as town houses greater than a duplex.
- Electrical Code – the National Electrical Code (NEC) published by the National Fire Protection Association, as adopted by this Jurisdiction.
- Existing Building Code – the International Existing Building Code (IEBC), published by the International

Code Council, as adopted by this Jurisdiction.

- Fuel Gas Code – the International Fuel Gas Code (IFGC), published by the International Code Council, as adopted by this Jurisdiction.
- Grading – any excavating, filling, or combination thereof for earthwork construction as covered within the grading ordinances as adopted by this Jurisdiction.
- Jurisdiction – the Town of Camp Verde, Arizona.
- Kitchen – an area with a sink and provisions for food preparation, food storage and cooking.
- Mechanical Code – the International Mechanical Code (IMC), published by the International Code Council, as adopted by this Jurisdiction.
- Occupancy – any person, agent, firm or corporation having a legal or equitable interest in the property.
- Owner – the person, agent, firm or corporation with legal or equitable interest in a property.
- Permit – the official document or certificate issued by the Building Official authorizing performance of a specified, legal activity.
- Person – an individual, heirs, executors, administrators or assigns, and also includes a firm, partnership or corporation, its or their successors or assigns, or the agent of any of the aforesaid.
- Plumbing Code – the International Plumbing Code (IPC), published by the International Code Council, as adopted by this Jurisdiction.
- Repair – the reconstruction or renewal of any part of an existing building, structure or building service equipment for the purpose of its maintenance.
- Residential Code for One- and Two-Family Dwellings – the International Residential Code for One and Two-Family Dwellings, published by the International Code Council, as adopted by this Jurisdiction.
- Shall – the term, as used in this Chapter and the technical codes, is construed as mandatory.
- Structure – that which is built or constructed, an edifice or building of any kind, or any piece of work artificially built up or composed of parts joined together in some definite manner.
- Technical Codes – those codes adopted by this Jurisdiction containing the provisions for design, construction, alteration, addition, repair, removal, demolition, use, location, occupancy and maintenance of all buildings and structures and building service equipment as herein defined.
- Townhouses – a single-family dwelling unit constructed in a group of three or more attached units in which each unit extends from the foundation to roof and with open space on at least two sides. Such are not more than three stories above grade plane in height with a separate means of egress to each unit.
- Trailer (Park Model) – a park trailer built on a single chassis, mounted on wheels and designed to be connected to utilities necessary for operation of installed fixtures and appliances and has a gross trailer area of not less than three hundred twenty (320) square feet and not more than four hundred (400) square feet when it is set up, and manufactured to comply with ANSI A119.5 standards, except that it does not included recreation vehicles, travel trailers, campers or fifth wheel trailers.
- Valuation or Value – the total estimated cost to replace, repair, build, or erect any building and its building service equipment in kind, based on current construction costs.
- Yurt/Tent – a canvas structure erected for more than fourteen (14) days or that is rented, is required to meet all life safety requirements.

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 September 5, 2014, 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 September 20, 2009.
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 any 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 such 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.

> **7-2-102.5.1 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 Code Council Codes shall be deemed and interpreted to mean the specific Town of Camp Verde codes as listed herein:

1. International Building Code (IBC)
2. International Energy Conservation Code (IECC)
3. International Existing Building Code (IEBC)
4. International Fire Code (IFC)
5. International Fuel Gas Code (IFGC)
6. International Mechanical Code (IMC)
7. National Electrical Code (NEC)
8. International Plumbing Code (IPC)
9. International Residential Code (IRC)
10. International Swimming Pool and Spa Code (ISPSC)

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 7-2-101.4.3, for additional options governing additions, alterations and repairs. Additions, alterations or repairs to any structure shall conform to the requirements for a new structure without requiring the existing structure to comply with all of the requirements of this code, unless otherwise stated. Additions, alterations or repairs shall not cause an existing structure to become unsafe or adversely affect the performance of the building.

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.

7-2-102.12.1 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 (IEBC).

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 subject to the approval of the appointing authority.

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 which is contrary to or in violation of this Chapter or the technical codes which makes 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 chapter or technical codes shall be defended by a legal representative of the jurisdiction 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 materials, 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 these 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 the Building Division.
7-2-103.12.1 Flood hazard areas. The Building Official shall not grant modifications to any provision required in flood hazard areas as established by the International Building Code (IBC) Section 1612.3 unless a determination has been made that:

1. A showing of good and sufficient cause that the unique characteristics of the size, configuration or

topography of the site render the elevation standards of International Building Code (IBC) Section 1612 inappropriate.

2. A determination that failure to grant the variance would result in exceptional hardship by rendering the lot undevelopable.
3. A determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, cause fraud on or victimization of the public, or conflict with existing laws or ordinances.
4. A determination that the variance is the minimum necessary to afford relief, considering the flood hazard.
5. Submission to the applicant of written notice specifying the difference between the design flood elevation and the elevation to which the building is to be built, stating that the cost of flood insurance will be commensurate with the increased risk resulting from the reduced floor elevation, and stating that construction below the design flood elevation increases risks to life and property.

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 discontinued. 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 authorize disconnection of 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 or when such utility connection has been made without the approval required by Section 7-2-103.16.1 or 7-2-103.16.2. The Building Official shall notify the serving utility, and wherever possible 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 or as soon as practical thereafter.

7-2-103.16.1 Connection of service utilities. No person shall make connections from a utility, source of energy, fuel or power to any building or system that is regulated by this Chapter or the technical codes for which a permit is required, until released by the Building Official.

