

Building Code Ordinance

(For Adoption 12-30-74)

Corrected to comply with direction
and recommendation of 12-23-74.

PROPOSED

BUILDING CODE ORDINANCE

Corrected to comply with recommended changes of the Planning Commission Public Hearing of October 10, 1974 and approved by the Planning Commission for recommendations to the Board of Supervisors per scheduled meeting of October 17, 1974.

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF MARICOPA COUNTY, ARIZONA, REGULATING THE ERECTION, CONSTRUCTION, ENLARGEMENT, ALTERATION, REPAIRING, MOVING, REMOVING, DEMOLITION, CONVERSION, OCCUPANCY, EQUIPMENT, USE, HEIGHT, AREA AND MAINTENANCE OF BUILDINGS AND STRUCTURES IN THE COUNTY OF MARICOPA; PROVIDING FOR THE ISSUANCE OF PERMITS AND COLLECTIONS OF FEES THEREFOR; PROVIDING PENALTIES FOR THE VIOLATION THEREOF; AND PROVIDING FOR AN ADVISORY BOARD.

IT IS HEREBY ORDAINED BY THE BOARD OF SUPERVISORS OF MARICOPA COUNTY, ARIZONA, AS FOLLOWS:

Section 1. Building Code.

The following described documents containing the following described codes, except as specifically amended herein, are hereby adopted by reference, as if fully set out herein, as the Building Code of the County of Maricopa, Arizona, pursuant to Arizona Revised Statutes Title 11, Chapter 6, Article 3, Section 11-861 through Section 11-867.

- A. Uniform Building Code, 1973 Edition, Third Printing, together with its Appendix, published by International Conference of Building Officials, bearing Library of Congress Catalog Card Number: 73-79247.
- B. Uniform Building Code Standards, 1973 Edition, published by International Conference of Building Officials, First Printing, bearing Library of Congress Catalog Card Number: 73-79246.
- C. Uniform Mechanical Code, together with its Appendix, Second Printing, 1973 Edition, published by International Association of Plumbing and Mechanical Officials and International Conference of Building Officials, bearing Library of Congress Catalog Card Number: 73-77246.
- D. Uniform Housing Code, Second Printing, 1973 Edition, published by International Conference of Building Officials, bearing Library of Congress Catalog Card Number: 73-77249.
- E. Uniform Code For The Abatement Of Dangerous Buildings, 1973 Edition, First Printing, published by International Conference of Building Officials, bearing Library of Congress Catalog Card Number: 73-77248.

- F. Uniform Sign Code, 1973 Edition, First Printing, published by International Conference of Building Officials, bearing Library of Congress Catalog Card Number: 73-77247.
- G. Uniform Fire Code, together with its Appendix, 1973 Edition, Second Printing, published by International Conference of Building Officials and Western Fire Chiefs Association, bearing Library of Congress Catalog Card Number: 73-77250.
- H. Uniform Plumbing Code, together with its Appendix, 1973 Edition, Third Printing, published by International Association of Plumbing and Mechanical Officials bearing Library of Congress Catalog Card Number: 52-18889.
- I. National Electrical Code, 1975 Edition, published by National Fire Protection Association, NFPA No. 70-1975;
- J. 1974 Supplement to The Uniform Building Code, Uniform Housing Code, and The Uniform Fire Code, First Printing, published by International Conference of Building Officials.

Section 2. Title.

This Ordinance shall be known as the Maricopa County Comprehensive Building Safety Code.

Section 3. Rules and Definitions.

- A. The term "Uniform Building Codes" as used hereinafter shall mean the codes referred to in Section 1 of this Ordinance.
- B. Terms used in this Ordinance shall be defined as provided in the Codes adopted in Section 1 of this Ordinance, except as herein otherwise provided.
- C. Whenever the terms "governing body" or "City" or "Town" or "Municipality" are used in the Uniform Building Codes, they shall mean the County of Maricopa.
- D. Whenever the terms "Mayor", "Appointing Authority", "Commission", "City Council", or "Manager" are used in the Uniform Building Codes, they shall mean the Board of Supervisors.

- E. Whenever the terms "Administrative Authority", "Building Official", "Chief", or "Administrator" are used in the Uniform Building Codes, they shall mean the Director of the Department of Building Safety of the County of Maricopa or his representative.
- F. Whenever the terms "Other Codes" or "Other Code" are used in the Uniform Building Codes, they shall mean other code or other codes adopted by either the County of Maricopa or the State of Arizona. If there is a conflict between such other code or codes and this Ordinance, the more restrictive shall prevail.
- G. Reference to chapters, articles, sections and subsections or paragraphs and to tables thereof are to the Uniform Building Codes.
- H. Certificates.
1. Zoning Certificate. May be a part of the Building Permit.

