



BUILDING CODE AMENDMENTS

Ordinance No. 3928

**PLANNING, NEIGHBORHOOD & TRANSPORTATION
DEPARTMENT**

The effective date of this ordinance shall be June 2, 2011.

PASSED AND ADOPTED BY THE Council of the City of Scottsdale, Maricopa County,

Arizona this 3rd day of May, 2011.

Section 31-32(a) – Amendments

The International Building Code, 2006 Edition, adopted by Scottsdale Revised Code Section 31-31(1) is amended in the following respects:

CHAPTER 1 - ADMINISTRATION

SECTION 101 - GENERAL

101.1 Title.

These regulations shall be known as the Building Code of the City of Scottsdale, hereinafter referred to as “this code.”

101.2 Scope.

The provisions of this code shall apply to the construction, alteration, movement, 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.

Exception: Detached one- and two-family dwellings and multiple single-family dwellings which meet the definition and requirements of townhouses in the IRC, not more than three stories above grade plane in height each with a separate means of egress and their accessory structures shall comply with the International Residential Code, except where reference is made to this code.

101.2.1 Appendices.

Provisions in the appendices shall not apply unless specifically adopted.

The following appendices are adopted:

Appendix J – Grading

Section J103.2 Exemptions is amended by the following:

1. Grading in an isolated, self-contained area, provided there is no danger to the public, and that such grading will not adversely affect adjoining properties, and does not involve the import or export of material. These requirements shall apply to both commercial and residential property and enforceable by any building, public works, code enforcement or drainage city official or inspector.

101.3 Intent.

The purpose of this code is to establish the minimum requirements to safeguard the public health, safety and general welfare through structural strength, means of egress facilities, stability, sanitation, adequate light and ventilation, 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.

101.4 Referenced codes.

The other codes listed in Sections 101.4.1 through 101.4.7 and referenced elsewhere in this code shall be considered part of the requirements of this code to the prescribed extent of each such reference.

101.4.1 Electrical.

The provisions of the ICC Electrical Code in association with the National Electric Code as amended and adopted in Scottsdale Revised Code, Chapter 31, Article IV.

101.4.2 Gas.

The provisions of the International Fuel Gas Code shall apply to the installation of gas piping from the point of delivery, gas appliances and related accessories as covered in this code. 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.

Chapter 1, Section 101.2 through 101.2.5 of the IFGC is retained. The remaining portions of Chapter 1 – Administration is deleted and replaced with Chapter 1 of the IBC as amended and adopted in Scottsdale Revised Code, Chapter 31, Article III.

101.4.2.1 Appendices

The following appendices are adopted.

1. Appendix A – Sizing And Capacities Of Gas Piping
2. Appendix B – Sizing Of Venting Systems Serving Appliances Equipped With Draft Hoods, Category I Appliances, And Appliances Listed For Use With Type B Vents
3. Appendix C – Exit Terminals Of Mechanical Draft And Direct-Vent Venting Systems

Section 503.6.4 Gas Vent Terminations is revised by adding the following exception:

503.6.4 Gas vent terminations.

A gas vent shall terminate in accordance with one of the following:

1. Gas vents that are 12 inches (305 mm) or less in size and located not less than 8 feet (2438 mm) from a vertical wall or similar obstruction shall terminate above the roof in accordance with Figure 503.6.4.

Exception: For one and two family dwellings with roof slopes of 7/12 or less, Type B or BW gas vents eight (8) inches in size or smaller shall be permitted to terminate 12 inches above the roof, and at not less than four (4) feet from a vertical wall or similar obstruction.

101.4.3 Mechanical.

The provisions of the International Mechanical Code as amended and adopted in the Scottsdale Revised Code, Chapter 31, Article VI 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.

101.4.4 Plumbing.

The provisions of the Plumbing Code as amended and adopted in the Scottsdale Revised Code, Chapter 31, Article VII 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 and all aspects of a medical gas system. The provisions of the Plumbing Code as amended and adopted in the Scottsdale Revised Code, Chapter 31, Article VII and the Maricopa County Health Department shall apply to private sewage disposal systems.

101.4.5 Property maintenance.

The provisions of the International Property Maintenance Code shall apply to existing structures and premises; equipment and facilities; light, ventilation, space heating, sanitation, life and fire safety hazards; responsibilities of owners, operators and occupants; and occupancy of existing premises and structures contained in the Scottsdale Revised Code, Chapter 18. The International Property Maintenance code is amended as follows:

Chapter 1 – ADMINISTRATION – of the International Property Maintenance Code is amended as follows:

Section 101 – GENERAL is amended with the following:

101.1 Title.

These regulations shall be known as the Property Maintenance Code of city of Scottsdale, hereinafter referred to as “this code.”

Section 103 – DEPARTMENT OF PROPERTY MAINTENANCE INSPECTION is amended with the following:

SECTION 103 –PROPERTY MAINTENANCE INSPECTION

103.1 General.

Property maintenance inspection may be performed by any enforcement officer whether a building official, fire official, code enforcement personal or police officer of the city of Scottsdale. The building official shall be the executive official in charge thereof.

SECTION 103.5 Fees.

The fees for activities and services performed by the department in carrying out its responsibilities under this code shall be as indicated in the following schedule:
Chapter 46 of Scottsdale Revised Code Section 46-141.

Section 108 – UNSAFE STRUCTURES AND EQUIPMENT is amended with the following:

108.1.2 Unsafe equipment.

Unsafe equipment includes any boiler, heating equipment, cooling equipment, elevator, moving stairway, electrical wiring or device, flammable liquid containers or other equipment on the premises or within the structure which is in such disrepair or condition that such equipment is a hazard to life, health, property or safety of the public or occupants of the premises or structure.

108.1.3 Structure unfit for human occupancy.

A structure is unfit for human occupancy whenever the code official finds that such structure is unsafe, unlawful or, because of the degree to which the structure is in disrepair or lacks maintenance, is insanitary, vermin or rat infested, contains filth and contamination, or lacks ventilation, illumination, sanitary or heating and cooling facilities or other essential equipment required by this code, or because the location of the structure constitutes a hazard to the occupants of the structure or to the public.

Section 602 HEATING FACILITIES is amended by the following:

SECTION 602 HEATING AND COOLING FACILITIES

602.1 FACILITIES REQUIRED

Heating and cooling facilities shall be provided in structures as required by this section.

602.2 RESIDENTIAL OCCUPANCIES

Dwellings shall be provided with heating and cooling facilities as stated in section 602.1.1 & 602.2.2.

602.1.1 HEATING

Interior spaces intended for human occupancy shall be provided with active or passive heating facilities capable of maintaining a room temperature of 68°F (20°C) in all habitable rooms, bathrooms and toilet rooms based on the winter outdoor design temperature of 34°F (01°C) for Phoenix locality, indicated in Appendix D of the International Plumbing Code. Cooking appliances shall not be used to provide space heating to meet the requirements of this section.

Exception: Interior spaces where the primary purpose is not associated with human comfort.

602.1.2 COOLING

Interior spaces intended for human occupancy shall be provided with cooling facilities capable of maintaining a room temperature of 85°F (29°C) in all habitable rooms, bathrooms and toilet rooms based on the summer outdoor design temperature of 107°F for Phoenix locality, indicated in Appendix D of the International Plumbing Code.

Exception: Interior spaces where the primary purpose is not associated with human comfort.

602.3 HEATING & COOLING SUPPLY

Every owner and operator of any building who rents, leases or lets one or more dwelling units or sleeping units on terms, either expressed or implied, shall comply with section 602.

Exception: Interior spaces where the primary purpose is not associated with human comfort.

602.6 MAINTENANCE

All heating and cooling equipment shall be maintained in good working order so the requirements of Section 602.1.1 & 602.1.2 are met.

Section 111 Means of Appeal is amended by the following:

Section 111 – MEANS OF APPEAL - of the Property Maintenance Code is deleted in its entirety and replaced with section 112 – Board of Appeals - of Chapter 1 of the IBC as adopted in Scottsdale Revised Code, Chapter 31, Article III

101.4.6 Fire prevention.

The provisions of the International Fire Code as amended and adopted in the Scottsdale Revised Code, Chapter 36, Article II 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 and alarm systems or fire hazards in the structure or on the premises from occupancy or operation.

101.4.7 Energy.

The provisions of the International Energy Conservation Code shall apply to all matters governing the design and construction of buildings for energy efficiency.

101.4.8 Bleachers

The provisions of the ICC 300 – 2007 shall apply to bleachers, folding and telescopic seating, and grandstands and shall be considered part of this code.

101.4.9 Existing Buildings.

The provisions of the International Existing Building Code shall apply to the repair, alteration, change of occupancy and relocation of existing buildings. Chapter 1 – Administration is deleted and replaced with Chapter 1 of the IBC as amended and adopted in Scottsdale Revised Code, Chapter 31, Article III.

SECTION 102 - APPLICABILITY

102.1 General.

Where, in any specific case, different sections of this code specify different materials, methods of construction or other requirements, the most restrictive shall govern. Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall be applicable.

102.2 Other laws.

The provisions of this code shall not be deemed to nullify any provisions of local, state or federal law.

102.3 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 code.

102.4 Referenced codes and standards.

The codes and standards referenced in this code shall be considered part of the requirements of this code to the prescribed extent of each such reference. Where differences occur between provisions of this code and referenced codes and standards, the provisions of this code shall apply.

102.4.1 Green Building Program. Provisions of the Scottsdale Green Building Rating Checklist shall apply as long as the project is enrolled in the program.

102.5 Partial invalidity.

In the event that any part or provision of this code is held to be illegal or void, this shall not have the effect of making void or illegal any of the other parts or provisions.

102.6 Existing structures.

The legal occupancy of any structure 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 Property Maintenance Code or the International Fire Code, or as is deemed necessary by the building official for the general safety and welfare of the occupants and the public.

102.6.1 Additions, alterations or 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.

102.6.2 Required Upgrades. (OLD SECTION 119.1)

When additions, alterations, or repairs within a twelve month period exceed fifty (50) percent of the square footage of the structure, as recorded on the property description the day of the first submittal for any proposed remodel, the entire building shall be made to conform to the requirements for new buildings.

102.6.3 Sprinklers (OLD SECTION 119.2)

Sprinklers shall be installed as required by the International Fire Code as amended and adopted in the Scottsdale Revised Code, Chapter 36, Article I.

SECTION 103 - DEPARTMENT OF BUILDING SAFETY

103.1 Creation of enforcement agency.

The Department of Building Safety is hereby created and the official in charge thereof shall be known as the building official.

103.2 Appointment.

The building official shall be appointed by the chief appointing authority of the jurisdiction.

103.3 Deputies.

In accordance with the prescribed procedures of this jurisdiction and with the concurrence of the appointing authority, the building official shall have the authority to appoint a deputy building official, the related technical officers, inspectors, plan examiners and other employees. Such employees shall have powers as delegated by the building official. For the maintenance of existing properties, see the International Property Maintenance Code.

For the purpose of maintenance related inspections pertaining to Chapter 31, Section 3109, "Barriers for Swimming Pools, Spas, and Tubs", the code enforcement inspectors of the Planning & Development Services Department or Neighborhood Services Department shall have the authority to carry out the functions of code enforcement.

SECTION 104 - DUTIES AND POWERS OF BUILDING OFFICIAL

104.1 General.

The building official is hereby authorized and directed to enforce the provisions of this code. The building official shall have the authority to render interpretations of this code and to adopt policies and procedures in order to clarify the application of its provisions. Such interpretations, policies and procedures shall be in compliance with the intent and purpose of this code. Such

policies and procedures shall not have the effect of waiving requirements specifically provided for in this code.

104.2 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 and structures, inspect the premises for which such permits have been issued and enforce compliance with the provisions of this code.

104.3 Notices and orders.

The building official shall issue all necessary notices or orders to ensure compliance with this code.

104.4 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.

104.5 Identification.

The building official shall carry proper identification when inspecting structures or premises in the performance of duties under this code.

104.6 Right of entry.

Where it is necessary to make an inspection to enforce the provisions of this code, or where the building official has reasonable cause to believe that there exists in a structure or upon a premises a condition which is contrary to or in violation of this code 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 code, 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.

104.7 Department records.

The building official shall keep official records of applications received, 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 of public records.

104.8 Liability.

The building official, member of the board of appeals or employee charged with the enforcement of this code, while acting for the jurisdiction in good faith and without malice in the discharge of the duties required by this code 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 because of an act performed by that officer or employee in the lawful discharge of duties and under the provisions of this code shall be defended by 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 proceeding that is instituted in pursuance of the provisions of this code.

104.9 Approved materials and equipment.

Materials, equipment and devices approved by the building official shall be constructed and installed in accordance with such approval.