7-2-103.16.2 Temporary connection. The Building Official shall have the authority to authorize the temporary connection of the building or system to the utility source of energy, fuel or power.

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 Notice to disconnect condemned building service equipment.** 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.
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> **7-2-103.17.2 Condemned building service equipment violation.** 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.

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.

7-2-104.1.1 Exceptions:

1. Federal developments on Federal owned land.
2. Any construction or improvement outside the Town boundaries, or beyond the jurisdictional authority of the Town of Camp Verde.
3. Annual permit holder.
4. Pursuant to ARS §11-865: Construction or operation incidental to construction and repair to irrigation and drainage ditches or appurtenances thereto, of regularly constituted districts or reclamation districts, or to farming, dairying, agriculture, viticulture, horticulture or stock or poultry raising, or clearing or other work upon land in rural areas for fire prevention purposes.
5. Pursuant to ARS §11-865: 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 Annual permits. 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.

7-2-104.2.1 Qualified Tradesperson. An individual that holds one or more licenses from a nationally recognized agency in the trade that work is to be performed.

7-2-104.2.2 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.

7-2-104.3 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.

7-2-104.3.1 International Building Code (IBC) permits. A building permit shall not be required for the following:

1. One-story detached accessory structures ancillary to commercial buildings used as tool and storage sheds, and similar uses, provided the floor area does not exceed 120 square feet (11 m^2).
2. Fences not over 7 feet (2134 mm) high.
3. Oil derricks.
4. Retaining walls that are not over 4 feet (1219 mm) in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge or impounding Class I, II or IIIA liquids.
5. Water tanks supported directly on grade if the capacity is not greater than 5,000 gallons (18925 L) and the ratio of height to diameter or width is not greater than 2:1.
6. Sidewalks and driveways not more than 30 inches (762 mm) above adjacent grade and not over any basement or story below and are not part of an accessible route.
7. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
8. Temporary motion picture, television and theater stage sets and scenery.
9. Prefabricated swimming pools accessory to a Group R-3 occupancy that are less than 24 inches

(610 mm) deep, are not greater than 5,000 gallons (18925 L) and are installed entirely above ground. (Note: a permit is required for the required pool barriers.)

10. Shade cloth structures constructed for nursery or agricultural purposes, not including service systems.
11. Swings and other playground equipment accessory to detached one- and two-family dwellings.
12. Window awnings in Group R-3 and U occupancies, supported by an exterior wall projecting not more than 54 inches (1372 mm) from the exterior wall, no closer than 3 feet from a property line, and do not require additional support.
13. Nonfixed and movable fixtures, cases, racks, counters and partitions not over 5 feet 9 inches (1753 mm) in height.

7-2-104.3.2 International Energy Conservation Code (IECC) permits. Except as specified in the International Energy Conservation Code (IECC), this code shall not be used to require the removal, alteration or abandonment of, nor prevent the continued use and maintenance of, an existing building or building system lawfully in existence at the time of adoption of this code. Any building or structure that is listed in the State or National Register of Historic Places; designated as a historic property under local or state designation law or survey; certified as a contributing resource with a National Register listed or locally designated historic district; or with an opinion or certification that the property is eligible to be listed on the National or State Registers of Historic Places either individually or as a contributing building to a historic district by the State Historic Preservation Officer or the Keeper of the National Register of Historic Places, are exempt from this code. Additions, alterations, renovations or repairs to an existing building, building system or portion thereof shall conform to the provisions of this code as they relate to new construction without requiring the unaltered portion(s) of the existing building or building system to comply with this code. Additions, alterations, renovations or repairs shall not create an unsafe or hazardous condition or overload existing building systems. An addition shall be deemed to comply with the code if the addition alone complies or the existing building and addition comply with this code as a single building.

7-2-104.3.2.1 Exceptions:

The following work need not comply provided the energy use of the building is not increased:

1. Storm windows installed over existing fenestration.
2. Glass only replacements in an existing sash and frame.
3. Existing ceiling, wall or floor cavities exposed during construction provided that these cavities are filled with insulation.
4. Construction where the existing roof, wall or floor cavity is not exposed.
5. Reroofing for roofs where neither the sheathing nor the insulation is exposed. Roofs without insulation in the cavity and where the sheathing or insulation is exposed during reroofing shall be insulated either above or below the sheathing.
6. Replacement of existing doors that separate conditioned space from the exterior shall not require the installation of a vestibule or revolving door, provided, however, than an existing vestibule that separates a conditioned space from the exterior shall not be removed.
7. Alterations that replace less than 50 percent of the luminaires in a space, provided that such alterations do not increase the installed interior lighting power.
8. Alterations that replace only the bulb and ballast within the existing luminaires in a space provided that the alteration does not increase the installed interior lighting power.
9. Spaces undergoing a change in occupancy that would result in an increase in demand for either fossil fuel or electrical energy shall comply with this code. Where the use in a space changes from one use in International Energy Conservation Code (IECC) Table C405.5.2(1) or (2) to another use in Table C405.5.2(1) or (2), the installed lighting wattage shall comply with Section C405.5.