(The issuance or approval of zoning use permits, variance use permits, temporary use permits and special use permits shall not be construed to be functions of the Department of Building Safety but shall be continued to be processed as otherwise provided by law.)

A fee shall be charged for a separate issue of a zoning certificate if not a part of the building permit or if not including a structure.

2. Certificate of Use and Occupancy. For new construction and also considering land use.

Certificate of Inspection may be a separate individual trade inspection approval.

Certificate of Occupancy may be only for a building use inspection approval.

Temporary Certificate may be a substantial compliance inspection.

Final Inspection Certificate may be a certificate of approval that may include the entire structure, partial work, additions or alterations.

3. Certificate of Compliance: For existing structures. May be associated with pre-moving, renovation, use change, addition and existing structure or housing code.

A letter of Certification (duplicate certification) may be for other than the original issue.

4. Certificate of Fitness: For hazards and safety. A document issued by the Building Official authorizing by permit to maintain, store, or handle materials, or to conduct processes, which produce conditions hazardous to life and property, or to install equipment used in connection with such activities in accordance with the provision of this Ordinance. It shall not be transferable, and any change in use or occupancy of premises shall require a new permit for certificate.

May include plan check for exits, assembly, fuels, special use and/or for periodic inspection "prevention" enforcement by another recognized authority.

May be used when new construction "fitness" is a change of use and occupancy.

I. Department of Building Safety.

The Building Safety Department shall administer this Ordinance. The executive official in charge thereof shall be known as the Director of the Department of Building Safety.

J. Fire Zone

The entire unincorporated area of Maricopa County is hereby declared a fire zone District #3, conditional however that the Board of Supervisors shall have the authority to redesignate such portions of Maricopa County as it may deem necessary or advisable as either fire zone District #1, or fire zone District #2, pursuant to State laws.

K. Administrative Provisions.

Part I of the Uniform Building Code in Section IA of this Ordinance shall be used as the administrative rules for administering this Ordinance, except as otherwise hereinafter provided.

Section 4. Advisory Board.

Whenever the terms "Board of Appeals", "Adjustment Board" or "Board" are used in the Uniform Building Codes, they shall mean the Advisory Board and said Advisory Board shall be organized pursuant to Arizona Revised Statutes, Title 11, Chapter 6, Article 3, Section 11-862.

The functions and duties of the Advisory Board shall be specified by regulations adopted by the Board of Supervisors which may further provide for appointment of review committees for electrical, mechanical and plumbing, such review committees to include experienced tradesmen and contractors.

Other than the Director of the Department of Building Safety whose term shall be continuous, each Advisory Board member shall serve for a term of four years, except that of the members first appointed, one each shall serve for a term of one, two, three and four years. A vacancy for an unexpired term shall be filled in the same manner as the original appointment, and the appointee shall serve for the unexpired term only. The Advisory Board shall adopt its own reasonable rules and procedures for its proceedings.

Section 5. Continuity.

The International Conference of Building Officials and other publishers identified in Section 1 of this Ordinance issue each edition of the Uniform Building Codes periodically which is maintained by annual supplements. In order that this Ordinance maintains its continuity it shall be the responsibility of the Building Official to review and present all such supplements to the Planning and Zoning Commission for appropriate action.

Section 6. Administration.

All department officials and public employees of the County of Maricopa, vested with the duty or authority to issue permits or licenses, shall comply with the provisions of this Ordinance and shall issue no permit or license for any use, building or purpose in conflict with the provision of this Ordinance. Any permit or license so issued in conflict with the provisions of this Ordinance, shall be null and void and of no effect whatsoever.

Filing Plans. Every application for a Zoning Certificate which is a part of the Building Permit, shall be accompanied by plans and specifications. One copy of such plans shall be returned to the owner when plans are approved by the Building Official together with such Zoning Certificate as may be granted.

Plans and Specifications. With each application for a building permit, and also when otherwise required by the Building Official for enforcement of any provisions of this Ordinance, two (2) sets of specifications and plans and one (1) set of reproducible plans (reverse reading sepia prints) may be submitted. The Building Official may, where the complexity of the plans clearly so warrant, require plans and specifications to be prepared and designed by an engineer or architect licensed by the state to practice as such. The Building Official may further require that plans for new construction indicate existing and finished grade elevations based on county data with existing and finished drainage flow patterns.