104.9.1 Used materials and equipment.

The use of used materials which meet the requirements of this code for new materials is permitted. Used equipment and devices shall not be reused unless approved by the building official.

104.10 Modifications.

Wherever there are practical difficulties involved in carrying out the provisions of this code, 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 this code impractical and the modification is in compliance with the intent and purpose of this code 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 department of building safety.

104.10.1 Staff Variance Procedure. Requests for a variance of code requirements shall be made in writing on a form provided by the building official. The applicant is responsible for providing all information, calculations, or other data necessary to substantiate each request for a variance. The building official shall approve, approve with stipulations, or deny such applications based upon the substantiating data submitted and the building official's determination that the variance does or does not result in substantial compliance with the intent of this code. In deciding each case, the building official may consider or require alternative methods or systems to be used in compensation for the particular code provision to be modified. The details of any action granting variances shall be recorded and entered in the files of the department.

104.10.2 Appeals. Any person dissatisfied with a formal order, decision, or determination made by the building official may request a hearing by the Building Advisory Board of Appeals. Appeals shall be made in writing on a form provided by the building official and shall be accompanied by a non-refundable fee as set forth in Chapter 31, Article II of the Scottsdale Revised Code.

104.11 Alternative materials, design and methods of construction and equipment.

The provisions of this code are not intended to prevent the installation of any material or to prohibit any design or method of construction not specifically prescribed by this code, provided that any such alternative has been approved. An alternative material, design or method of construction shall be approved where the building official finds that the proposed design is satisfactory and complies with the intent of the provisions of this code, and that the material, method or work offered is, for the purpose intended, at least the equivalent of that prescribed in this code in quality, strength, effectiveness, fire resistance, durability and safety.

104.11.1 Research reports.

Supporting data, where necessary to assist in the approval of materials or assemblies not specifically provided for in this code, shall consist of valid research reports from approved sources.

104.11.2 Tests.

Whenever there is insufficient evidence of compliance with the provisions of this code, or evidence that a material or method does not conform to the requirements of this code, 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 jurisdiction. Test methods shall be as specified in this code or by other recognized test standards. In the absence of recognized and accepted test methods, the building official shall approve the testing procedures. Tests shall be performed by an approved agency. Reports of such tests shall be retained by the building official for the period required for retention of public records.

SECTION 105 - PERMITS

105.1 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 code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.

A permit is also required when clearing or grubbing plant materials as specified in the Native Tree Preservation or Environmentally Sensitive Lands regulations of the city zoning ordinance; when changing the existing grade by importing or exporting materials as defined in section 101.2.1 of this code; or changing, rerouting or altering a natural drainage easement.

105.1.1 Annual permit.

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 the permit.

105.1.2 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.

105.2 Work exempt from permit.

Exemptions from permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction. Permits shall not be required for the following:

Building:

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 (18.6m²).
2. Fences not over 3 feet (0.9144 m) high. Fences and walls shall comply with requirements of the zoning ordinance, and all requirements of the Scottsdale Revised Code.
3. Oil derricks.
4. Retaining walls that are not over 3 foot (0.9144 m) in height measured from the bottom of the footing to the top of the wall which will not redirect the flow of runoff water and/or does not support a surcharge or impounding Class I, II or IIIA liquids.

5. Water tanks supported directly on grade if the capacity does not exceed 5,000 gallons (18,925 L) and the ratio of height to diameter or width does not exceed 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, do not exceed 5,000 gallons (18 925 L) and are installed entirely above ground.
10. Temporary shade cloth structures which comply with zoning requirements not including service systems.
11. Swings and other playground equipment accessory to detached one- and two-family dwellings.
12. Window awnings supported by an exterior wall that do not project more than 54 inches (1372 mm) from the exterior wall and do not require additional support of Group R-3 and U Occupancies.
13. Nonfixed and movable fixtures, cases, racks, counters and partitions not over 5 feet 9 inches (1753 mm) in height.

Electrical:

Repairs and maintenance: Minor repair work, including the replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles.

Radio and television transmitting stations: 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.

Temporary testing systems: A permit shall not be required for the installation of any temporary system required for the testing or servicing of electrical equipment or apparatus.

See the Scottsdale Revised Code, Chapter 31, Article IV – Electric Code.

Gas:

The provisions of the International Fuel Gas Code shall apply to the installation of gas piping from the point of delivery, gas appliances and related accessories

1. Portable heating, cooking or clothes drying appliances.
2. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.
3. Portable-fuel-cell appliances that are not connected to a fixed piping system and are not interconnected to a power grid.

Mechanical:

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 this code.
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.

Plumbing:

The provisions of the Plumbing Code as amended and adopted in the Scottsdale Revised Code, Chapter 31, Article VII shall apply.

1. The stopping of leaks in drains, water, soil, waste or vent pipe; provided, however, that if any concealed trap, drainpipe, 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.

105.2.1 Emergency repairs.

Where equipment replacements and repairs must be performed in an emergency situation, the permit application shall be submitted within the next working business day to the building official.

105.2.2 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 approved 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, electric wiring or mechanical or other work affecting public health or general safety.

105.2.3 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 that is under the ownership and control of public service agencies by established right.

105.3 Application for permit.

To obtain a permit, the applicant shall first file an application therefore in writing on a form furnished by the department of building safety for that purpose. Such application shall:

1. Identify and describe the work to be covered by the permit for which application is made.
2. Describe the land on which 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 Section 106.
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.

105.3.1 Action on application.

The building official shall examine or cause to be examined applications for permits 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 therefore. If the building official is satisfied that the proposed work conforms to the requirements of this code and laws and ordinances applicable thereto, the building official shall issue a permit therefore as soon as practicable.

105.3.2 Time limitation of application.

An application for a permit for any proposed work shall be deemed to have been abandoned 180 days after the date of filing the last completed review for correction or the last review approval, unless such application has been pursued in good faith or a permit has been issued; except that the building official is authorized to grant one or more extensions of time for additional periods not exceeding 180 days each. The extension shall be requested in writing and justifiable cause demonstrated.

105.4 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 code or of any other ordinance of the jurisdiction. Permits presuming to give authority to violate or cancel the provisions of this code 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 and other data. The building official is also authorized to prevent occupancy or use of a structure where in violation of this code or of any other ordinances of this jurisdiction.

105.5 Expiration.

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 abandoned for a period of 180 days after the time the work is commenced. The building official is authorized to grant, in writing, one or more extensions of time, for periods not more than 180 days each. The extension shall be requested in writing and justifiable cause demonstrated.

105.6 Suspension or revocation.

The building official is authorized to suspend or revoke a permit issued under the provisions of this code wherever the permit is issued in error or on the basis of incorrect, inaccurate or incomplete information, or in violation of any ordinance or regulation or any of the provisions of this code.

105.7 Placement of permit.

The building permit or copy shall be kept on the site of the work until the completion of the project.

SECTION 106 - CONSTRUCTION DOCUMENTS

106.1 Submittal documents.

Construction documents, statement of special inspections and other data shall be submitted in one or more sets with each permit application. The construction documents shall be prepared by a registered design professional where required by the statutes of the jurisdiction in which the project is to be constructed. Where special conditions exist, the building official is authorized to require additional construction documents to be prepared by a registered design professional.

Exception: The building official is authorized to waive the submission of construction documents and other data not required to be prepared by a registered 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 code.

106.1.1 Information on construction documents.

Construction documents shall be dimensioned and drawn upon suitable material. Electronic media documents are permitted to be submitted when approved by the building official. Construction documents shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of this code and relevant laws, ordinances, rules and regulations, as determined by the building official.

Plans shall include building code data on the cover sheet or site plan, a declaration of building code data which is separate from planning, zoning and other non-building code data consisting of a listing of the following:

- The applicable city of Scottsdale construction codes for the project;
- The number of buildings proposed;
- The occupancy groups, occupancy separation fire ratings or non-separated uses;
- Construction types;
- Proposed floor area and allowable floor area calculations or unlimited area;
- Proposed height and number of stories and allowable height and number of stories;
- Fire sprinkler classifications;
- Status and uses;
- Occupant load(s) of rooms and number of exits per story;
- And any information on any variance approved for the building(s);
- Supporting data, calculations, dimensioned site plans indicating required yards, imaginary and actual property lines, etc. shall be included.

Plans shall include an exit plan which shows the common path of travel from the most remote point in rooms, proposed exit paths, travel dimensions and exit access travel distances, and accessible egress.

Plans shall indicate how required structural and fire- resistive integrity will be maintained where penetrations will be made for electrical, mechanical, plumbing and communication conduits, pipes and similar systems.

The architectural site plan or a separate site plan shall include accessible routes from accessible parking spaces and passenger loading zones to the various entrances and exits of the building(s), including slopes at grade changes along the accessible route (i.e. 1:50, 1:20, 1:12).

106.1.1.1 Manufacturer's installation instructions.

Manufacturer's installation instructions, as required by this code, shall be available on the job site at the time of inspection.

106.1.1.1.1 Fire protection system shop drawings.

Shop drawings for the fire protection system(s) shall be submitted to indicate conformance with this code and the construction documents and shall be approved prior to the start of system installation. Shop drawings shall contain all information as required by the referenced installation standards in Chapter 9.

106.1.1.1.2 Green Building Program Information. For projects enrolled in the city Green Building Program, the plans shall include applicable provisions of the Green Building Program Checklist.

106.1.1.2 Information for construction in flood hazard areas.

For buildings and structures located in whole or in part in flood hazard areas as established by Table R301.2(1), construction documents shall include:

1. Delineation of flood hazard areas, floodway boundaries and flood zones and the design flood elevation, as appropriate;
2. The elevation of the proposed lowest floor, including basement; in areas of shallow flooding (AO zones), the height of the proposed lowest floor, including basement, above the highest adjacent grade; and
3. The elevation of the bottom of the lowest horizontal structural member in coastal high hazard areas (V Zone); and
4. If design flood elevations are not included on the community's Flood Insurance Rate Map (FIRM), the building official and the applicant shall obtain and reasonably utilize any design flood elevation and floodway data available from other sources.

106.1.2 Means of egress.

The construction documents shall show in sufficient detail the location, construction, size and character of all portions of the means of egress in compliance with the provisions of this code. In other than occupancies in Groups R-2, R-3, and I-1, the construction documents shall designate the number of occupants to be accommodated on every floor, and in all rooms and spaces.

106.1.3 Exterior wall envelope.

Construction documents for all buildings shall describe the exterior wall envelope in sufficient detail to determine compliance with this code. 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 roof, 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.

106.1.4 Standard Plans. As used in this code, the term "plan" means a single family residential construction plan used two or more times in a given subdivision. A standard plan may include optional features that are ancillary to the base plan. Subsequent to approval, all

plan modifications involving options or revisions shall be submitted for review. All changes shall be clearly identified by the use of clouded symbols, deltas, or other appropriate means. The review fee will be charged hourly in accordance with Chapter 46 of Scottsdale Revised Code. If changes involve extensive modifications or, in the building officials' judgment, are not adequately defined, the revised plans will be charged a full plan check fee.

106.2 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 the 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.

106.3 Examination of documents.

The building official shall examine or cause to be examined the accompanying construction documents and shall ascertain by such examinations whether the construction indicated and described is in accordance with the requirements of this code and other pertinent laws or ordinances.

106.3.1 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." One set of construction documents so reviewed shall be retained by the building official. 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.

106.3.2 Previous approvals.

This code 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 within 180 days after the effective date of this code and has not been abandoned.

106.3.3 Phased approval.

The building official is authorized to issue a permit for the construction of foundations or any other part 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 code. 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.

106.3.4 Design professional in responsible charge.

106.3.4.1 General.

When it is required that 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.

Where structural observation is required by Section 1709, the statement of special inspections shall name the individual or firms who are to perform structural observation and describe the stages of construction at which structural observation is to occur (see also duties specified in Section 1704).

106.3.4.2 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.

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 construction documents for review by the building official.

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 that the deferred submittal documents have been reviewed and been found to be in general conformance to the design of the building. The deferred submittal items shall not be installed until the design and submittal documents have been approved by the building official.

106.4 Amended construction documents.

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.

106.5 Retention of construction documents.

One set of approved construction documents shall be retained by the building official as required by state or local laws.

SECTION 107 - TEMPORARY STRUCTURES AND USES

107.1 General.

The building official is authorized to issue a permit for temporary structures, other than tents and other membrane structures, and temporary uses. Such permits shall be limited as to time of service, but shall not be permitted for more than 180 days. The building official is authorized to grant extensions for demonstrated cause. Tents and other membrane structures shall comply with sections 3102 or 3103.