7-2-104.3.3 International Fuel Gas Code (IFGC) permits. A fuel gas permit shall not be required for the following:

1. Portable heating appliance.
2. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.

7-2-104.3.4 International Mechanical Code (IMC) permits. A mechanical permit shall not be required for the following:

1. Portable heating appliance.
2. Portable ventilation equipment.
3. Portable cooling unit.
4. Steam, hot or chilled water piping within any heating or cooling equipment regulated by the International Mechanical Code (IMC).
5. Replacement of any part that does not alter its approval or make it unsafe.
6. Portable evaporative cooler.
7. Self-contained refrigeration system containing 10 pounds (5 kg) or less of refrigerant and actuated by motors of 1 horsepower (746 W) or less.
8. Portable-fuel-cell appliances that are not connected to a fixed piping system and are not interconnected to a power grid.

7-2-104.3.5 National Electrical Code (NEC) permits. An electrical permit shall not be required for the following:

1. Minor repair work, including the replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles.
2. 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.
3. Listed cord-and-plug connected temporary decorative lighting.
4. A permit shall not be required for the installation of any temporary system required for the testing or servicing of electrical equipment or apparatus.
5. Low-energy power, control and signal circuits of Class II and Class III as defined in the National Electrical Code (NEC) not installed 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.
6. 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 metered power outlet.
7. Reinstallation of attachment plug receptacles but not the outlets therefor.
8. Replacement of branch circuit overcurrent devices of the required capacity in the same location.
9. Electrical wiring, devices, appliances, apparatus or equipment operating at less than 25 volts and not capable of supplying more than 50 watts of energy.
10. Minor repair work, including the replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles.

7-2-104.3.6 International Plumbing Code (IPC) permits. A plumbing permit shall not be required for the following:

1. Stopping of leaks in drains, water, soil, waste or vent pipe, provided, however, that if any concealed trap, drain pipe, water, soil, waste or vent pipe becomes defective and it becomes necessary to remove and replace the same with new material, such work shall be considered as new work and a permit shall be obtained and inspection made as provided in this code.

2. 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.

7-2 104.3.7 International Residential Code (IRC) Permits. Permits shall not be required for the following.

1. One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 200 square feet (18.58 m^2).
2. Fences not over 7 feet (2134 mm) high.
3. Retaining walls that are not over 4 feet (1219 mm) in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge.
4. Water tanks, supported directly upon grade in the capacity does not exceed 5,000 gallons (18927 L) and the ratio of height to diameter or width does not exceed 2 to 1.
5. Sidewalks and driveways.
6. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
7. Prefabricated swimming pools that are less than 24 inches (610 mm) deep.
8. Swings and other playground equipment accessory to detached one- and two-family dwellings.
9. Window awnings in Group R-3 and U occupancies, supported by an exterior wall projecting not more than 54 inches (1372 mm) from the exterior wall, no closer than 3 feet from a property line, and do not requiring additional support.
10. Decks not exceeding 200 square feet (18.58 m2) in area, that are not more than 30 inches (762 mm) above grade at any point, are not attached to a dwelling and do not serve the exit door required by the International Residential Code (IRC) Section R311.4.
11. Re-roofing or replacement of roof covering materials on one- and two-family dwelling units, provided the replacement roof covering material is a like for like exchange, no sheathing is replaced, and the replacement roofing material does not increase the loads imposed along the roof structural frame.

7-2-104.4 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 to the Building Official.

7-2-104.5 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.

7-2-104.6 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.

7-2-104.7 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. To obtain a permit, an applicant shall first file an application in writing on a form

furnished by the Building Division of the Community Development Department for that purpose. Such application, as a minimum, shall contain the following:

1. Identify and describe the work to be covered by the permit for which the application is made.
2. Describe 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.
3. Indicate the use and occupancy for which the proposed work is intended.
4. Be accompanied by construction documents and other information as required in this section.
5. State the valuation of the proposed work.
6. Be signed by the applicant, or the applicant's authorized agent.
7. Give such 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, related documents, and amendments thereto 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, stating the reasons therefor. 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 therefor as soon as practicable, subject only to the payment of appropriate fees.

7-104.10 Time limitation of application. An application for a permit for any proposed work shall be deemed to have been abandoned and expired 180 days after the date of filing, unless such application has been pursued in good faith or a permit has been issued; except that the Building Official is authorized to grant a one-time extension of time for an additional period not exceeding 180 days. The extension shall be requested in writing and justifiable cause demonstrated.

> **7-104.10.1 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 fifty percent (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, other data, or in the actual 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 7-2-106.6. 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.

7-2-104.13.1.2 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 7-2-106.6. 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.

7-2-104.13.2.1 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 7-2-104.12, 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 inspection card shall be conspicuously posted on site.

Section 7-2-105 Construction Documents

7-2-105.1 Submittal documents. Submittal documents consisting of construction documents, plans, specifications, engineering calculations, diagrams, soil investigation, geotechnical reports, special inspections and structural observation programs and other data, as required by the Building Official, shall be submitted with each application for permit in two or more sets. The construction documents shall be prepared by a registered design professional

where 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.

7-2-105.1.1 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.

7-2-105.1.2 Information on construction documents. Construction documents shall be in accordance with this section. 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, rules and regulations as determined by the Building Official.

7-2-105.1.3 Screening. Submittal construction documents, permit application, and other data may be subject to screening by the Building Official for completeness and code compliance prior to being accepted for permit review. Incomplete application submittals or application submittals containing readily apparent code violations shall be returned to the applicant without being accepted unless otherwise directed by the Building Official.

7-2-105.1.4 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.

7-2-105.1.5 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, the established street grades and proposed finished grades and, as applicable, flood hazard areas, floodways, and design flood elevations; 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.

7-2-105.1.5.1 Design flood elevations. Where design flood elevations are not specified, they shall be established in accordance with International Building Code (IBC) Section 1612.3.1.

