



# TOWN OF JEROME, ARIZONA

## ORDINANCE 358

AN ORDINANCE OF THE TOWN COUNCIL OF JEROME, ARIZONA REPEALING ORDINANCE 254 RELATING TO THE BUILDING CODES FOR THE INCORPORATED AREAS OF JEROME AND PROVIDING FOR THE ADOPTION OF AN ADMINISTRATIVE CODE FOR THE MANAGEMENT, CONTROL, AND ENFORCEMENT OF TECHNICAL BUILDING AND OTHER CODES AND ORDINANCES, PERTAINING TO ALL ASPECTS OF CONSTRUCTION WITHIN THE TOWN LIMITS OF JEROME, ARIZONA PURSUANT TO ARIZONA REVISED STATUTES TITLE 11 CHAPTER 6 ARTICLE 3, SECTIONS 11-801 THROUGH 11-866.

THE TOWN COUNCIL OF JEROME, ARIZONA DOES ORDAIN AS FOLLOWS:

### PART I ADOPTION

That Ordinance 254 is hereby repealed in its entirety and that a new administrative code pertaining to all aspects of construction is adopted to read as follows:

### TOWN OF JEROME ADMINISTRATIVE CODE, 2009

There is hereby adopted by reference the Administrative Code, 2009 Edition. Said document is hereby amended and adopted as the administrative code for the incorporated areas of Town of Jerome for regulating, controlling, and enforcing the quality of buildings and structures, types and uses of materials, and all aspects of construction and inspection thereof; providing for an Advisory and providing for the issuance of permits and the collection of fees thereof. Providing for violation of the requirements of the various Technical Codes and Ordinances. Providing procedures for enforcement thereof; providing for severability of each and all conditions and terms of the Town of Jerome Administrative Code, 2003 Edition.

At least three copies (3) copies of the aforesaid code and amendments shall be filed in the office of the Town of Jerome for public use and inspection.

### CHAPTER 1 TITLE, SCOPE AND GENERAL

#### SECTION 101 -- TITLE, PURPOSE AND SCOPE

**101.1-- Title.** These regulations are known as the **Town of Jerome Administrative Code, 2003 Edition** and shall be referred to herein as "this code."

**101.2-- Purpose.** The purpose of this code is to provide for the administration and enforcement of the technical codes and ordinances adopted by this jurisdiction.

**Section 101.2.1 – Conflicting Codes and Ordinances.** Where a conflict exists between the Town Code, Ordinances or any of the codes herein referenced, the most stringent shall prevail.

**101.3-- Scope.** The provisions of this code shall serve as the administrative, organizational and enforcement rules and regulations for the technical codes and ordinances which regulate site preparation and construction, alteration, moving, demolition, repair, use and occupancy of buildings, structures and building service equipment within this jurisdiction.

**Section 101.3.1 -- Exemptions.** Except as specifically limited or exempted this code and the technical codes shall apply to all construction within the incorporated areas of Jerome.

1. Federal Land. Private development on Federal land shall not be exempted.
2. Indian Tribal land.
3. Items. Pursuant to ARS 11-865.

1. Construction or operation incidental to construction and repair to irrigation and drainage ditches or appurtenances thereto, of regularly constituted districts or reclamation districts, or to farming, dairying, agriculture, viticulture, horticulture or stock or poultry raising, or clearing or other work upon land in rural areas for fire prevention purposes.

2. Devices used in manufacturing, processing or fabricating normally considered as involved in industry and construction, operation and maintenance of electric, gas or other public utility systems operated by public service corporations operating under a franchise or certificate of convenience and necessity.

## **SECTION 102 -- APPLICATION TO EXISTING BUILDINGS AND BUILDING SERVICE EQUIPMENT**

**102.2-- Additions, Alterations or Repairs.** Additions, alterations or repairs may be made to a building or its building service equipment without requiring the existing building or its building service equipment to comply with all the requirements of the technical codes, provided the addition, alteration or repair conforms to that required for a new building or building service equipment.