107.2 Conformance.

Temporary structures and uses shall conform to the structural strength, fire safety, means of egress, accessibility, light, ventilation and sanitary requirements of this code as necessary to ensure public health, safety and general welfare.

107.3 Temporary power.

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 Scottsdale Revised Code, Chapter 31, Article IV.

107.4 Termination of approval.

The building official is authorized to terminate such permit for a temporary structure or use and to order the temporary structure or use to be discontinued.

SECTION 108 - FEES

108.1 Payment of fees.

A permit shall not be valid until the fees prescribed by law have been paid, nor shall an amendment to a permit be released until the additional fee, if any, has been paid.

108.1.1 The determination of value or valuation under any of the provisions of this code shall be made by the building official, determined by the use of the latest "Building Valuation Data" table as published by the International Code Council. The value to be used in computing the building permit and building plan review fees shall be the total value of all construction work for which the permit is issued, as well as all finish work, painting, roofing, electrical, plumbing, heating, air conditioning, elevators, fire- extinguishing systems and any other permanent equipment

108.1.2 Valuation for tenant improvements projects involving interior alterations or repairs shall be determined by using 30% of the unit cost in the "Building Valuation Data" table or by the construction bid, notarized by the general contractor."

108.2 Schedule of permit fees.

On buildings, structures, electrical, gas, mechanical, and plumbing systems or alterations requiring a permit, a fee for each permit shall be paid as required, in accordance with the schedule as established by the City of Scottsdale and specified in Scottsdale Revised Code, Chapter 46, Article VII.

108.3 Building permit valuations.

The review fee will be charged in accordance with Chapter 46 of Scottsdale Revised Code.

108.4 Work commencing before permit issuance.

Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits shall be subject to a fee established by the building official that shall be in addition to the required permit fees.

108.5 Related fees.

The payment of the fee for the construction, alteration, removal or demolition for work done in connection to or concurrently with the work authorized by a building permit shall not relieve the applicant or holder of the permit from the payment of other fees that are prescribed by law.

108.6 Refunds.

The building official is authorized to establish a refund policy.

SECTION 109 - INSPECTIONS**109.1 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 code or of other ordinances of the jurisdiction. Inspections presuming to give authority to violate or cancel the provisions of this code 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.

109.2 Preliminary inspection.

Before issuing a permit, the building official is authorized to examine or cause to be examined buildings, structures and sites for which an application has been filed.

109.3 Required inspections.

The building official, upon notification, shall make the inspections set forth in Sections 109.3.1 through 109.3.10. as required by the city of Scottsdale.

109.3.1 Footing and foundation inspection.

Footing and foundation inspections shall be made after excavations for footings are complete and any required reinforcing steel is in place. For concrete foundations, any required forms shall be in place prior to inspection. Materials for the foundation shall be on the job, except where concrete is ready mixed in accordance with ASTM C 94, the concrete need not be on the job.

109.3.2 Concrete slab and under-floor inspection.

Concrete slab and under-floor inspections shall be made after in-slab or under-floor reinforcing steel and building service equipment, conduit, piping accessories and other ancillary equipment items are in place, but before any concrete is placed or floor sheathing installed, including the subfloor.

109.3.3 Lowest floor elevation.

Elevation certification inspections shall be made at the appropriate time indicated in Development Services Department procedures.

109.3.4 Frame inspection.

Framing inspections shall be made after the roof deck or sheathing, all framing, fireblocking 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 are approved.

109.3.5 Lath and gypsum board inspection.

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.

109.3.6 Fire-resistant penetrations.

Protection of joints and penetrations in fire-resistance-rated assemblies shall not be concealed from view until inspected and approved.

109.3.7 Energy efficiency inspections.

Inspections shall be made to determine compliance with Chapter 13 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.

109.3.8 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 code and other laws that are enforced by the Planning and Development Services Department.

109.3.9 Special inspections.

For special inspections, see Section 1704.

109.3.10 Final inspection.

The final inspection shall be made after all work required by the building permit is completed.

109.4 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.

109.5 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 that are required by this code.

109.6 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 agent wherein the same fails to comply with this code. Any portions that do not comply shall be corrected and such portion shall not be covered or concealed until authorized by the building official.

SECTION 110 - CERTIFICATE OF OCCUPANCY

110.1 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 code or of other ordinances of the jurisdiction.

110.2 Certificate issued.

After the building official inspects the building or structure and finds no violations of the provisions of this code or other laws that are enforced by the department of building safety, the building official 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 at the time the structure receives the final inspection approval.
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 code for the occupancy and division of occupancy and the use for which the proposed occupancy is classified.
6. The name of the building official.
7. The edition of the code under which the permit was issued.
8. The use and occupancy, in accordance with the provisions of Chapter 3.
9. The type of construction as defined in Chapter 6.
10. The design occupant load.
11. That an automatic sprinkler system is provided, if required.
12. Any special stipulations and conditions of the building permit.

110.3 Temporary certificate of occupancy (TCO).

The building official is authorized to issue a temporary certificate of occupancy on a building or structure as outlined in Sections 110.3.1.

110.3.1 Commercial Occupancy. If the building official finds no substantial hazard will result from occupancy of any commercial building or portion thereof before the same is completed, a temporary certificate of occupancy may be issued for the use of a portion or portions of a building or structure prior to the completion of the entire building or structure provided the applicant agrees to the following stipulations:

1. When construction is complete, final inspection shall be requested and a certificate of occupancy issued.
2. The applicant will state in writing the length of time the temporary certificate of occupancy is required. The length of time shall not exceed 180 days. The temporary certificate of occupancy will expire at the end of the time period stated in writing, at which time the power will be de-energized. The building official may extend the temporary certificate of occupancy one time upon written request by the permittee or applicant, showing that circumstances beyond the control of the permittee or applicant, have prevented the completion of the project. Any extensions beyond the first will be taken on a case by case bases. The applicant must show the building official substantial proof the project was unable to be completed within the requested time frame.
3. It is the responsibility of the applicant to complete any required work prior to the expiration date of the temporary certificate of occupancy and request a final inspection.
4. The building official may request the utility company to de-energize power, if required work is not completed on or before the expiration date of the temporary certificate of occupancy. This includes occupying the structure after the temporary certificate of occupancy has expired. The city of Scottsdale reserves the right to lien any property in violations of the provisions of this contract.
5. Neither the City of Scottsdale nor the utility company will be held liable for any damages or delays, for de-energization of power.

110.3.1.1 Single Family Residential.

At the discretion of the building official, a temporary certificate of occupancy may be issued for a single family residential occupancy once the applicant provides justifiable cause. If approved, stipulations 1, 3, 4 & 5 in Section 110.3.1 shall apply. The temporary certificate of occupancy shall be valid for not more than 90 days.

110.3.2 Applicant

The applicant shall be the owner or authorized agent. If the owner is not available to provide signature on the application for temporary certificate of occupancy, then the owner shall provide a letter on company letterhead or notarized letter of authorization stating the name of person authorized to act on owner's or company's behalf. Refunds will be paid only to the owner/company listed on the application. Should information on the application change during the course of construction, it is the responsibility of the applicant to inform the city of Scottsdale of such changes so that records may be kept current.

110.3.3 Deposit

For each Temporary Certificate of Occupancy issued, there will be required a refundable cash deposit or irrevocable letter of credit acceptable to the Building Official, paid to the city of Scottsdale to assure compliance to code and ordinance requirements. The amount of the cash deposit will be the same as the sum total of all permits issued to the project which includes foundation, building, electrical, mechanical and plumbing permit fees as specified in Scottsdale Revised Code, Chapter 46, Article VII, or one thousand dollars (\$1,000.00), whichever is greater. Within 30 day of the issuance of the final certificate of occupancy, the deposit will be refunded less a \$200.00 administrative processing fee.

110.4 Revocation.

The building official is authorized to, in writing, suspend or revoke a certificate of occupancy or completion issued under the provisions of this code wherever the certificate is issued in error, or on the basis of incorrect information supplied, or where it is determined that the building or structure or portion thereof is in violation of any ordinance or regulation or any of the provisions of this code.

Section 111 SERVICE UTILITIES is amended by adding the following:

SECTION 111 - SERVICE UTILITIES

111.1 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 code for which a permit is required, until released by the building official.

111.2 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.

111.2.1 Temporary Electrical Clearance

During construction, the Building Official may allow temporary electrical power for the purpose of providing construction lighting or for providing power to test equipment provided that the applicant agrees to the following stipulations: that:

1. This clearance will not be construed as permission to occupy or use the premises in any other way than to complete construction and performance tests.
2. When construction is complete, final inspections shall be requested and a certificate of occupancy issued.
3. The applicant will state in writing the length of time the temporary power is required. The temporary electrical clearance will expire at the end of the time period stated in writing, at which time the power will be de-energized. The building inspection manager may extend the time upon written request by the permittee or applicant, showing that

circumstances beyond the control of the permittee or applicant have prevented the completion of the project.

4. It is the responsibility of the applicant to complete any required work prior to the expiration date of the temporary electrical clearance and call for required inspections.
5. The building inspection manager may request the utility company to de-energize power at any time, when in the opinion of the building inspection manager, the energized system is used for purposes other than stated above. This includes occupying the structure under temporary power without a valid certificate of occupancy. The city of Scottsdale reserves the right to lien any property in violations of the provisions of this contract.
6. Neither the City of Scottsdale nor the utility company will be held liable for any damages caused by the de-energization of power for the reasons stated.

111.2.2 Applicant

The applicant shall be the owner or authorized agent. If the owner is not available to provide signature on the application for temporary electrical clearance, then the owner shall provide a letter on company letterhead or notarized letter of authorization stating the name of person authorized to act on owner's or company's behalf. Refunds will be paid only to the owner/company listed on the application. Should information on the application change during the course of construction, it is the responsibility of the applicant to inform the city of Scottsdale of such changes so that records may be kept current.

111.2.3 Deposit

For each Temporary Electrical Clearance issued, there will be required a refundable cash deposit or irrevocable letter of credit acceptable to the Building Official, paid to the City of Scottsdale to assure the building is not occupied when power is being provided by a temporary electrical clearance. If the project is occupied, the deposit shall be forfeited and the power de-energized. The amount of the cash deposit will be the same as the cost of a combination building, electrical, mechanical, and plumbing permit fee, as specified in Scottsdale Revised Code, Chapter 46, Article VII, or one thousand dollars (\$1,000.00) whichever is greater. Within 30 day of the issuance of the final certificate of occupancy or the cancelation of the temporary power the deposit will be refunded less a \$200.00 administrative processing fee.

111.3 LOCK OUT/TAG OUT SAFETY PROGRAM

Prior to the approval of temporary power in any form on a construction site, a letter containing the following information shall be on site at the time of the temporary power inspection. The letter shall be from the contractor or property owner and shall include:

1. Address and permit number
2. Description of equipment being energized
3. The name and phone number of a responsible party or parties.
4. What method of safety is to be implemented on the project to ensure the safety of personnel on the site.
5. Acknowledgment that the safety plan implemented will be maintained and monitored by the responsible parties.

The letter shall be distributed to all trade personnel and posted on site. The letter shall notify all trade personnel working on site of the electrical system becoming energized, and what method of safety is being employed. Trade personnel shall acknowledge the receipt of the letter by signing a copy of the letter, which will be kept in the construction office, or other convenient place on site.

An original signed and dated letter shall be retained by the City of Scottsdale until the project is accepted and under a Certificate of Occupancy.

111.4 Authority to disconnect service utilities.

The building official shall have the authority to authorize disconnection of utility service to the building, structure or system regulated by this code and the codes referenced in case of emergency where necessary to eliminate an immediate hazard to life or property. The building official shall notify the serving utility, and wherever possible the owner and occupant of the building, structure or service system of the decision to disconnect prior to taking such action. If not notified prior to disconnecting, the owner or occupant of the building, structure or service system shall be notified in writing, as soon as practical thereafter.

**SECTION 112
BOARD OF APPEALS**

112.1 General.

In order to hear and decide appeals of orders, decisions or determinations made by the building official relative to the application and interpretation of this code, there shall be and is hereby created a board of appeals. The board of appeals shall be appointed by the governing body and shall hold office at its pleasure. The board shall adopt rules of procedure for conducting its business.

112.2 Limitations on authority.

An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply or an equally good or better form of construction is proposed. The board shall have no authority to waive requirements of this code.

The Building Advisory Board of Appeals shall have no authority relative to interpretation of the administrative provisions of this code nor shall the board be empowered to waive requirements of this code. Appeal cases appearing before the Building Advisory Board of Appeals shall be property specific and relate to projects having a building or fire permit, pending permit application or a written violation notice.

112.3 Qualifications.

The board of appeals shall consist of members who are qualified by experience and training to pass on matters pertaining to building construction and are not employees of the jurisdiction.