7-2-105.1.6 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 including the path of the exit discharge to the public way in compliance with the provisions of the technical codes. In other than occupancies in Groups R-2, R-3, and I-1 as applicable in Section 7-2-101.4.9, 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.

7-2-105.1.7 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 or a duly authorized representative. 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 7-2-104.10.

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 that 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 building operation and without assurance that a permit for the entire structure will be granted.

> **7-2-105.2.3.1 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 high.

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 Building Official shall be notified in writing by the owner 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.

> **7-2-105.3.1 Special Inspections and structural observations.** Where application is made for construction as described in the International Building Code (IBC) Section 1704, the owner or the registered design professional in responsible charge acting as the owner's agent shall employ one or more approved agencies to perform inspections during construction on the types of work listed under International Building Code (IBC) Section 1705. Prior to the commencement of structural observations or special inspections, the Building Official shall be notified in writing by the owner or design professional in responsible charge with the name of the individual or firms who are to perform structural observations and special inspections and describe the stages of construction where the structural observations and special inspections are to occur.

7-2-105.3.2 Deferred submittals. For the purposes of this section, deferred submittals are defined as those portions of the design that are not submitted at the time of the application and that are to be submitted to the Building Official within a specified period, before completion of the project, and before a Certificate of Occupancy is issued. Deferral of any 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, who 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 deferred submittal documents have been approved by the Building Official.

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.

7-2-106.2 Site identification. 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.

7-2-106.3 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.

7-2-106.4 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.

7-2-106.5 Special Inspections. When special inspection is required by the International Building Code (IBC) Sections 1704 and 1705 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 International Building Code (IBC) Sections 1704 and 1705 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.

7-2-106.5.1 Special Inspector. In accordance with the International Building Code (IBC) Sections 1704 and 1705 and Section 7-2-106.5 of the building code, special inspections 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:

7-2-106.5.1.1 Notification. Prior to a permit being issued by the Building Official, the owner or his authorized agent shall notify the Building Division of the Community Development Department in writing on the form provided, the name of the engineer or registered design professional in responsible charge who will carry out the required special inspection(s). The responsible engineer or registered design professional of record shall notify the Building Division of any changes of "Special Inspection(s)" prior to the inspections being conducted.

7-2-106.5.1.2 Certificate of Responsibility. The engineer or registered design professional in responsible charge of the special inspection(s) shall so certify to the Building Division in writing on the form provided prior to the issuance of the building permit, and shall notify the Building Division immediately if terminated prior to completion of the work, for which special inspection(s) is required.

7-2-106.5.1.3 Qualifications. No person(s) shall be assigned to carry out the duties of special inspector(s) unless thoroughly qualified by knowledge and experience to render full, complete and competent inspection. Special inspector(s) shall provide written documentation to the Building Official demonstrating his or her competence and relevant experience or training. Experience or training shall be considered relevant when the documented experience or training is related in complexity to the same type of special inspection activities for projects of similar complexity and material qualities. These qualifications are in addition to qualifications specified in other sections of this code. The registered design professional in responsible charge and engineers of record involved in the design of the project are permitted to act as the approved agency and their personnel are permitted to act as the special inspector for the work designed by them, provided they qualify as special inspectors. 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 the International Building Code (IBC) Sections 1704 and 1705.

7-2-106.5.1.4 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 International Building Code (IBC) Sections 1704 and 1705. Special inspectors shall keep records of inspections. The special inspector shall submit inspection reports to the Building Division, and the registered design professional in responsible charge stating approval of the work as it progresses, but not less than every two weeks. Reports shall indicate that work inspected was or was not completed in conformance to approved construction documents. Discrepancies shall be brought to the immediate attention of the contractor for correction. The

special inspector(s) shall notify the Building Division and the registered design professional in responsible charge immediately upon detection of all discrepancies involved in the special inspection(s) that have not been corrected in accordance with the approved construction documents and specifications prior to proceeding with the work. A final report documenting required special inspections and correction of any discrepancies noted in the inspections shall be submitted at a point in time agreed upon prior to the start of work by the applicant and the Building Official.

7-2-106.6 Required inspections. The Building Official, upon notification, shall make the inspections set forth in this Section.

7-2-106.6.1 Footing and foundation inspections. 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.

7-2-106.6.2 Underground building service equipment inspections. Underground plumbing, gas, mechanical, or electrical systems shall be inspected after trenches or ditches are excavated for approved materials, proper burial depth, slope, and installation 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. When excavated soil contains rocks, broken concrete, frozen chunks and other rubble that would damage or break the piping or cause corrosive action, clean backfill shall be on the site.

7-2-106.6.3 Concrete slab and under-floor inspections. 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.

7-2-106.6.4 Sewer or water service (building or private) inspections. Sewer or water service lines, that provide(s) 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.

7-2-106.6.5 Floodplain or lowest floor elevation inspections. In flood hazard areas, upon placement of the lowest floor, including the basement, and prior to further vertical construction, the elevation certification required in the International Building Code (IBC) Section 1612.5 and International Residential Code (IRC) Section R322 shall be submitted to the Building Official. The elevation certification shall be prepared and sealed by a registered design professional.

7-2-106.6.6 Concrete or masonry walls or columns inspections. 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.

7-2-106.6.7 Exterior strap and shear inspections. 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.

7-2-106.6.8 Rough building service equipment inspections. Rough plumbing, gas, mechanical, or electrical systems shall be inspected for approved materials or proper slope after the roof, framing, fire-blocking and bracing are in place and components to be concealed are complete, and prior to the installation of

wall or ceiling membranes. 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.