Section 7. Rules and Regulations.

The Building Official may adopt rules and regulations in the interest of public safety, health and general welfare, to implement the provisions of this Ordinance to secure the intent thereof; but no such rules shall have the effect of waiving technical provisions specifically provided in the Uniform Building Codes or of violating accepted engineering practice involving public safety. Provided however that such rules and regulations shall be operative only after the passage of 15 days from the time such rules and regulations have been published once in a newspaper of general circulation in the County seat.

Section 8. Permits.

Permits shall be required as associated with the issuance of Certificates and collection of fees.

The following shall be exempt from the requirement of the issuance of certificates and collection of fees:

1. Fences and free standing masonry walls up to 36 inches in height and not retaining earth 18" in depth.
2. Curbs, retaining walls, and planter walls retaining up to 18 inches of earth.

3. Patio covers accessory TO H, I, J occupancies up to 100 square feet and at least 5 feet from any other building on the same property and 5 feet from any property line.
4. One-story tool and storage sheds and other accessory buildings not used for human occupancy in the rear yard with not more than 100 square feet of projected roof area and 5 feet from any property line.
5. Residential television and radio antennas supported on roofs.
6. Awnings projecting up to 6 feet and attached to the exterior walls of buildings of Group I and J Occupancy.
7. Repairs, modifications and remodeling which involve only the replacement of component parts of existing work with similar materials for the purpose of maintenance, and which do not aggregate over \$1,000 in valuation, in any 12-month period, shall not require appropriate permits. Repairs exempt from permit requirements shall not include any addition, change, or modification in construction, exit facilities, or permanent fixtures or equipment. Specifically excepted from permit requirements without limit to valuation are:

- A. Paint and decorating
- B. Installation of floor covering
- C. Cabinetry and finish carpentry work

Section 9. Schedule of Values and Other Fee Requirements.

A single permit fee containing zoning fees and structure, electrical, plumbing and mechanical systems shall be established on a schedule of square foot size for dwelling units as follows:

up to 1,500 sq. ft.	max. \$ 110.00
up to 2,000 sq. ft.	max. \$ 135.00
up to 2,500 sq. ft.	max. \$ 160.00
up to 3,000 sq. ft.	max. \$ 185.00

Dwelling units above 3,000 sq. ft. shall be calculated on a single permit basis but not using this flat fee concept.

A minimum mechanical equipment fee shall be \$5 for issuing each permit in addition to Section 304, Item 1 to 21.

The following building valuation data shall be established for each class category of this Ordinance. Two general classes are established, one for "average" construction and the other for "good" construction. Adjustments may be made for special architectural or structural features and location of the project.

The unit costs are intended to comply with the definition of "valuation" in Section 423 of the Uniform Building Code and thus include architectural, structural, electrical, mechanical and plumbing work, except as specifically listed below.

BUILDING VALUATION DATA SCHEDULE

Occupancy and Type	Cost Per Square Foot	
	Good	Average
1. APARTMENT HOUSES:		
*Type I or II	\$29.00	\$24.20
Type V-Masonry (or Type III)	23.00	18.90
Type V - Wood Frame	20.50	16.75
Type I - Basement Garage		10.50
2. CHURCHES:		
Type I or II		28.00
Type III - 1 hour		22.50
Type III-N		21.70
Type V - 1 hour		20.30
Type V - N		18.60
3. CONVALESCENT HOSPITALS:		
Type I or II		31.30
Type III - 1 hour		28.70
Type V - 1 hour		25.60
4. DWELLINGS:		
Type V - Masonry	25.30	18.80
Type V - Wood Frame	23.60	17.40
Basements - Finished	6.05	4.50
Unfinished	4.65	3.50
5. HOSPITALS:		
*Type I or II		43.20
Type III - 1 hour		41.50
Type V - 1 hour		35.20