SECTION 113 - VIOLATIONS

113.1 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 equipment regulated by this code, or cause same to be done, in conflict with or in violation of any of the provisions of this code.

113.2 Notice of violation.

The building official is authorized to serve a notice of violation or order on the person responsible for the erection, construction, alteration, extension, repair, moving, removal, demolition or occupancy of a building or structure in violation of the provisions of this code, or in violation of a permit or certificate issued under the provisions of this code. Such order shall direct the discontinuance of the illegal action or condition and the abatement of the violation.

113.3 Prosecution of violation.

If the notice of violation is not complied with promptly, the building official is authorized to request the legal counsel of the jurisdiction to 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 code or of the order or direction made pursuant thereto.

113.4 Violation penalties.

Any person who violates a provision of this code 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 code, shall be subject to penalties as prescribed by law.

SECTION 114 - STOP WORK ORDER

114.1 Authority.

Whenever the building official finds any work regulated by this code being performed in a manner either contrary to the provisions of this code or dangerous or unsafe, the building official is authorized to issue a stop work order.

114.2 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.

114.3 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 law.

SECTION 115 - UNSAFE STRUCTURES AND EQUIPMENT

115.1 Conditions.

Structures or existing equipment that are or hereafter become 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 the public welfare, or that involve illegal or improper occupancy or inadequate maintenance, shall be deemed an unsafe condition. Unsafe structures shall be taken down and removed or made safe, as the building official deems necessary and as provided for in this section. A vacant structure that is not secured against entry shall be deemed unsafe.

115.1.1 Imminent danger.

When, in the opinion of the code official, there is imminent danger of failure or collapse of a building that endangers life, or when any building or part of a building has fallen and life is endangered by the occupation of the building, or when there is actual or potential danger to the building occupants or those in the proximity of any structure because of explosives, explosive fumes or vapors, or the presence of toxic fumes, gases, or materials, or operation of defective or dangerous equipment, the code official is hereby authorized and empowered to order and require the occupants to vacate the premises forthwith. The code official shall cause to be posted at each entrance to such structure a notice reading as follows: "This Structure Is Unsafe and Its Occupancy Has Been Prohibited by the Code Official." It shall be

unlawful for any person to enter such structure except for the purpose of securing the structure, making the required repairs, removing the hazardous condition, or of demolishing the same.

115.1.2 Temporary safeguards.

Notwithstanding other provisions of this code, whenever, in the opinion of the code official, there is imminent danger due to an unsafe condition, the code official shall order the necessary work to be done, including the boarding up of openings, to render such structure temporarily safe whether or not the legal procedure herein described has been instituted; and shall cause such other action to be taken as the code official deems necessary to meet such emergency.

115.2 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.

115.3 Notice.

If an unsafe condition is found, the building official shall serve on the owner, agent or person in control of the structure, a written notice that describes the condition deemed unsafe and specifies the required repairs or improvements to be made to abate the unsafe condition, or that requires the unsafe structure to be demolished within a stipulated time. Such notice shall require the person thus notified to declare immediately to the building official acceptance or rejection of the terms of the order.

115.4 Method of service.

Such notice shall be deemed properly served if a copy thereof is (a) delivered to the owner personally; (b) sent by certified or registered mail addressed to the owner at the last known address with the return receipt requested; or (c) delivered in any other manner as prescribed by local law. If the certified or registered letter is returned showing that the letter was not delivered, a copy thereof shall be posted in a conspicuous place in or about the structure affected by such notice. 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.

115.5 Restoration.

The structure or 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 Section 105.2.2 and Chapter 34.

SECTION 116 - CONSTRUCTION ACTIVITY

116.1 Working Hours.

All building construction activity and associated work shall be restricted to the hours stated herein. Construction hours are distinguished between "summer hours" and "winter hours". Construction activity shall include any work requiring the use of manually operated or power assisted tools or equipment and vehicles used to excavate, erect or deliver materials associated with construction.

116.1.1 Summer hours.

Summer hours shall begin April 1st and shall be in effect thru October 31st. No work shall commence prior to 6:00am nor continue after 7:00pm Monday thru Friday. Work on Saturday and Sunday shall be restricted to 7:00am thru 7:00pm. Sunday work shall only be conducted when the applicant demonstrates, in writing, justifiable cause for this work.

116.1.2 Winter Hours

The remaining portion of the year, not designated as summer hours, shall be winter hours. No work shall commence prior to 7:00am nor continue after 5:00pm Monday thru Friday. Work on Saturday and Sunday shall be restricted to 8:00am thru 5:00pm. Sunday work shall only be conducted when the applicant demonstrates, in writing, justifiable cause for this work.

The city of Scottsdale may establish other times as necessary based on the geographical location of the jobsite in relation to surrounding occupancies building and structures.

FPN: this ordinance is not intended to restrict the homeowner from working on Sunday. However, starting and stopping times do apply.

116.1.3 Variances.

The building official may upon written request grant a variance from these times if justifiable cause can be demonstrated that work must be done outside the prescribed time period (e.g. pouring concrete during “summer hours”). A variance shall not be granted based solely on convenience (e.g. traffic). A variance shall not be granted for any work that can be completed during daytime construction hours (e.g. demolition). The variance shall state the permit number, address, type of work, time period of the work and the duration of the variance.

The building official shall receive any request for variance at least seven (7) days before the work by the variance is done. Variances shall not be granted for more than 30 days at a time. If a longer timeframe is necessary, additional application shall be made for those occurrences.

The applicant requesting the variance shall be responsible for notifying the adjacent property owners of intended work and duration of time. Proof of this notification shall be presented to the building official prior to granting the variance from established work times.

116.1.4 Stop Work

Should it be determined that construction activity is being conducted outside the prescribed constructions hours stated in 116.1.1 and 116.1.2 without first receiving approval to do so through the variance process, any city enforcement officer whether a building official, public works inspector, code enforcement personnel or police officer shall have the authority to order all work stopped, and the site vacated. The building official shall issue a “stop work” order at the first opportunity. No further work shall be conducted outside the prescribed times until proper variances is applied for, notifications have been put in place, and the variance approved. Work conducted in violation of Section 116 shall be subject to the penalties described in Scottsdale Revised Code, Chapter 31, Section 31-33 – Violations.

116.2 Dust, Dirt And Debris Control.

It shall be the responsibility of the property owner, the owner's appointed representative or contractor to control dust, dirt or debris created by construction in accordance with this section.

Provisions shall be made to keep the public way and all adjoining properties free of construction dirt, dust and debris created by workers or construction related vehicles. Dust may be controlled by providing a water truck during any portion of construction when dust is created, to keep all dirt sufficiently wet in order to minimize airborne dust. Dirt that has fallen into the public way or onto any adjacent property shall be immediately swept clean. Construction debris such as trash or scrap building materials, being blown or deposited into the public way or onto any adjacent property shall be immediately removed. An area on the construction site shall be provided where debris such as trash or scrap building materials can be stored until such material can be safely removed from the site.

When a complaint is received by the city regarding dirt, dust or debris associated with a construction site, any city enforcement officer whether a building official, public works inspector, code enforcement personnel or police officer shall have the authority to notify the property owner, appointed representative or contractor of the violation and issue a compliance notice stating the time period that the dirt, dust or debris must be removed. Non-compliance will result in the suspension of all construction permits and a halt of all work at the construction site until the notice is complied with. The city shall not be held responsible for construction delays caused by non-compliance with these requirements."

SECTION 117 - REGISTERED FACILITIES

117.1 Definition.

For the purpose of this code, a registered facility is a firm, corporation, or political entity engaged in manufacturing, processing, or servicing which requires specialized facilities, utilities, and equipment to the extent that the facility maintains full-time personnel for the operation and maintenance of such facilities, utilities, and equipment and when such facility has complied with all the provisions of this section. A registered facility shall include industrial plants and health care facilities involved in the aforementioned activities. A registered facility shall not include retail operations.

117.2 Scope.

Registered facilities are exempt from Section 105 permits, for work regulated by this code when such work does not increase the floor area, height, or change the occupancy use, and is performed on existing buildings, structures, and associated utilities. This exemption is limited to buildings owned and/or leased, and under the direct control of the holder of the registration. The facility registration is not transferable and shall not be construed to waive any other provisions of this code. All work performed at a registered facility by the registered design professional shall be done in compliance with the codes and ordinances currently adopted by the jurisdiction.

The valuation of all work shall include costs for labor and material for architectural, structural, electrical, plumbing, and mechanical work. Contractor's profit should not be omitted.

117.3 Qualifications.

In addition to meeting the general definitions above, a registered facility shall have in its employ an engineer registered in the State of Arizona who shall be responsible for complying with the substantive provisions of this code.

117.4 Application and Fee.

Every applicant for facility registration shall file an application along with an application fee. The fee shall be Three Thousand dollars (\$3,000.). The building official shall review the application and notify the applicant accordingly. If the application is disapproved, the fee shall be refundable and the applicant may appeal such decision to the Building Advisory Board of Appeals.

117.5 Registration Renewal.

Registrations shall be renewed each year by payment of the appropriate fee on or before December 31. Any work performed after December 31 without renewal or permits and inspections shall be a violation of this code.

117.6 Validity of Registration.

Registration shall be valid only as long as the registered design professional remains in the employ of the applicant in an active and full time capacity. If the registered design professional should leave the employ of the applicant, the registration shall be suspended until another registered design professional is assigned the responsibility for work done under the registration. The registrant shall notify the building official immediately and call for inspection of any work in progress in accordance with Section 305. Before any new work commences while registration is invalid or suspended, permit and inspections shall be obtained pursuant to this chapter.

117.7 Revocation of Registration.

The building official may suspend or revoke a registration when the registrant fails to comply with any of the registration responsibilities or for violation of any provision of this code. When the building official deems that the registration shall be suspended or revoked, The registrant will be notified in writing by certified mail at least seven days prior to suspension or revocation. The registrant may appeal to the Building Advisory Board of Appeals within 30 days after notice of suspension or revocation.

117.8 Work Report and Inspections.

A report of all work done under the facility registration shall be prepared by the registered design professional and submitted monthly to the building official together with plans and valuation of alterations to facilities covered under the code. The report shall be signed and sealed by the registrant and submitted even during months of inactivity. The registered design professional shall make arrangements with the Building Official for quarterly inspections for work done under the registration. The Building Official has the authority to reject work or request corrections for any work found to be in violation of adopted codes or ordinances

117.9 Plans.

Plans submitted pursuant to this section may be reviewed and inspection of the work conducted by the building official or authorized representatives as set forth in this code, provided, however, that work may proceed without inspection pursuant to this section. The registrant may request a plan review or inspection of any work performed under this section without payment of additional plan review or inspection fees.

Exception: Work reports need not be submitted for the following:

1. Installation of machines, equipment, and processes related to production or testing;
2. Repair of electrical, plumbing, or mechanical systems;
3. Movable cases, counters, and partitions not over 5 feet 9 inches high.

SECTION 118 - FIRE DAMAGED PROPERTY

118.1 Assessment Required.

When the structural components of buildings have been subjected to fire, it is the responsibility of the owner to acquire an assessment of structural damage from a registered engineer or architect. The city cannot provide an assessment of fire damaged property.

In every instance, a building permit shall be required when building components, including electrical, plumbing, and mechanical systems are replaced. Plans shall be submitted for all structural and non-structural building components that are refurbished.

Structural calculations, including engineered truss design by an approved manufacturer, shall be required for all structural replacements or modifications. All truss designs shall be keyed to the roof framing plan. The owner may be required to furnish calculations to substantiate the adequacy of charred or damaged structural framing. In computing the effective section modulus, the charred wood and 1/4 inch depth below the char shall be discounted. In addition, testing may be required to determine the adequacy and structural strength for damaged structural elements.

The provisions of Section 102.6 shall apply to any fire damaged structure.

Section 119 ADDITIONS, ALTERATIONS AND REPAIRS is deleted and moved to Section 102.6

Section 119 is revised by adding the following:

SECTION 119 OFFICE OF MANUFACTURED HOUSING (A.R.S. TITLE 41, Chap.16, Art.2)

119.1 General.

The Office of Manufactured Housing of the State Department of Building and Fire Safety maintains standards of quality and safety for manufactured homes, factory-built buildings, mobile homes, recreational vehicles, accessory structures and installation of manufactured and mobile homes, factory-built buildings and accessory structures

119.2 AGREEMENTS

The Office of Manufactured Housing establishes agreements with local enforcement agencies to enforce the installation standards in their jurisdiction. The City of Scottsdale has no such agreement, therefore the state office enforces the installation standards which includes all utility connections.