7-2-106.6.9 Frame inspections. Framing inspections shall be made after the roof deck or sheathing, all framing, fire-blocking, draft stopping and bracing are in place, and pipes, chimneys and vents to be concealed are complete and the rough electrical, plumbing, heating wires, pipes and ducts building service equipment has been approved, after the roof is loaded with roof covering material and the building has been dried-in.

7-2-106.6.10 Energy efficiency inspections. Energy efficiency inspections shall be made to determine compliance with the International Building Code (IBC) Chapter 13 and the International Energy Conservation Code (IECC) and shall include, but not be limited to, inspections for: envelope insulation R- and U-values, fenestration U-value, duct system R-value, and HVAC and water-heating equipment efficiency. 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.

7-2-106.6.11 Moisture barrier inspections. 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.

7-2-106.6.12 Lath and gypsum board inspections. Lath and gypsum board inspections shall be made after lathing and gypsum board, interior and exterior, is in place, but before any plastering is applied or gypsum board joints and fasteners are taped and finished.

7-2-106.6.12.1 Exception: Gypsum board that is not part of a fire-resistance-rated assembly or a shear assembly.

7-2-106.6.13 Fire- and smoke-resistant penetrations inspections. Protection of joints and penetrations in fire-resistance-rated assemblies, smoke barriers and smoke partitions 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.

7-2-106.6.14 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.

7-2-106.6.15 Special inspections. Special inspections and structural observations shall be as required in Section 1704 and 1705 of the International Building Code (IBC) in accordance with Section 7-2-106.5 of this Chapter. Special inspections are in addition to, not in lieu of, the inspections conducted by the Building Official.

7-2-106.6.16 Final inspections. The final inspection shall be made after all work shown on the construction documents or as required by the permit is completed.

7-2-106.6.16.1 Flood hazard or elevation documentation. If located in a flood hazard area, documentation of the elevation of the lowest floor as required in the International Building Code (IBC) Section 1612.5 and International Residential Code (IRC) Section R322.1.10 shall be submitted to the Building Official prior to the final inspection.

7-2-106.6.16.2 Building service equipment. Building service equipment regulated by this Chapter or 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. An approved inspection agency shall be objective, competent and independent from the contractor responsible for the work being inspected. The agency shall also disclose possible conflicts of interest so that objectivity can be confirmed. An approved inspection agency shall also have adequate equipment to perform required tests and shall employ experienced personnel educated in conducting, supervising and evaluating tests and/or inspections.

7-2-106.8 Inspection requests. It shall be the duty of the holder of the building permit or their duly 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 inspections 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 his or her authorized agent wherein the same fails to comply with this Chapter or the technical codes. Any portions that do not comply shall be corrected and such portion 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:

1. When the inspection record card is not posted or otherwise available on the work site.
2. When the approved plans are not readily available to the inspector.
3. For failure to provide access on the date for which inspection is requested.
4. For deviating from approved plans thereby requiring the approval of the Building Official.
5. 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.

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.

> **7-2-107.1.1 Exception:** Certificates of Occupancy are not required for work exempt from permits under Section 7-2-104.3.

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, and shall issue a Certificate of Occupancy that contains the following:

1. The building permit number.
2. The address of the structure.
3. The name and address of the owner.
4. A description of that portion of the structure for which the certificate is issued.
5. 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.
6. The name and signature of the Building Official or designee.
7. The edition of the code under which the permit was issued.
8. The use and occupancy, in accordance with the provisions of the International Building Code (IBC) Chapter 3.
9. The type of construction as defined in the International Building Code (IBC) Chapter 6.
10. The area of each occupancy within the building for which the permit was issued.
11. The design occupant load of each occupancy for which the permit was issued.
12. Indicate if an automatic sprinkler system is provided in the building or structure, and indicate whether the sprinkler system is required.
13. Any special stipulations and conditions of the building permit.

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, in writing, suspend or revoke a Certificate of Occupancy, Letter of Compliance or Temporary Certificate of Occupancy issued under the provisions of this Chapter wherever the 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 or Temporary 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 existing building service equipment that are or hereafter become structurally unsafe, insanitary or deficient because of inadequate means of egress facilities, inadequate light and ventilation, or which 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, or that involve illegal or improper occupancy as specified in this Chapter, technical codes or any other effective ordinance, are for the purpose of this section unsafe buildings, and shall be deemed an unsafe condition. Unsafe conditions and structures shall be taken down and removed or made safe, as the Building Official deems necessary and as provided in this Chapter. A vacant structure that is not secured against entry shall be deemed an unsafe condition. 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 Record. The Building Official shall cause a report to be filed on an unsafe condition. The report shall state the occupancy of the structure and the nature of the unsafe condition.

7-2-108.2.1 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.

7-2-108.2.2 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 Building Division 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.