Occupancy and Type	Cost Per	
	Good	Average
6. HOTELS AND MOTELS:		
*Type I or II		\$27.80
Type III - 1 hour		24.00
Type III - N		22.40
Type V - 1 hour		21.80
Type V - N		21.80
7. INDUSTRIAL PLANTS:		
Type I or II		17.00
Type III - 1 hour		12.40
Type III - N		10.80
Tilt-up		7.80
Type IV - 1 hour		11.25
Type IV - (Stock)		9.35
Type V - 1 hour		11.20
Type V - N		9.35
8. OFFICES:		
Type I or II		30.20
Type III - 1 hour		22.40
Type III - N		20.30
Type V - 1 hour		18.60
Type V - N		16.85
9. PRIVATE GARAGES:		
Wood Frame		5.75
Masonry		7.45
Open Carports		3.00
10. PUBLIC GARAGES:		
Type I or II		14.20
Type III - 1 hour		11.90
Type III - N		10.20
Type IV - N		10.80
Type V - 1 hour		10.10
11. RESTAURANTS:		
Type III - 1 hour		27.20
Type III - N		25.50
Type V - 1 hour		24.60
Type V - N		22.90
12. STORES:		
*Type I or II		23.50
Type III - 1 hour		18.00
Type III - N		16.40
Type V - 1 hour		16.20
Type V - N		14.60

Occupancy and Type	Cost Per	
	Good	Average
13. SCHOOLS:		
Type I or II.		\$27.60
Type III - 1 hour		23.80
Type III - N.		22.00
Type V - 1 hour		21.60
14. SERVICE STATIONS:		
Type III - 1 hour		23.20
Type IV - N		21.60
Type V - 1 hour		14.60
Canopies.		7.45
15. THEATERS:		
Type I or II.		31.60
Type III - 1 hour		24.90
Type V - 1 hour		22.70
Type V - N		20.90
16. WAREHOUSES:		
Type I or II.		13.60
Type III - 1 hour		10.80
Type III - N.		9.15
Type IV or V - 1 hour		9.50
Type IV or V - N.		7.85
17. ALUMINUM ROOF STRUCTURES:		
Residential Patio Covers.		3.10
Add for screening70
Commercial Structures		3.85
Add for enclosures.		1.90

EQUIPMENT

AIR CONDITIONING	
Commercial	1.60
Residential	1.40
SPRINKLER SYSTEMS70

ARIZONA REGIONAL MODIFIER . . .0.96

* Add 0.8 percent to the total cost for each story over three.

Other Fee Requirements

- A. Re-Inspection (All Trades) -- All trades are entitled to one inspection and one final inspection. Any work not repaired at time of re-inspection will necessitate an additional re-inspection and payment of the fee prescribed therefor.

If inspection is not ready as called in and/or is not corrected the re-inspection fee will be charged.
Each additional
Re-inspection Fee. . . \$15.00 Per Hour

- B. Special Inspections -- For structures to be moved into the County of Maricopa for the purpose of determining conformance with this Ordinance.

Each location (with plans) inspection rate \$10.00 Per Hour
Each location (without plans) inspection rate \$15.00 Per Hour

- C. Revised Plans -- In the event a substitution or revised plans are submitted for a site for which a permit has been requested a charge of 25% of the original permit fee shall be charged.

- D. Overtime -- Overtime inspection (all trades) shall be charged at the rate of. . . . \$15.00 Per Hour

- E. Shop Inspection -- Special fee for investigation and/or verification of compliance with this Ordinance shall be charged at rate of. . \$15.00 Per Hour

- F. Annual Inspection (All trades) -- As requested in writing each inspection shall be charged at the equivalent rate for issuance of Certificate of Occupancy fees identified herein.

- G. Fee Refunds -- Transfer of Permits shall be charged at the rate of \$5.00 or the equivalent of the minimum fee charged.

Cancellation and Refunds -- Generally all large projects shall be charged at minimum of 25% of the permit fee for any cancellation or refund except a minimum of at least \$5.00 and an additional fee of \$25.00 for each inspection performed prior to the cancellation and/or refund.

H. Special Fees:

1. Certified Duplicate Copies, each copy. . . . \$3.00
2. Approval of duplicate set of plans 5.00
3. Photocopy of violations, legal description,
Miscellaneous, each page. 1.00
Miscellaneous fee 3.00
4. Partial occupancy inspection fee associated
with a request for temporary certifi-
cate, each trade inspector 7.00
5. Parking lot construction, \$1.00 per
thousand square feet, Maximum 150.00
6. Zoning Certificate as based upon valuation
in addition to the building permit fee:
or issued separately (except flat fee
concept), maximum each permit \$ 20.00

Accessory structures erected at the
same time as the principal building
will not be charged a zoning fee.
7. Moving or demolition at \$1.00 per thousand
cubic feet, Maximum 35.00
8. Certificate of Occupancy for existing
building, maximum per hour. 15.00
9. Certificate of Fitness, Minimum. 10.00
10. Tents and temporary structures, \$10.00
per each 30 days

Building fees are to be calculated to the nearest dollar.