Additions or alterations shall not be made to an existing building or building service equipment which will cause the existing building or building service equipment to be in violation of the provisions of the technical codes nor shall such additions or alterations cause the existing building or building service equipment to become unsafe. An unsafe condition shall be deemed to have been created if an addition or alteration will cause the existing building or building service equipment to become structurally unsafe or overloaded; will not provide adequate egress in compliance with the provisions of the Building Code or will obstruct existing exits; will create a fire hazard; will reduce required fire resistance; will cause building service equipment to become overloaded or exceed their rated capacities; will create a health hazard or will otherwise create conditions dangerous to human life. A building so altered, which involves a change in use or occupancy, shall not exceed the height, number of stories and area permitted by the Building Code for new buildings. A building plus new additions shall not exceed the height, number of stories and area specified by the Building Code for new buildings.

Additions or alterations shall not be made to an existing building or structure when the existing building or structure is not in full compliance with the provisions of the Building Codes except when the addition or alteration will result in the existing building or structure being no more hazardous based on life safety, firesafety and sanitation, than before such additions or alterations are undertaken.

**EXCEPTION:** Alterations of existing structural elements, or additions of new structural elements, which are not required by Section 102.4 and which are initiated for the purpose of increasing the lateral- force-resisting strength or stiffness of an existing structure need not be designed for forces conforming to these regulations provided that an engineering analysis is submitted to show that:

1. The capacity of existing structural elements required to resist forces is not reduced, and
2. The lateral loading to required existing structural elements is not increased beyond their capacity, and
3. New structural elements are detailed and connected to the existing structural elements as required by these regulations, and
4. New or relocated nonstructural elements are detailed and connected to existing or new structural elements as required by these regulations, and
5. An unsafe condition as defined above is not created.

Alterations or repairs to an existing building or structure which are nonstructural and do not adversely affect a structural member or a part of the building or structure having required fire resistance may be made with the same materials of which the building or structure is constructed, subject to approval by the Building Official. Installation or replacement of glass shall be as required for new installations.

Minor additions, alterations and repairs to existing building service equipment installations may be made in accordance with the technical code in effect at the time the original installation was made, subject to approval of the Building Official, and provided such additions, alterations and repairs will not cause the existing building service equipment to become unsafe, unsanitary or overloaded.

**102.3-- Existing Installations.** Building service equipment lawfully in existence at the time of the adoption of the technical codes may have their use, maintenance or repair continued if the use, maintenance or repair is in accordance with the original design and a hazard to life, health or property has not been created by such building service equipment.

**102.4-- Existing Occupancy.** Buildings in existence at the time of the adoption of the Building Code may have their existing use or occupancy continued if the use or occupancy was legal at the time of the adoption of the Building Code, and provided continued use is not dangerous to life, health and safety.

A change in the use or occupancy of any existing building or structure shall comply with the provisions of Section 306.1 of this code and Section 3405 of the Building Code.

**102.5-- Maintenance.** Buildings, structures and building service equipment, existing and new, and parts thereof shall be maintained in a safe and sanitary condition. Devices or safeguards, which are required by the technical codes, shall be maintained in conformance with the technical code under which installed. The owner or the owner's designated agent shall be responsible for the maintenance of buildings, structures and their building service equipment. To determine compliance with this section, the Building Official may cause a structure to be reinspected.

**102.6-- Moved Buildings.** Buildings, structures and their building service equipment moved into or within this jurisdiction shall comply with the provisions of the technical codes for new buildings or structures and their building service equipment.

#### **102.7 -- Temporary Structures and Uses**

**102.7.1-- General.** The Building Official is authorized to issue a permit for temporary 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.