7-2-108.3.1 Posting of building safety assessment placards during emergency conditions. The Building Official and his or her authorized representatives shall cause to be posted the appropriate building safety assessment placard at each entry point to a building or structure upon completion of a visual, non-destructive safety assessment in the event emergency conditions exist. The following are verbal descriptions of the official placards to be used to designate the condition for continued occupancy of buildings or structures:

1. **INSPECTED – LAWFUL OCCUPANCY PERMITTED** by order of the Building Division of the Community Development Department, of the Town of Camp Verde is to be posted on any building or structure wherein no apparent structural hazard has been found. This placard is not intended to mean that there is no damage to the building or structure.
2. **CAUTION: RESTRICTED USE** by order of the Building Division of the Community Development Department, of the Town of Camp Verde is to be posted on each building or structure that has been damaged wherein the damage has resulted in some form of restriction to the continued occupancy. The individual who posts this placard will note in general terms the type of damage encountered and will clearly and concisely note the restrictions on continued occupancy.
3. **UNSAFE – DO NOT ENTER OR OCCUPY** by order of the Building Division of the Community Development Department, of the Town of Camp Verde is to be posted on each building or structure that has been damaged such that continued occupancy poses a threat to life safety. Buildings or structures posted with this placard shall not be entered under any circumstance except as authorized in writing by the Building Official, or his or her authorized representative. Safety assessment teams shall be authorized to enter these buildings at any time. This placard is not to be used or considered as a demolition order. The individual who posts this placard will note in general terms the type of damage encountered.

The name of the jurisdiction, its address, and phone number shall be permanently affixed to each building safety assessment placard. Once a building safety assessment placard has been attached to a building or structure, the placard shall not be removed, altered or covered until done so by an authorized representative of the Building Official. It shall be unlawful for any person, firm or corporation to alter, remove, cover or deface a placard unless authorized pursuant to this section.

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 by the Building Official is permitted to be restored to a safe condition. To the extent that 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, the technical codes, and the International Building Code (IBC) Chapter 34.

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 with promptly, or within the time frame specified in the notice of violation, 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 violates any of the provisions of this Chapter and the technical codes or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of the approved construction documents or directive of the Building Official, or of a permit or certificate issued under the provisions of this Chapter 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 of this Chapter and the technical codes, there shall be and is hereby created one 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 consult with and provide advice to the Board during the proceedings and may 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. The Board shall not 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 Code. 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 Code 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 four (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 donditions 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 may appeal the decision if: the decision conflicts with the intent of the codes in this Chapter; the decision incorrectly interprets a code in this Chapter; the requirements in this Chapter do not apply; or a person seeks to propose an alternate material or method of construction pursuant to Section 7-2-110.7. The person may also request a hearing before the Board. Appeals shall be filed with the Community Development Director on a form provided therefore.
2. 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.
3. 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.
4. 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 decision regarding 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 sixty five (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 7-2-111.1 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 one (1) subsequent re-submittal for the same project. If more than two 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.

7-2-111.5 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 fees 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.

ARTICLE 7-3

CONFORMANCE WITH ZONING ORDINANCE

Whenever a building permit is issued and a building inspection performed, such building must conform to the provisions of the zoning ordinance of Camp Verde in addition to the provisions of this chapter.

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.

ARTICLE 7-5

ROAD SPECIFICATIONS AND DETAILS

That certain document entitled "Uniform Standard Specifications" and that certain document entitled "Uniform Standard Details" as published by the Maricopa Association of Governments, are hereby adopted as the Town road standards and made a part of this chapter as though said documents were specifically set forth in full herein.

ARTICLE 7-6

STREET NAMING AND ADDRESSING (A2006-A332)

A. In accordance with Ordinance 2001 A193, street names should be appropriate and easy to read so that children in particular can pronounce the name in an emergency situation. Street names are subject to review and prior approval of the reviewing officer pursuant to the procedures provided in the Street Naming and Addressing Guidelines. New Streets must be named from a pool of historical locations, pioneer family names, local brands and native vegetation that is approved and updated by the Town Council and is available at the Community Development Department. A list of historical street names shall be submitted by staff to the Council for review and approval as required, but not less frequently than every six (6) months. The applicant also has the option of submitting a list of alternate street names along with the Preliminary Plat for possible approval by the Council.

B. This program is hereby declared the only legal addressing system for the incorporated areas within the Town.

C. Any person who fails to comply with the addressing requirements of this Article within thirty days of initial notification by the addressing official shall be subject to a petty offense for the first offense, and a Class 3 Misdemeanor for a second or subsequent offense as to the same property. Each day the property is not in compliance may constitute a separate offense. "Person" includes the property owner, occupant, or any persons having control over the use of the property.

ARTICLE 7-7

ENFORCEMENT PROCEDURES FOR VIOLATIONS OF THE TOWN CODE

(2006-A332)(2006-A336)

Section 7-7-1 GENERAL PROVISIONS.

A. Violations of this Code and Zoning Ordinances of the Town may be filed under the criminal or civil enforcement procedures below or by any means stated including Section 1.8 of this Code. A person shall not be charged with both a civil and criminal offense for the same violation on the same date, but a subsequent violation against the same property or person may be charged as civil rather than criminal.

B. For the purpose of enforcement of this Code unless otherwise stated, there is hereby created the position of Code Enforcement Officer. The Community Development Director, or designee, acting as the Zoning Administrator (ARS 9-462.05C, as may be amended) shall administer and enforce this Ordinance, up to and including the issuance by the Marshall's Department of criminal charges against violators.

Section 7-7-2 CRIMINAL CITATION

A criminal citation is used when: the offense is serious and requires immediate action, the alleged violator has ignored previous warnings or notice, has refused to work with the Town toward compliance, or the violation is a repeat of a previous offense.

Section 7-7-3 CIVIL OFFENSE

Violations of zoning and code ordinances of the Town may be filed under the civil enforcement procedures and are declared to be civil offenses. A person shall not be charged with both a civil and criminal offense for the same violation on the same date, but a subsequent violation against the same property or person may be charged as criminal rather than civil.