119.3 MINIMUM STANDARDS.

Local enforcement agencies must recognize the minimum standards of the State as equal to any nationally accepted or locally adopted building code standard. No local enforcement agency may require any unit which has been certified in accordance with State statutes to be subjected to :

1. Local inspections for determining compliance.
2. Fees for any services that are covered by State standards.

The aforementioned shall not preclude the enforcement of local codes and ordinances governing requirements for zoning, maximum areas, fire separations, site development and on-site utility terminals.

119.4 DOCUMENT SUBMITTAL

The following documentation shall be submitted for the installation of a manufactured building:

1. Plans and all other documentation required to resolve all planning and zoning, and civil engineering issues.
2. Architectural plan indicating location of all buildings (new and existing) on the property, the location of utilities, septic systems, drives, etc., and the occupancy and use of the buildings.
3. Water meter calculation for the property.
4. Electrical calculation for each service on the property.
5. Fire sprinkler plans.

SECTION 120 PROTECTION FOR SHAFTS, PITS AND EXCAVATIONS

120.1 Protection Required.

Every person owning or having charge of land upon which is located any abandoned swimming pool or any abandoned mining shaft, test hole, well, pit, or similar excavation which exceeds six (6) feet in any lateral dimension and three (3) feet in depth shall cover, fence securely, or provide some equivalent protection for the hazard and keep it so protected.

120.2 Enclosure required in Chapter 31.

The enclosure required in Chapter 31 for swimming pools shall be considered to meet the requirements for minimum equivalent protection.

Chapter 3

308.2 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 supervised residential environment that provides personal care services. The occupants are capable of responding to an emergency situation without physical assistance from staff. This group shall include, but not be limited to, the following:

- Residential board and care facilities
- Assisted living facilities
- Halfway houses
- Group homes
- Congregate care (living) facilities
- Social rehabilitation facilities
- Alcohol and drug centers
- Convalescent facilities

A facility such as the above with five or fewer persons may be classified as a Group R-3 or may comply with the International Residential Code in accordance with Section 101.2. A facility such as above, housing at least six and not more than 10 persons, may be classified as Group R-4.

310.1 Residential Group R.

R-3 Residential occupancies where the occupants are primarily permanent in nature and not classified as Group R-1, R-2, R-4 or I, including:

Buildings that do not contain more than two dwelling units.

Adult facilities that provide accommodations for five or fewer persons of any age for less than 24 hours, excluding staff.

Child care facilities that provide accommodations for five or fewer persons of any age for less than 24 hours, excluding staff.

Congregate living (care) facilities with five (5) or fewer persons, excluding staff.

Adult and child care facilities that are within a single-family home are permitted to comply with the International Residential Code.

Group R-3 Care/assisted living occupancies in existing structures with one (1) to five (5) clients, excluding staff, shall meet the following requirements:

- a. Interconnected smoke detectors shall be installed in all livable areas in accordance with City of Scottsdale building code.
- b. Posted evacuation map and emergency procedures, per fire department.
- c. Portable fire extinguishers in accordance with City of Scottsdale Fire Code.

R-4 Residential occupancies shall include buildings arranged for occupancy as residential care/assisted living facilities including more than five but not more than 10 occupants, excluding staff.

Adult and child care facilities that are within a single-family home are permitted to comply with the International Residential Code.

Group R-4 Care/Assisted Living occupancies in existing structures with six (6) to ten (10) clients, excluding staff, and in all new structures clients shall meet the following requirements:

- a. Interconnected smoke detectors shall be installed in all livable areas in accordance with City of Scottsdale building code.
- b. Posted evacuation map and emergency procedures, per fire department.
- c. Portable fire extinguishers in accordance with City of Scottsdale Fire Code.
- d. An automatic fire sprinkler system in accordance with City of Scottsdale Fire Code.

Group R-4 occupancies shall meet the requirements for construction as defined for Group R-3, except as otherwise provided for in this code, or shall comply with the International Residential Code.

310.2 Definitions.

RESIDENTIAL CARE/ASSISTED LIVING FACILITIES is amended to read:

RESIDENTIAL CARE/ASSISTED LIVING FACILITIES. A building or part thereof housing no more than ten (10) persons, on a 24-hour basis, who because of age, mental disability or other reasons, live in a supervised residential environment which provides personal care services. The occupants are capable of responding to an emergency situation without physical assistance from staff. This classification shall include, but not be limited to, the following: residential board and care facilities, assisted living facilities, halfway houses, group homes, congregare care

facilities, social rehabilitation facilities, alcohol and drug abuse centers and convalescent facilities.

Chapter 4

406.1.4 Separation.

Separations shall comply with the following:

1. In buildings not protected with an automatic fire sprinkler system, the private garage shall be separated from the dwelling unit and its attic area by means of a minimum ½-inch (12.7 mm) gypsum board applied to the garage side. Garages beneath habitable rooms shall be separated from all habitable rooms above by not less than a 5/8-inch Type X gypsum board or equivalent. Where the separation is a floor-ceiling assembly, the structure supporting the separation shall also be protected by not less than 1/2-inch (12.7 mm) gypsum board or equivalent. In buildings protected with an automatic fire sprinkler system, including the private garage, the separation shall be permitted to be limited to a minimum 1/2-inch (12.7 mm) gypsum board applied to the garage side.

Door openings between a private garage and the dwelling unit shall be equipped with either solid wood doors or solid or honeycomb core steel doors not less than 1-3/8 inches (34.9 mm) thick, or doors in compliance with Section 715.4.3. Openings from a private garage directly into a room used for sleeping purposes shall not be permitted. Doors shall be self-closing and self-latching.

In buildings protected with an automatic fire sprinkler system, including the private garage, the separation shall be permitted to be limited to a minimum 1/2-inch (12.7 mm) gypsum board applied to the garage side.

Items 2 & 3 are unchanged.

Chapter 5 Section 505.2, Address Numbers is amended to read:

See Scottsdale Revised Code, Chapter 36, Section 505.1 Address Numbers.

Chapter 5 Section 508.4, Group U Carports, is added to read:

508.4, Group U Carports.

Carports for other than single family residential use which are open on all sides and constructed entirely of noncombustible materials except for an approved fascia, shall not exceed three thousand (3,000) square feet and shall be located no closer than three (3) feet to an adjacent property line nor closer than six (6) feet to the furthest projecting element of a building or structure. The edge of the carport roof shall be used to measure the distance to property lines, buildings, and projecting elements of buildings or structures."

Chapter 6 – Note e of Table 601 is stricken

Chapter 7 - Section 704.11, Parapets, is amended by adding exception 7 as follows :

7. Two-hour fire-resistive exterior wall constructed entirely of non-combustible materials in a building equipped with an approved automatic sprinkler system. The wall shall terminate at the underside of roof sheathing and the entire building shall be provided with noncombustible roof covering."

Chapter 9.

Section 901.6.1 Automatic Sprinkler systems is amended to read:

901.6.1 Automatic sprinkler systems.

See Scottsdale Revised Code, Chapter 36, Section 903.4 Sprinkler system monitoring and alarms.

Section 903.2 Where Required is amended to read:

[F] 903.2 Where required.

See Scottsdale Revised Code, Chapter 36, Section 903.2 Where required.

[F] 903.2.1 Group A.

An automatic sprinkler system shall be provided throughout in accordance with NFPA 13 Installation of Sprinkler Systems and Fire Department Interpretation and Applications Manual.

[F] 903.2.2 Group E.

An automatic sprinkler system shall be installed throughout all Group E occupancies in accordance with NFPA 13 Installation of Sprinkler Systems and Fire Department Interpretation and Applications Manual.

[F] 903.2.3 Group F-1.

An automatic sprinkler system shall be installed throughout all Group F occupancies in accordance with NFPA 13 Installation of Sprinkler Systems and Fire Department Interpretation and Applications Manual.

[F] 903.2.4 Group H.

Automatic sprinkler systems shall be installed throughout all Group H occupancies in accordance with NFPA 13 Installation of Sprinkler Systems and Fire Department Interpretation and Applications Manual.

[F] 903.2.5 Group I.

An automatic sprinkler system shall be installed throughout all Group I occupancies in accordance with NFPA 13 Installation of Sprinkler Systems and Fire Department Interpretation and Applications Manual.

Exception: In jails, prisons and reformatories, the piping system may be dry, provided a manually operated valve is installed at a continuously monitored location. Opening of the valve will cause the piping system to be charged. Sprinkler heads in such systems shall be equipped with fusible elements or the system shall be designed as required for deluge systems in the Building Code.

[F] 903.2.6 Group M.

An automatic sprinkler system shall be installed throughout all Group M occupancies in accordance with NFPA 13 Installation of Sprinkler Systems and Fire Department Interpretation and Applications Manual.

[F] 903.2.7 Group R.

An automatic sprinkler system shall be installed throughout all Group R occupancies in accordance with NFPA 13, 13-R, or 13D Installation of Sprinkler Systems and Fire Department Interpretation and Applications Manual.

903.2.7.1 All Group R-3 and U occupancies.

An automatic sprinkler system shall be installed throughout all Group R-3 and U occupancies in accordance with NFPA 13 or 13-D Installation of Sprinkler Systems and Fire Department Interpretation and Applications Manual.

[F] 903.2.8 Group S-1.

An automatic sprinkler system shall be installed throughout all Group S-1 occupancies in accordance with NFPA 13 Installation of Sprinkler Systems and Fire Department Interpretation and Applications Manual.

[F] 903.2.8.1 Repair garages.

An automatic sprinkler system shall be provided throughout all repair garages in accordance with NFPA 13 Installation of Sprinkler Systems as modified by Fire Department Interpretation and Applications Manual.

[F] 903.2.9 Group S-2.

An automatic sprinkler system shall be provided throughout all Group S-2 occupancies in accordance with NFPA 13 Installation of Sprinkler Systems as modified by Fire Department Interpretation and Applications Manual.

[F] 903.2.9.1 Commercial parking garages.

An automatic sprinkler system shall be provided throughout all commercial parking garages in accordance with NFPA 13 Installation of Sprinkler Systems as modified by Fire Department Interpretation and Applications Manual.

[F] 903.2.10 Windowless stories in all occupancies.

An automatic sprinkler system shall be installed in accordance with NFPA 13 Installation of Sprinkler Systems as modified by Fire Department Interpretation and Applications Manual.

[F] 903.2.10.1 Stories and basements without openings.

An automatic sprinkler system shall be installed throughout every story or basement of all buildings in accordance with NFPA 13 Installation of Sprinkler Systems as modified by Fire Department Interpretation and Applications Manual.

[F] 903.2.10.2 Rubbish and linen chutes.

An automatic sprinkler system shall be installed at the top of rubbish and linen chutes and in their terminal rooms in accordance with NFPA 13 Installation of Sprinkler Systems as modified by Fire Department Interpretation and Applications Manual Chutes extending through three or more floors shall have additional sprinkler heads installed within such chutes at alternate floors. Chute sprinklers shall be accessible for servicing.

[F] 903.2.10.3 Buildings 55 feet or more in height.

An automatic sprinkler system shall be installed throughout buildings with a floor level having an occupant load of 30 or more that is located 55 feet (16764 mm) or more above the lowest level of fire department vehicle access in accordance with NFPA 13 Installation of Sprinkler Systems as modified by Fire Department Interpretation and Applications Manual.

[F] 903.2.11 During construction.

Automatic sprinkler systems required during construction, alteration and demolition operations shall be provide in accordance with NFPA 13 Installation of Sprinkler Systems as modified by Fire Department Interpretation and Applications Manual.

Section 903.2.14, Group B Occupancies, is added to read :

903.2.14 Group B occupancies.

An automatic sprinkler system shall be installed throughout all Group B occupancies in accordance with NFPA 13 Installation of Sprinkler Systems as modified by Fire Department Interpretation and Applications Manual.

Section 903.2.15, Additions, alterations and repairs, is added to read :

903.2.15 Additions, alterations and repairs.

When additions, alterations or repairs within a twelve month period exceed fifty (50) percent of the value of an existing building or structure, such building or structure shall be made to conform to the requirements for new buildings or structures.

Exception: Such building or structure shall be equipped with an approved fire sprinkler system when work exceeds ten (10) percent of the value of the existing building of assembly use or twenty-five (25) percent of the value of an existing building or structure of other occupancies.”

Section 903.3 Installation requirements is amended to read:

903.3 Installation requirements. Automatic sprinkler systems shall be designed and installed in accordance with NFPA 13, 13-R, 13-D 13 installation of sprinkler systems as modified by the fire department interpretation and applications manual.

903.3.6 is amended to read:

[F] 903.3.6 Hose threads.