I. REQUESTED INSPECTIONS; ANNUAL INSPECTIONS OF EXISTING BUILDINGS, STRUCTURES OR USE CERTIFICATE WHEN BY WRITTEN REQUEST OF OWNER.

Dance Hall	\$25.00	Hotel, Motel 50 units	\$ 50.00
Church	10.00	50+ each unit	4.00
Commercial Use	25.00	Maximum	150.00
Industrial Use	35.00	Multiple Dwelling, Minimum	15.00
Self-Serve Laundry	15.00	Less than 6 units	10.00
Storage	10.00	Over 6, each unit at	4.00
Convalescent Home	25.00	Theaters, 500 seat or less	10.00
Inspection Not Covered		Up to 1,500	25.00
Herein, Each	15.00	Maximum	50.00
Temporary Display, Each		Junk Yards, Minimum	10.00
System and/or		Land Area to 5000 sq. ft.	15.00
Location	10.00	To 50,000 sq. ft.	25.00
Circuses	15.00	Maximum	100.00
		Any Hazardous Use	35.00

J. Plumbing Permit Fees

For Issuing each permit (minimum fee)	\$ 5.00
In addition, each item below	3.00
For each plumbing fixture or trap or set of fixtures on one trap (including water, drainage piping and backflow protection therefor)	
For each building sewer and each trailer park sewer	
Rainwater systems -- per drain	
For each cesspool	
For each private sewage disposal system	
For each water heater and/or vent	
For each gas piping system of one (1) to five (5) outlets	
For each gas piping system of six (6) or more	
For each industrial waste pre-treatment interceptor, including its trap and vent, excepting kitchen type grease interceptors functioning as fixture traps	
For installation, alteration or repair of water piping and/or water treating equipment	
For repair or alteration of drainage or vent piping	

For each lawn sprinkler system on any one meter including backflow protection devices therefor
For vacuum breakers or backflow protective device on tanks, vats, etc., or for installation on unprotected plumbing fixtures including necessary water piping - one (1) to five (5)
Over five (5), each additional five (5)

A food waste disposer installed at the time of the original sink installation shall be considered as part of the sink. Dishwashers discharging into a food waste disposal or a separate trap shall require a separate fee.

K. Electrical Permit Fees

Each Permit (Minimum Fee)	\$ 5.00
In addition, each item below	3.00

First 500 outlets, each group of 25
Additional outlets, each group of 50
Fractional motors, including exhaust fans

Motors -- each motor
1 HP up to 20 HP
Each 60 HP over 20 HP

Each unit 1 KW
Up to 20 KW
Each 60 KW over 20

Loops

These will be charged on each permit when required
0 - 200 AMP
Additional 100 AMP or fraction thereof

Signs

First 660 W
Additional 660 W or fraction thereof

Dryer

Water Heater

Temporary Pole

Doorbells, dishwashers, disposals are charged as one outlet per unit

Section 10. Severability.

If any section, subsection, sentence, clause, phrase or portion of this Ordinance or any part of the adopted codes is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

Section 11. Enforcement.

It shall be the duty of the Building Official to administer and enforce this Ordinance. All other County law enforcement officials and agencies shall, whenever requested by the Building Official, participate in and assist the Building Official in the enforcement of this Ordinance to the extent that they are lawfully authorized to do so.

Section 12. Violation and Penalties.

Any person, persons, firm or corporation violating any of the provisions of this Ordinance, shall upon conviction thereof, be sentenced to pay a fine of not exceeding three hundred dollars (\$300) or by imprisonment for not more than ninety (90) days or by both such fine and imprisonment in the discretion of the Court. Each day that a violation of any of the provisions of this Ordinance shall continue shall be deemed and constitute a separate offense.

Section 13. Permit Requirements.

Zoning permits and fees required prior to the effective date of this Ordinance shall continue to be required.

Nothing in this Ordinance shall be construed to require changes in the plans, construction or designated use of a building for which a lawful permit has been heretofore issued or otherwise lawfully authorized. Beginning with the effective date of this Ordinance building permits as set forth in this Ordinance shall be required.

Section 14. Effective Date.

The effective date of this Ordinance shall be January 1, 1975.

PASSED AND ADOPTED THIS 30th DAY OF December, 1974.

Bob Cochran
Chairman, Board of Supervisors

ATTEST:

Rhea Woodall
Clerk of the Board of Supervisor