1. Hearing Officer. The Council shall periodically appoint a hearing officer to hear and determine zoning and code violations under the civil violation procedure. The hearing officer shall not be an employee or member of any Town board or commission.
2. Filing a complaint. Civil complaints shall be filed using either the uniform Arizona Traffic Ticket and Complaint form, or one substantially similar, which shall cite to this ordinance as well as the particular subsection of the zoning or code ordinance applicable to the alleged violation. Each subsection of the ordinance cited in the complaint shall be deemed a separate offense. Complaints may be sworn to any building inspector or zoning code officer for the Town. The citation shall contain the date and time of the alleged violation, and direct the defendant to appear before the Hearing Officer at the specified time to enter a plea either admitting or denying the complaint. Citations will be served by personal delivery upon the defendant by the responsible inspector or code enforcement officer, or by registered mail together with a summons, in the manner set forth in rule 3.4, Rules of Criminal Procedure. The citation will state that if the defendant fails to appear, the Hearing Officer will enter a default judgment against him in favor of the State, and impose sanctions not to exceed $250 for each alleged violation. Subpoenas for witnesses shall be prepared and signed at the request of either the defendant or the State, and served by personal service, certified mail, or first class mail, pursuant to ARS 13-4072, as may be amended.
3. Hearing Procedures. Unless otherwise modified therein, civil enforcement procedures herein shall follow the Arizona Rules of Court for Civil Traffic Violations. The Town Attorney or designee will present evidence of the charges in the complaint. The defendant may present evidence pro per or through counsel. The defendant will not have a right to a jury trial. If the Hearing Officer finds that the charges are proven by a preponderance of the evidence, judgment shall be entered against the defendant for the State, and sanctions imposed up to $250 per offense. If the Hearing Officer finds the charges not proven, the case shall be dismissed. Any sanction shall be imposed immediately, without setting a sentencing date or probationary period, except that the Hearing Officer may allow the defendant a time to pay the sanction not more than 30 days from the hearing date.
4. Appeals. The defendant may appeal the decision of the Hearing Officer to the Town Magistrate, pursuant to ARS 22-402.B, as may be amended, who shall conduct a review of the matter limited to whether the ordinance or code has been correctly interpreted or applied by the component. It shall not be a trial de novo unless the Court determines that the records are insufficient, or there is no record preserved. A record for purposes of this section consists of audio tape recordings, any written rulings of the Hearing Officer, and exhibits admitted at the hearing. Further appeal to the Superior Court, either pursuant to the civil traffic rules or through ARS 12-124.A, as may be amended, is hereby granted, but may be discretionary with the Court.

Section 7-7-4 NOTICE AND CITATION PROCEDURE

Unless otherwise stated in this Code the following notice procedure shall be used:

a. Verbal/Courtesy Warning: A verbal or written warning may be provided by the Code Enforcement Officer to the alleged party in violation, as a courtesy, when the violation is not considered immediately serious to the health, safety, or property of others, permitting a minimum of 10 days to correct, or make timely arrangements to correct, the violation.

b. Written Notice of Violation: A written notice of violation is provided when: personal contact cannot be made, because access to the property is prevented, the occupant is not on the premises or has ignored an earlier courtesy warning. The time frame for compliance, not to exceed 60 days from the first courtesy warning, is at the discretion of the Code Enforcement Official.

c. Criminal Citation: A criminal citation is used when: the offense is serious and requires immediate action, the alleged violator has ignored previous warnings, has refused to work with the Town toward compliance, or the violation is a repeat of a previous offense.

For the purpose of enforcement of the Town Code, violations of any adopted building code in conjunction with a code violation will be considered violations of the Town Code as well, and appropriate, simultaneous enforcement action shall be taken by the Building Official.

Section 7-7-5 INSPECTION WARRANT. (2006-A336)

A. An "inspection warrant" is an order, in writing, in the name of the people, signed by a judge or magistrate of a court of competent jurisdiction, directed to a state, county or local official, commanding him to conduct any inspection required or authorized by state, county or local law or regulation relating to building, fire, safety, plumbing, electrical, health or zoning.

B. An inspection warrant shall be issued only upon cause, supported by affidavit, particularly describing the place, dwelling, structure, premises or vehicle to be searched and the purpose for which the search is made. In addition, the affidavit shall contain either a statement that consent to inspect has been sought and refused or facts or circumstances reasonably justifying the failure to seek such consent.

C. Cause shall be deemed to exist if either reasonable legislative or administrative standards for conducting a routine or area inspection are satisfied with respect to the particular place, dwelling, structure, premises or vehicle, or there is reason to believe that a condition of nonconformity exists with respect to the particular place, dwelling, structure, premises or vehicle.

D. Before issuing an inspection warrant, the judge may examine on oath the applicant and any other witnesses, and shall satisfy himself of the existence of grounds for granting such application.

E. If the judge is satisfied that cause for the inspection exists, he shall issue the warrant particularly describing each place, dwelling, structure, premises or vehicle to be inspected and designating on the warrant the purpose and limitations of the inspection, including the limitations required by this section.

F. An inspection warrant shall be effective for the time specified therein, but not for a period of more than fourteen (14) days, unless extended or renewed by the judge who signed and issued the original warrant upon satisfying himself that such extension or renewal is in the public interest. Such inspection warrant must be executed and returned to the judge by whom it was issued within the time specified in the warrant or within the extended or renewed time. After the expiration of such time the warrant, unless executed, is void.