See Scottsdale Revised Code, Chapter 36, Section 903.3.6 Hose Threads

903.3.7 is added to read:

903.3.7 Fire department connections.

See Scottsdale Revised Code, Chapter 36, Section 903.3.7 Fire Department Connections

Section 903.4 Sprinkler system monitoring and alarms is amended to read:

[F] 903.4 Sprinkler system monitoring and alarms.

See Scottsdale Revised Code, Chapter 36, Section 903.4

Section 903.4.2 Alarms is amended to read:

[F] 903.4.2 Alarms.

See Scottsdale Revised Code, Chapter 36, Section 903.4.2 Alarms

Section [F] 905.2 Installation standard is deleted

Section 905.3.4 Stages is amended to read:

[F] 905.3.4 Stages.

See Scottsdale Revised Code, Chapter 36, Section 905.3.4 Stages

Section 905.3.4.1 Hose and Cabinet is amended to read:

905.3.4.1 Hose and cabinet.

See Scottsdale Revised Code, Chapter 36, Section 905.3.4.1 Hose and cabinet

Add Section 905.12 Hose Connections and amend to read:

905.12. Hose connections for access challenges.

See Scottsdale Revised Code, Chapter 36, Section 905.12 Hose connections for access challenges

Section 907.2 is amended to read:

[F]907.2 Where required.

See Scottsdale Revised Code, Chapter 36, Section 907.2 Where required

[F] 907.2.10 Single- and multiple-station smoke alarms is amended by adding the following:

907.2.10.1.4 Apartments, Condominiums and Conversions.

All apartments and condominiums constructed without a sprinkler system and all conversions made in buildings without a sprinkler system shall install smoke alarms in compliance with Section 907.2.10 of the most current adopted building code.

Exception: If construction is not being done or if construction does not include the removal of the ceiling membrane – exposing the building framing – the smoke alarms may be battery operated only, provided the battery is a long life lithium battery or equal.

ALL STRUCTURES SHALL BE IN COMPLIANCE ON OR BEFORE JANUARY 1, 2009.

[F] 907.6 Activation.

See Scottsdale Revised Code, Chapter 36, Section 907.7 Activation

SECTION 912 FIRE DEPARTMENT CONNECTIONS is amending by the following

912.1 Installation.

See Scottsdale Revised Code, Chapter 36, Section 912.1 Installation

912.2 Location.

See Scottsdale Revised Code, Chapter 36, Section 912.2 Location

912.2.1 Visible location.

See Scottsdale Revised Code, Chapter 36, Section 912.2.1 Visible location

912.2.2 Existing buildings.

See Scottsdale Revised Code, Chapter 36, Section 912.2.2 Existing buildings

912.2.3 Remote Fire Department Connections.

See Scottsdale Revised Code, Chapter 36, Section 912.2.3 Remote Fire Department Connections

912.2.4 Wall mounted Fire Department Connections.

See Scottsdale Revised Code, Chapter 36, Section 912.2.4 Wall mounted Fire Department Connections

Chapter 10

1004.3 Posting of occupant load.

Every room or space that is an assembly occupancy shall have the occupant load of the room or space posted in a conspicuous place, near the main exit or exit access doorway from the room or space. Posted signs shall be of an approved legible permanent design and shall be maintained by the owner or authorized agent. The sign shall be printed in letters at least three-quarter (3/4) inch high on a contrasting background and read: "Maximum Occupant Load _____ People". The number of people occupying the room shall not exceed the maximum occupant load as posted on the sign.

1014.4.3.3 is amended to read:

1014.4.3.3 Table and seating aisle accessway length.

The length of travel along the aisle accessway shall not exceed 30 feet (9144 mm) from any seat to the path of egress travel.

Amend Table 1015.1 as follows:

**TABLE 1015.1
SPACES WITH ONE MEANS OF EGRESS**

OCCUPANCY	MAXIMUM LOAD	OCCUPANT
A, B, Ea, F, M, U	49	
H-1, H-2, H-3	3	
H-4, H-5, I-1, I-3, I-4	10	
R	20	
S	29	

- a. Day care maximum occupant load is 10.

Chapter 11

1101.2 Design.

Buildings and facilities shall be designed and constructed to be accessible in accordance with this code and ICC A117.1, and Arizona Revised Statutes Section 41-1492.03 (the Arizonans with Disabilities Act), R 10-3-403 and R 10-3-404, which includes 28 CFR Part 35, and 28 CFR 36, and the Americans with Disabilities Act Accessibility Guidelines for Buildings and Facilities (ADAAG).

Section 1107 is amended to read as shown:

1107.7 General exceptions.

Where specifically permitted by Section 1107.5 or 1107.6, the required number of Type A and Type B units is permitted to be reduced in accordance with Sections 1107.7.1 through 1107.7.6.

1107.7.6 Condominium Projects.

Type A units are required to be designed, but not required to be constructed, unless requested. When no Type A units are requested, units shall be constructed as a Type B unit.

Section 1109.5 Drinking fountains is amended by adding the following:

1109.5.3 Alternates

In lieu of the required drinking fountain, or in combination with existing drinking fountains, one or more of the following alternatives may be chosen to meet the requirements for ADA accessible drinking fountains:

1. a bottled water dispenser (ex: Crystal Water), with flat bottom cups and straws available, and accessible to all occupants.
2. a mini refrigerator with individually bottled water, with flat bottom cups and straws available, and accessible to all occupants.
3. a refrigerator with a water dispenser in the door that is not more than 34" above the finished floor, with flat bottom cups and straws are available, and accessible to all occupants.
4. a break room sink, set in a counter not more than 34" above the finished floor and as close as possible to the center of the space (between walls and not set in a corner), with a 30" X 48" wheelchair space provided directly in front of the sink, with flat bottom cups and straws available, and accessible to all occupants.

Any alternate shall be on an accessible path of travel, be fully accessible to all occupants of the space, and available for their use without special knowledge or assistance, unless assistance is requested by the individual.

FPN: A note on the plans will be required to show compliance with the alternative chosen

Chapter 12

Section 1204.1 is amended as follows:

1204.1 Equipment and systems.

Interior spaces intended for human occupancy shall meet the requirements of section 1204.1.1 – Heating and 1204.1.2 – Cooling.

1204.1.1 Heating

Interior spaces intended for human occupancy shall be provided with active or passive heating facilities capable of maintaining a room temperature of 68°F (20°C) in all habitable rooms, bathrooms and toilet rooms based on the winter outdoor design temperature of 34°F (01°C) for Phoenix locality, indicated in Appendix D of the International Plumbing Code. Cooking appliances shall not be used to provide space heating to meet the requirements of this section.

Exception:

Interior spaces where the primary purpose is not associated with human comfort.

1204.1.2 Cooling

Interior spaces intended for human occupancy shall be provided with cooling facilities capable of maintaining a room temperature of 85°F (29°C) in all habitable rooms, bathrooms and toilet rooms based on the summer outdoor design temperature of 107°F (42°C) for Phoenix locality, indicated in Appendix D of the International Plumbing Code.

Exception:

Interior spaces where the primary purpose is not associated with human comfort.

1204.1.3 Maintenance

All heating and cooling equipment shall be maintained in good working order so the requirements of Section 1204 for heating and cooling are met.

1209.2 Attic spaces.

An opening not less than 20 inches by 30 inches (559 mm by 762 mm) shall be provided to any attic area having a clear height of over 30 inches (762 mm). A 30-inch (762 mm) minimum clear headroom in the attic space shall be provided at or above the access opening. The opening shall be located in a corridor, hallway or other readily accessible location.

Chapter 13

1301.1.1 Criteria.

Buildings shall be designed and constructed in accordance with the International Energy Conservation Code with the following modification to Section 502.1.1 of the IECC

502.1.1 Insulation and fenestration criteria.

Building thermal envelope compliance (sections 502.2 and 502.3) shall be demonstrated by passing COMcheck energy compliance software with a score at least 15% above the IECC. Buildings with a vertical fenestration area or skylight area that exceeds that allowed in Table 502.3 shall comply with either the Total Building Performance provisions (section 506) of the IECC or the Building Envelope Trade-Off Option (section 5.4) of ASHRAE/IESNA 90.1”

Chapter 15

Section 1502.1, Definition of the following term is added to read:

FELT. A matted organic or inorganic fibers, saturated or coated with bituminous compound meeting ASTM standards for felt roofing materials.

[P] 1503.4 Roof drainage.

Design and installation of roof drainage systems shall comply with Section 1503.4 and the Plumbing Code as amended and adopted in the Scottsdale Revised Code, Chapter 31, Article VII.

1503.4.1 Gutters.

Gutters and leaders placed on the outside of buildings, other than Group R-3 as applicable in Section 101.2, private garages and buildings of Type V construction, shall be of noncombustible material or a minimum of Schedule 40 plastic pipe.

1503.4.2 Where required.

All roofs, paved areas, yards, courts and courtyards shall drain into a separate storm sewer system, or a combined sewer system, or to an approved place of disposal.

1503.4.3 Roof design.

Roofs shall be designed for the maximum possible depth of water that will pond thereon as determined by the relative levels of roof deck and overflow weirs, scuppers, edges or serviceable drains in combination with the deflected structural elements. In determining the maximum possible depth of water, all primary roof drainage means shall be assumed to be blocked.

1503.4.4 Overflow drainage required.

Overflow (emergency) roof drains or scuppers shall be provided where the roof perimeter construction extends above the roof in such a manner that water will be entrapped if the primary drains allow buildup for any reason.

1503.4.4.1 Separate systems required.

Overflow roof drain systems shall have the end point of discharge separate from the primary system. Discharge shall be above grade, in a location, which would normally be observed by the building occupants or maintenance personnel.

1503.4.4.2 Overflow drains and scuppers.

Where roof drains are required, overflow drains having the same size as the roof drains shall be installed with the inlet flow line located 2 inches (51 mm) above the low point of the roof, or overflow scuppers having three times the size of the roof drains may be installed in the adjacent parapet walls. Scuppers shall be sized to prevent the depth of ponding water from exceeding that for which the roof was designed as determined by the plumbing code. Scuppers shall not have an opening dimension of less than 4 inches (102 mm). The flow through the primary system shall not be considered when sizing the secondary roof drain system.

1507.3.4 Clay tile is amended by adding the following:

1507.3.4 Clay tile.

Clay roof tile shall comply with ASTM C 1167.

1507.3.4.1 Weather Proof Material

Clay tile that has not been evaluated and a National Evaluation Report (NER) issued, shall not be considered to be an effective weather-proof material, as required by Chapter 15 of the International Building Code (IBC).

Non-approved clay tile shall be placed over an approved roof covering as prescribed in IBC Chapter 15.

1507.3.4.2 Attachment

Attachment of non-approved clay tile shall conform to IBC Table 1507.3.7, or methods approved by NER Evaluation Service. Nails or other fastener heads shall be covered by mastic.

1507.3.5 Concrete tile is amended by adding the following:

1507.3.5 Concrete tile.

Concrete roof tile shall comply with ASTM C 1492.

1507.3.5.1 Weather Proof Material

Concrete tile that has not been evaluated and a National Evaluation Report (NER) issued, shall not be considered to be an effective weather-proof material, as required by Chapter 15 of the International Building Code (IBC).

Non-approved concrete tile shall be placed over an approved roof covering as prescribed in IBC Chapter 15.

1507.3.5.2 Attachment

Attachment of non-approved concrete tile shall conform to IBC Table 1507.3.7, r methods approved by NER Evaluation Service. Nails or other fastener heads shall be covered by mastic.

Chapter 16

Section 1607.11.2.1, Flat, pitched and curved roofs, add footnote a. to read:

$R_2 = 1.2 - 0.05 F$ for $4 < F < 12$ (Equation 16-29) a.

a For light frame construction 3 stories or less with a slope equal to 4/12 or greater, R_2 may be used as 0.8.

Section 1612.1 – General is amended by adding the following.

Section 1612.1 - General

In the case of any conflict between Section 1612 and the Scottsdale Revised Code, Chapter 37 (and the policies and standards adopted to administer Chapter 37), the provisions providing stricter standards, as determined by the Building Official, shall control.

Section 1612.3, 1612.4 & 1612.5 are deleted.

Chapter 17

Section 1704.5, Masonry construction, is amended by adding the following exceptions:

3. Masonry fences six feet or less in height above grade.
4. Masonry retaining walls three feet or less in height from bottom of footing to top of wall unless supporting a surcharge or impounding flammable liquids.
5. Masonry walls 10 feet or less in height and fireplaces of one and two family dwellings when designed at $\frac{1}{2}$ stress.

Section 1704.5.2, Engineered masonry in nonessential facilities, is amended by adding the following exception:

Exception: When quality assurance provisions do not include requirements for special inspection as prescribed in Section 1704.5, the allowable stresses for masonry in Section 2107 shall be reduced by one half. The following limitations shall apply to this exception.

1. The maximum unsupported height (or length) to width (nominal) ratio of a building wall is limited to 20.

2. The maximum soil retaining for a retaining wall is 4'-0" from the top of footing for an 8 inch wall or 6'-0" for a 12 inch wall.
3. The maximum height to width ratio of 10 for a cantilevered fence or combination fence and retaining wall as determined from the top of footing to the top of wall.

Section 1704.13, Special cases for Special Inspections, is amended by adding:

4. Wood panelized roof construction.
5. Complex Electrical Installations as determined by the Electrical Plans Examiner such as:
 - a. Lightning Protection Systems
 - b. Extensive ground grid installations
6. Medical Gas Installations in health care facilities as required by Uniform Plumbing Code, Appendix F. (Credentials of third party inspection agency shall be approved by the Building Official)"
7. Light gauge steel buildings
8. ICF wall systems

Chapter 18

Table 1805.4.2, Footings supporting walls of light-frame construction, is amended by adding footnote "h":

h. Isolated columns carrying loads in excess of 750 lbs shall be supported on minimum 4 square feet of footing, with minimum width of 24 inches. Maximum bearing pressure from service loads shall not exceed 1500 psf unless recommended by the soils report.

Chapter 21

2107.5 ACI530/ASCE5/TMS402, Section 2.1.10.7.1.1, lap splices.

Modify Section 2.1.10.7.1.1 as follows:

2.1.10.7.1.1 The minimum length of lap splices for reinforcing bars in tension or compression, l_d , shall be as required by ACI530/ASCE5/TMS402, but shall not be less than 15 inches (380 mm). In regions of moment where the design tensile stresses in the reinforcement are greater than 80 percent of the allowable steel tension stress, F_s , the lap length of splices shall be increased not less than 50 percent of the minimum required length. Other equivalent means of stress transfer to accomplish the same 50 percent increase shall be permitted.

Where epoxy coated bars are used, lap length shall be increased by 50 percent.

Chapter 21 is amended by adding the following:

2114 CLEAN BURNING FIREPLACES.

The purpose of this Standard is to regulate fireplaces, woodstoves, or other solid-fuel burning devices to reduce the amount of air pollution caused by particulate matter and carbon monoxide.

The effective date of the regulations and prohibitions set forth in this Standard shall take effect on December 31, 1998.

Definitions: For purposes of this Standard, the following words and terms shall be defined as follows:

FIREPLACE means a built in place masonry hearth and fire chamber or a factory-built appliance, designed to burn solid fuel or to accommodate gas or electric log insert or similar device, and which is intended for occasional recreational or aesthetic use, not for cooking, heating, or industrial processes.

SOLID FUEL includes but is not limited to wood, coal, or other nongaseous or non-liquid fuels, including those fuels defined by the Maricopa County Air Pollution Control Officer as "inappropriate fuel" to burn in residential wood-burning devices.

WOODSTOVE means a solid-fuel burning heating appliance including a pellet stove, which is either freestanding or designed to be inserted into a fireplace.

Installation Restrictions:

a) On or after the effective date, no person, firm or corporation shall construct or install a fireplace or a woodstove, and the Building Official shall not approve or issue a permit to construct or install a fireplace or a woodstove, unless the fireplace or woodstove complied with one of the following:

1. A fireplace which has a permanently installed gas or electric log insert.
2. A fireplace, woodstove, or other solid-fuel burning appliance which has been certified by the United States Environmental Protection Agency as conforming to 40 Code of Federal Regulations Part 60, Subpart AAA as in effect on July 1, 1990.
3. A fireplace, woodstove or other solid-fuel burning appliance which has been tested and listed by a nationally recognized testing agency to meet performance standards equivalent to those adopted by 40 Code of Federal Regulations part 60, Subpart AAA as in effect on July 1, 1990.
4. A fireplace, woodstove or other solid-fuel burning appliance which has been determined by the Maricopa County Air Pollution Control Officer to meet performance standards equivalent to those adopted by 40 Code of Federal Regulations part 60, Subpart AAA as in effect on July 1, 1990.
5. A fireplace which has a permanently installed woodstove insert which complies with subparagraphs 2, 3, or 4 above.

b) The following installations are not regulated by this Standard and are not prohibited by this Standard:

1. Furnace, boilers, incinerators, kilns, and other similar space heating or industrial process equipment.
2. Cook-stoves, barbecue grills, and similar appliances designed primarily for cooking.
3. Fire pits, barbecue grills, and other outdoor fireplaces.

Fireplace or Woodstove Alterations Prohibited:

a) On or after the effective date, no person, firm or corporation shall alter or remove a gas or electric log insert or a woodstove insert from a fireplace for purposes of converting the fireplace to directly burn wood or other solid fuel.

b) On or after the effective date, no person, firm or corporation shall alter a fireplace, woodstove or other solid fuel burning appliance in any manner that would void its certification or operational compliance with the provisions of this Standard.

Permits Required:

In addition to the provisions and restrictions of this Standard, construction, installation or alteration of all fireplaces, woodstoves and other gas, electric or solid-fuel burning appliances and equipment shall be done in compliance with provisions of the Construction Code and shall be subject to the permits and inspections required by the Construction Code.

Chapter 23

2308.9.2 Framing details.

Studs shall be placed with their wide dimension perpendicular to the wall. Not less than three studs shall be installed at each corner of an exterior wall.

Exception: At corners, two studs are permitted, provided wood spacers or backup cleats of 3/8-inch-thick (9.5 mm) wood structural panel, 3/8-inch (9.5 mm) Type M “Exterior Glue” particleboard, 1-inch-thick (25 mm) lumber or other approved devices that will serve as an adequate backing for the attachment of facing materials are used. Where fire-resistance ratings or shear values are involved, wood spacers, backup cleats or other devices shall not be used unless specifically approved for such use.

Bearing frame walls shall have a framing anchor/tie down connector at every other stud to top and bottom plates, unless wall is sheathed with structural paneling which extends from bottom to top plates with nailing per Table 2304.9.1. Framing anchors, mechanical fasteners and/or structural sheathing shall be installed to provide continuous ties from the roof to the foundation system.

Section 2403.2 Glass supports is amended by adding the following:

2403.2 Glass supports.

Where one or more sides of any pane of glass are not firmly supported, or are subjected to unusual load conditions, detailed construction documents, detailed shop drawings and analysis or test data assuring safe performance for the specific installation shall be prepared by a registered design professional.

The following thicknesses of fully tempered glass may be used in butt-glazed, vertical fixed glass windows, when supported by two edges, without further justification:

- 60 inch (1524 mm) span or less - 1/4 inch thick
- 80 inch (2032 mm) span or less - 5/16 inch thick
- 96 inch (2438 mm) span or less - 3/8 inch thick

Heat strengthened glass is not allowed for butt-glazed installations.

Section 2512.1.2 Weep screeds is amended by adding the following exception:

2512.1.2 Weep screeds.

A minimum 0.019-inch (0.48 mm) (No. 26 galvanized sheet gage), corrosion-resistant weep screed with a minimum vertical attachment flange of 3½ inches (89 mm) shall be provided at or below the foundation plate line on exterior stud walls in accordance with ASTM C 926. The weep screed shall be placed a minimum of 4 inches (102 mm) above the earth or 2 inches (51 mm) above paved areas and be of a type that will allow trapped water to drain to the exterior of the building. The water-resistive barrier shall lap the attachment flange. The exterior lath shall cover and terminate on the attachment flange of the weep screed.

Exception: Paved areas under covered patios or other overhangs that are thirty-six (36) inches (914 mm) or more horizontally from the edge of the roof need not maintain a 2 inch (51 mm) clearance. The clearance may be only as large as necessary for the weep screed to perform as intended.

Chapter 29

[P] 2901.1 Scope.

The provisions of this chapter and the Plumbing Code as amended and adopted in the Scottsdale Revised Code, Chapter 31, Article VII shall govern the erection, installation, alteration, repairs, relocation, replacement, addition to, use or maintenance of plumbing equipment and systems. Plumbing systems and equipment shall be constructed, installed and maintained in accordance with the Plumbing Code as amended and adopted in the Scottsdale Revised Code, Chapter 31, Article VII. Private sewage disposal systems shall conform to the Plumbing Code as amended and adopted in the Scottsdale Revised Code, Chapter 31, Article VII and the requirements of the Maricopa County Health Department.

Section 2902 is amended by adding the following:

IBC 2902.7 DRINKING FOUNTAINS

2902.7.1 Approval.

Drinking fountains shall conform to ASME A112.19.1M ASME A11219.2M or ASME A112.19.19M and water coolers shall conform to ARI 1010. Drinking fountains and water coolers shall conform to NSF61, Section 9. Where water is served in restaurants, drinking fountains shall not be required. In other occupancies, where drinking fountains are required, bottled water dispensers, water coolers or break room sinks (when accessible [and available] to the public) shall be permitted to be substituted. See section 1109.5 for alternates to accessible drinking fountains.

Chapter 31

Section 3102 is amended to read:

SECTION 3102

TENTS AND OTHER MEMBRANE STRUCTURES ERECTED FOR 180 DAYS OR LONGER

3102.1 General.

The provisions of this section shall apply to air-supported, air-inflated, membrane-covered cable and membrane-covered frame structures, collectively known as membrane structures, erected for a period of 180 days or longer. Tents and other membrane structures erected for a period of 180 days or longer shall comply with applicable section of this code and the International Fire Code. Tents and other membrane structures erected for less than 180 days shall comply with section 3103. Membrane structures covering water storage facilities, water clarifiers, water treatment plants, sewage treatment plants, greenhouses and similar facilities not used for human occupancy, are required to meet only the requirements of Sections 3102.3.1 and 3102.7.

Section 3103 is amended to read:

SECTION 3103 - TEMPORARY STRUCTURES, TENTS AND OTHER MEMBRANE STRUCTURES ERECTED FOR LESS THAN 180 DAYS

3103.1 General.

The provisions of this section shall apply to tents and other membrane structures erected for a period of less than 180 days. Tents and other membrane structures erected for a period of less than 180 days shall comply with the International Fire Code. Tents and other membrane structures erected for a longer period of time shall comply with section 3102.

3103.2 Definitions

Temporary Tent: a membrane structure, enclosed on 3 or more sides, erected for less than 180 days.

Temporary Canopy: a membrane structure, open on 2 or more sides, erected for less than 180 days.

3103.3 Permit required.

Temporary structures, temporary tents and other membrane structures that cover an area in excess of 200 square feet (18.58 m²), including connecting areas or spaces with a common means of egress or entrance which are used or intended to be used for the gathering together of 10 or more persons, shall not be erected, operated or maintained for any purpose without obtaining a permit from the building official.

3103.4 Construction documents.

A permit application and construction documents shall be submitted for each installation of a temporary structures, temporary tents or other membrane structure. The construction documents shall consist of:

- a) a site plan indicating the size and location of the temporary structure(s), handicap parking and accessible routes.
- b) information delineating the means of egress system – a floor plan showing exit locations; exit pathways and exit width – and the occupant load.

- c) information describing any electrical, mechanical or plumbing use
- d) an affidavit of flame resistance treatment.
- e) bleacher plans (complying with ICC300)
- f) a floor plan showing accessible seating and exit pathways

3103.5 Location.

Temporary structures shall be located in accordance with the requirements of Table 602 based on the fire-resistance rating of the exterior walls for the proposed type of construction.

3103.6 Means of egress.

Temporary structures shall conform to the means of egress requirements of Chapter 10 and shall have a maximum exit access travel distance of 100 feet (30 480 mm).

3103.7 Canopies (Residential)

3103.7.1 Rental Canopies.

Rental canopies that are used for small gatherings intended for residential use on private property shall not be subject to the above requirements provided all the following requirements are met:

- (a) the canopy is not in excess of 400 square feet (max occupant load of 26 with tables and chairs; or 57 when unfixed chairs only)
- (b) the canopy is open on two or more sides
- (c) the canopy is removed within seven (7) days of initial installation
- (d) any electrical, mechanical or plumbing installations shall be permitted and inspected
- (e) the canopy has flame resistance as required by the International Fire Code.
- (f) this is not a waiver of city Fire or Zoning requirements.

3103.7.2 Privately Purchased Canopies

Privately purchased tents and canopies from a commercial retailer that does not exceed 200 (18.58 m²) square feet are exempt from the requirements of Section 3103.

Section 3109 Swimming Pool Enclosures, is revised to read:

SECTION 3109

SWIMMING POOL ENCLOSURES AND SAFETY DEVICES

3109.1 General.

Swimming pools shall comply with the requirements of this section and other applicable sections of this code.