G. An inspection pursuant to this warrant may not be made between 6:00 p.m. of any day and 8:00 a.m. of the succeeding day, nor in the absence of an owner or occupant of the particular place, dwelling, structure, premises or vehicle unless specifically authorized by the judge upon a showing that such authority is reasonably necessary to effectuate the purpose of the regulation being enforced. An inspection pursuant to a warrant shall not be made by means of forcible entry; except that the judge may expressly authorize a forcible entry where facts are shown sufficient to create a reasonable suspicion of violation of a state, county or local law or regulation relating to buildings, fire, safety, plumbing, electrical, health or zoning, which, if such violation existed, would be an immediate threat to health or safety, or where facts are shown establishing that reasonable attempts to serve a previous warrant have been unsuccessful. Where prior consent has been sought and refused, notice to the owner or occupant that a warrant has been issued must be given at least twenty-four (24) hours before the warrant is executed, unless the judge finds that immediate execution is reasonably necessary in the circumstances shown.

H. Any person who willfully refuses to permit an inspection lawfully authorized by warrant issued pursuant to this Article is guilty of a misdemeanor punishable as set forth in Article 1-8 of this code.

ARTICLE 7-8

PLACEMENT OF UTILITIES UNDERGROUND AND ESTABLISHING A PERMIT

A. Definitions:

Developer shall be deemed to be any individual, firm, corporation, partnership, association, syndication, trust, governmental agency, or other legal entity that is responsible for the development or redevelopment of land that created any demand for any utility service or causes alteration of existing utility services, other than the serving utility.

Existing utility system means such poles, structures, wires, cables transformers, and other related facilities that are in place and in operation within 90 days of the effective date of this ordinance, or improvements or changes hereinafter made to maintain service capabilities or existing facilities and utility drops, but it does not include extensions made to existing distribution lines.

New utility system means such poles and structures, wires, cables, transformers, and all other related facilities used in or as a part of the distribution or transmission of electricity, telephone, telegraph, radio, internet, or television communications that are not in place as of the effective date of this ordinance, or new extensions made from existing poles and wires.

Service drop refers to that line which extends from the service utility's existing utility system and connects to the individual customer who is the ultimate user of that service.

B. **Permit for above Ground Installation.** After the effective date of this ordinance, no developer shall erect any new utility system, nor relocate an existing utility system, within Town limits above the surface of the ground, whether along streets or over individual lots or parcels of the development, unless a special permit described herein is first granted by the Town. The undergrounding requirements herein shall apply regardless of the existence or availability of easements for overhead lines. The developer shall be required to comply with any underground policy of the utility, and undergrounding shall be completed and approved prior to any occupancy of the project. If poles are removed which include streetlights, the streetlights will be replaced by the developer at its cost with freestanding poles and luminaries approved by the Town. In the event the utility company adds new poles or lines as a system upgrade or power line extension, it shall be considered the developer, and pay any undergrounding costs. In cases where utility lines are required to be placed underground due to a combination of needs generated by (re) development, utility system upgrade, and governmental improvement projects, there shall be an equitable sharing of the cost of that undergrounding effort between the Town or governmental agency, utility, and developer.

C. **Exemptions.** This ordinance shall not apply to transmission or feeder lines having a voltage rating greater than 12,500 volts; switchyards and substations utilized in a new utility system; pad-mounted transformers, cabinets, pull boxes, and similar on-the-ground equipment; temporary service equipment for emergency services, special events, or construction sites; service drops from existing overhead lines, unless underground service is required under municipal or state subdivision statutes or codes; or normal maintenance and repairs of existing utility systems.

D. **Special Permits.** A special permit to waive the underground requirements of this ordinance may be issued by the Town. Granting of a special permit is rare and shall not undermine the purpose of the ordinance. Cost disparity in itself shall not constitute grounds for issuance of a special permit. A request for the special permit shall be filed with the Community Development Director for approval. If the permit is denied, the applicant may file a request for review with the Planning & Zoning Commission for their recommendation. The final decision on an appeal shall be with the Town Council.

E. **Permits.** Developers shall be required to submit a written application to obtain a construction permit for undergounding of facilities as part of the permit process. The content of the permit shall be established from time-to-time by the Community Development Director and/or Director of Public Works/Town Engineer, but shall include as a minimum:

- Plot plans to scale showing the proposed location of the underground facilities, cross-sections of the below grade areas, and other information necessary to properly identify and record the work
- Roadway cut permits from the Town or ADOT, and a traffic control plan, if needed
- Performance bonds and insurance

Article 7-9

STORM WATER PROTECTION

(2005-A310)

7-9-1 Purpose
7-9-2 Definitions
7-9-3 Applicability
7-9-4 Responsibility for Administration and Enforcement
7-9-5 Severability
7-9-6 Discharge prohibitions and exemptions
7-9-7 Operating facilities or activities
7-9-8 Construction sites
7-9-9 Post-construction
7-9-10 Cleanup and notification requirements
7-9-11 Inspections
7-9-12 Enforcement and Penalties (2006-A322)

Section 7-9-1 PURPOSE

This Article sets forth the requirements for the control of pollutants that are or may be discharged to the public storm drain system. The purpose of this Article is to enable the Town to comply with all applicable State and Federal Laws related to Storm Water Management, including but not limited to, the Clean Water Act (33 United States Code 1251 ET Seq.) The National pollutant discharge elimination system regulations (40 code of Federal regulations part 122), and the Town's Arizona pollutant discharge elimination system (AZPDES) permit (Arizona Administrative Code R18-19-A902).