3109.2 Definition.

The following word and term shall, for the purposes of this section and as used elsewhere in this code, have the meaning shown herein.

SWIMMING POOLS. Any structure intended for swimming, recreational bathing or wading that contains water over 24 inches (610mm) deep. This includes in-ground, above-ground and on-ground pools; hot tubs; spas and fixed-in-place wading pools. Swimming pools shall be a minimum of 24 inches (609 mm) from the property line, wall, fence or barrier.

SWIMMING POOL, INDOOR, is a swimming pool that is totally contained within a structure and surrounded on all four sides by walls of said structure.

SWIMMING POOL, OUTDOOR, is any swimming pool that is not an indoor pool.

ABOVEGROUND/ON-GROUND POOL. See definition of "swimming pool."

BARRIER is a fence, wall, building wall or combination thereof that completely surrounds the swimming pool and obstructs access to the swimming pool.

GRADE is the underlying surface, such as earth or a walking surface.

HOT TUB. See definition of "spa, non-self-contained" and "spa, self-contained."

IN-GROUND POOL. See definition of "swimming pool."

SEPARATION FENCE is a barrier that separates all doors of a dwelling unit with direct access to a swimming pool from the swimming pool.

SPA, NONSELF-CONTAINED, is a hydro-massage pool or tub for recreational or therapeutic use, not located in health-care facilities, designed for immersion of users and usually having a filter, heater and motor-driven blower. It may be installed indoors or outdoors, on the ground or on a supporting structure, or in the ground or in a supporting structure. A non-self-contained spa is intended for recreational bathing and contains water over 24 inches (610 mm) deep.

SPA, SELF-CONTAINED, is a continuous-duty appliance in which all control, water-heating and water-circulating equipment is an integral part of the product, located entirely under the spa skirt. A self-contained spa is intended for recreational bathing and contains water over 24 inches (610 mm) deep.

3109.3 Public and Semi-private swimming pools.

Public and semi-private swimming pools shall be completely enclosed by a fence at least 5 feet (1524 mm) 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. Gates installed at public or semi-public pools shall be allowed to be accessible from the exterior with a retractable strike keyed lock.

3109.4 Residential swimming pools.

Residential swimming pools shall comply with Sections 3109.4.1 through 3109.4.8.

Exception: A swimming pool with a power safety cover or a spa with a safety cover complying with ASTM F 1346.

3109.4.1 Barrier height and clearances.

The top of the barrier shall be at least 5 feet (1524 mm) above grade measured on the side of the barrier that faces away from the swimming pool. The maximum vertical clearance between grade and the bottom of the barrier shall be 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 maximum vertical clearance between the top of the pool structure and the bottom of the barrier shall be 4 inches (102 mm).

Exception.

1. The building official may grant an exception to the above barrier requirements when it is determined that there is a natural barrier existing on the premises in the form of

thorny/spiny vegetation, landscaping, or topography which prevents access to the pool area.

2. The building official may grant an exception to the above barrier requirements between the dwelling unit and swimming pool when such protection precludes access by a disabled adult resident.

3109.4.1.1 Openings.

Openings in the barrier shall not allow passage of a 4-inch-diameter (102 mm) sphere.

3109.4.1.2 Solid barrier surfaces.

Solid barriers which do not have openings shall not contain indentations or protrusions except for normal construction tolerances and tooled masonry joints.

3109.4.1.3 Closely spaced horizontal members.

Where the barrier is composed of horizontal and vertical members and the distance between the tops of the horizontal members is less than 45 inches (1143 mm), the horizontal members shall be located on the swimming pool side of the fence. Spacing between vertical members shall not exceed 1.75 inches (44 mm) in width. Where there are decorative cutouts within vertical members, spacing within the cutouts shall not exceed 1.75 inches (44 mm) in width.

3109.4.1.4 Widely spaced horizontal members.

Where the barrier is composed of horizontal and vertical members and the distance between the tops of the horizontal members is 45 inches (1143 mm) or more, spacing between vertical members shall not exceed 4 inches (102 mm). Where there are decorative cutouts within vertical members, spacing within the cutouts shall not exceed 1.75 inches (44mm) in width.

3109.4.1.5 Chain link dimensions.

Maximum mesh size for chain link fences shall be a 2.25 inch square (57 mm square) unless the fence is provided with slats fastened at the top or the bottom which reduce the openings to no more than 1.75 inches (44 mm).

3109.4.1.6 Diagonal members.

Where the barrier is composed of diagonal members, the diagonal shall not be greater than 30 degrees from the vertical, and the maximum opening formed by the diagonal members shall be no more than 1.75 inches (44 mm).

3109.4.1.7 Gates.

Access 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 gates shall open outward away from the pool and shall be self-closing and have a self-latching device. Gates other than pedestrian access gates shall have a self-latching device and shall be equipped with lockable hardware or padlocks and shall remain locked at all times when not in use. Release mechanisms shall be in accordance with Sections 1008.1.8 and 1109.13. 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 pool side of the gate at least 3 inches (76 mm) below the top of the gate, and the gate and barrier shall have no opening greater than 0.5 inch (12.7 mm) within 18 inches (457 mm) of the release mechanism.

3109.4.1.8 Dwelling wall as a barrier.

Where a wall of a dwelling serves as part of the barrier, one of the following shall apply:

1. Doors with direct access to the pool through that wall shall be equipped with an alarm that produces an audible warning when the door and/or its screen, if present, are opened. The audible alarm shall activate within 7 seconds and sound continuously for a minimum of 30 seconds, and be capable of being heard throughout the house during normal household activities with a sound pressure level of not less than 85 dba when measured indoors at 10 feet (3048 mm). The alarm shall automatically reset under all conditions. Should the door remain in the open position after the alarm has reset, the audible alarm shall activate within 7 seconds and sound continuously for a minimum of 30 seconds and be capable of being heard throughout the house during normal household activities with a sound pressure level of not less than 85 dba when measured indoors at 10 feet (3048 mm). This action will continuously repeat until the door, and/or its screen, if present, are closed.

The alarm shall be equipped with a manual means, such as touchpad or switch, to temporarily deactivate the alarm for a single opening. Such deactivation shall last for not more than 15 seconds. Should the door remain in the open position after 15 seconds, the alarm shall activate and sound continuously for a minimum of 30 seconds and be capable of providing a sound pressure level of not less than 85 dba when measured indoors at 10 feet (3048 mm). This action will continuously repeat until the door, and/or its screen, if present, are closed. The alarm shall not be equipped with an on/off switch of any type other than the temporary deactivation switch. The alarm shall be listed in accordance with UL 2017. In dwellings not required to be Accessible, Type A or Type B units, the deactivation switch shall be located 54 inches (1372 mm) or more above the threshold of the door. In dwellings required to be Accessible, Type A or Type B units, the deactivation switch(es) shall be located at 54 inches (1372 mm) maximum and 48 inches minimum above the threshold of the door.

2. The pool shall be equipped with a power safety cover that complies with ASTM F 1346.

3. Other means of protection, such as self-closing doors with self-latching devices located a minimum of 54 inches (1372 mm) above the threshold, which are approved by the administrative authority, shall be accepted so long as the degree of protection afforded is not less than the protection afforded by Section 3109.4.1.8, Item 1 or 2.

3109.4.1.9 Pool structure as barrier.

Where an aboveground pool structure is used as a barrier or where the barrier is mounted on top of the pool structure, and the means of access is a ladder or steps, then the ladder or steps either shall be capable of being secured, locked or removed to prevent access, or the ladder or steps shall be surrounded by a barrier which meets the requirements of Sections 3109.4.1.1 through 3109.4.1.8. When the ladder or steps are secured, locked or removed, any opening created shall not allow the passage of a 4-inch-diameter (102mm) sphere. The pool shall be have non-climbable exterior sides which are a minimum height of 4 feet (1219 mm).

3109.4.2 Indoor swimming pools.

Walls of single family residential occupancies surrounding indoor swimming pools shall not be required to comply with Sections 3109.4.1.8.

3109.4.3 Prohibited locations.

Barriers shall be located so as to prohibit permanent structures, equipment or similar objects from being used to climb the barriers.

3109.5 Entrapment avoidance.

Suction outlets shall be designed to produce circulation throughout the pool or spa. Single-outlet systems, such as automatic vacuum cleaner systems, or other such multiple suction outlets whether isolated by valves or otherwise shall be protected against user entrapment.

3109.5.1 Suction fittings.

All pool and spa suction outlets shall be provided with a cover that conforms to ASME A112.19.8M, a 12-inch by 12-inch (305 mm by 305 mm) drain grate or larger, or an approved channel drain system.

Exception: Surface skimmers.

3109.5.2 Atmospheric vacuum relief system required.

All pool and spa single- or multiple-outlet circulation systems shall be equipped with an atmospheric vacuum relief should grate covers located therein become missing or broken. Such vacuum relief systems shall include at least one approved or engineered method of the type specified herein, as follows:

1. Safety vacuum release systems conforming to ASME A112.19.17; or
2. Approved gravity drainage system.

3109.5.3 Dual drain separation.

Single- or multiple-pump circulation systems shall be provided with a minimum of two suction outlets of the approved type. A minimum horizontal or vertical distance of 3 feet (914 mm) shall separate such outlets. These suction outlets shall be piped so that water is drawn through them simultaneously through a vacuum-relief-protected line to the pump or pumps.

3109.5.4 Pool cleaner fittings.

Where provided, vacuum or pressure cleaner fitting(s) shall be located in an accessible position(s) at least 6 inches (152 mm) and not greater than 12 inches (305 mm) below the minimum operational water level or as an attachment to the skimmer(s).

Section 3109.6 Responsibility of Builder/Installer.

Prior to constructing a new swimming pool, spa, or hot tub, it shall be the responsibility of the pool builder/installer to inform the pool owner of the above barrier requirements. Violations of Section 3109.6 shall be remedied in accordance with Section 31-33 of the Scottsdale Revised Code.

Section 3109.7 Responsibility of Owner/Tenant.

It is the responsibility of the property owner and/or any other person in responsible charge of a swimming pool to ensure that the required swimming pool barrier, including all gates, doors, locks, alarms, and latches are maintained in safe and good working order at all times. No person shall alter or remove any portion of a swimming pool barrier except to repair, reconstruct, or replace the barrier in compliance with the provisions of this chapter.

Section 3109.7.1 Sell, rent or lease a dwelling.

A person on entering into an agreement to sell, rent or lease a dwelling with a swimming pool or contained body of water shall give the buyer, lessee or renter a notice explaining safety education and responsibilities of pool ownership as described in section 3109 of the code. Violations of Section 3109.7 shall be remedied in accordance with Section 31-33 of the Scottsdale Revised Code.

Section 3109.8 Nuisance and Property Maintenance.

Swimming pools, spas, and hot tubs constructed after the enactment of this chapter which are not enclosed or protected by a barrier as required in Section 3109.4 are hereby declared to be unsafe and nuisance, and shall be resolved by the Code Enforcement Unit of the Citizen & Neighborhood Resources Department under the procedures outlined in Chapter 18 of the Scottsdale Revised Code.”

Section 3303.1 Construction Documents is revised to read:

3303.1 Construction documents.

Construction documents and a schedule for demolition must be submitted when required by the building official. Where such information is required, no work shall be done until such construction documents or schedule, or both, are approved..

As used in this code, the term "demolition" means the removal of a building or structure, or any portion thereof. Demolition work includes interior demolition prior to or incidental to remodeling or renovation work.

A demolition permit shall be obtained from the Building Official prior to beginning any interior or exterior demolition of any building or structure. The fee for a demolition permit shall be as set forth in Fees for each permit shall be paid as set forth in Scottsdale Revised Code Chapter 46, Article VII.

Exception: Demolition work may be included as part of the work authorized by any building permit provided no demolition work begins prior to obtaining said building permit.

Exterior demolition work shall be adequately kept wet as demolition progresses to minimize dust. All debris shall be entirely removed from the lot after demolition. Any excavation remaining after debris removal shall be completely filled or protected as required by this code.

The use of public property and the protection of pedestrians and the general public during demolition shall be as specified in Section 3306. Demolition sites shall be kept secured from public entry at all times."

3303.1.1 Asbestos

Prior to issuing a demolition permit for public, commercial or industrial building, apartment complexes of greater than four (4) units or two (2) or more residential homes (this also includes two or more livable structures on a single property) a permit shall first be obtained and an inspection completed by Maricopa County for asbestos. A copy of the certificate of inspection from Maricopa County shall accompany the application for demolition permit.

Chapter 34 is deleted in its entirety. [The 2006 Existing Building Code is adopted by reference and amended in section 101.4.9]