**102.7.2-- 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 the public health, safety and general welfare.

**102.7.3-- 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 *National Electrical Code*.

**102.7.4-- 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.

**102.8 -- Historic Buildings.** Repairs, alterations and additions necessary for the preservation, restoration, rehabilitation or continued use of a building, structure, or its building service equipment may be made without conforming to the requirements of the technical codes when authorized by the Building Official, provided:

1. Buildings having been designated, by the Arizona State Historic Preservation Office, as having special historical or architectural significance shall be in accordance with State Administrative Code R12-8-306.
2. Unsafe conditions as described in this code are corrected.
3. The restored building or structure and its building service equipment will be no more hazardous based on life safety, fire-safety and sanitation than the existing building.

**102.9 --Other laws.** The provisions of this code shall not be deemed to nullify any provisions of local, state or federal law.

## **SECTION 103 – DEFINITIONS**

For the purpose of this code, certain terms, phrases, words and their derivatives shall be construed as specified in this section. The definition within the specific adopted code shall be construed to apply to that code.

Where terms are not defined through the methods authorized by this chapter, such terms shall have the ordinarily accepted meaning such as the context implies. Webster's Third New International Dictionary of the English Language, Unabridged, shall be considered as providing ordinarily accepted meaning, and shall have their ordinarily accepted meanings within the context with which they are used.

**ADDITION** is an extension or increase in floor area or height of a building or structure.

**ALTER** or **ALTERATION** is a change or modification in construction or building service equipment.

**APPROVED**, as to materials, types of construction, equipment and systems, refers to approval by the Building Official as the result of investigation and tests conducted by the Building Official, or by reason of accepted principles or tests by recognized authorities, technical or scientific organizations.

**APPROVED AGENCY** is an established and recognized agency regularly engaged in conducting tests or furnishing inspection services, when the agency has been approved by the Building Official.

**BUILDING** is a structure used or intended for supporting or sheltering a use or occupancy.

**BUILDING CODE** is the International Building Code published by the International Code Council, as adopted by this jurisdiction.

**BUILDING, EXISTING** is a building erected prior to the adoption of this code, or one for which a legal building permit has been issued.

**BUILDING OFFICIAL** is the officer or other designated authority charged with the administration and enforcement of this code, or a regularly authorized deputy.

**BUILDING SERVICE EQUIPMENT** refers to the plumbing, mechanical, electrical and elevator equipment including piping, wiring, fixtures and other accessories which provide sanitation, lighting, heating, ventilation, cooling, refrigeration, fire-fighting and transportation facilities essential to the occupancy of the building or structure for its designated use.

**COMMERCIAL PROJECTS** include all retail/wholesale commercial buildings, performance industrial, industrial buildings and multi family residential structures greater than a duplex within the incorporated

areas of Jerome for the purpose of administration of Building Codes currently within the incorporated area of Jerome.

**ELECTRICAL CODE** is the National Electrical Code promulgated by the National Fire Protection Association, as adopted by this jurisdiction.

**JURISDICTION**, as used in this code, is a state or political subdivision, which adopts this code for administrative regulations within its area of authority.

**LISTED** and **LISTING** are terms referring to equipment and materials included in a list published by an approved testing laboratory, inspection agency, or other organization concerned with product evaluation that maintains periodic inspection of current productions of listed equipment or materials. The published list shall state that the material or equipment complies with approved nationally recognized codes, standards or tests and has been tested or evaluated and found suitable for use in a specified manner.

**MECHANICAL CODE** is the International Mechanical Code promulgated by the International Code Council, as adopted by this jurisdiction.

**OCCUPANCY** is the purpose for which a building, or part thereof, is used or intended to be used.

**OWNER** is any person, agent, firm or corporation having a legal or equitable interest in the property.

**PERMIT** is an official document or certificate issued by the Building Official authorizing performance of a specified activity.

**PERSON** is a natural person, heirs, executors, administrators or assigns, and additionally may include a firm, partnership or corporation, its or their successors or assigns, or the agent of any of the aforesaid.

**PLUMBING CODE** is the International Plumbing Code, as adopted by this jurisdiction.

**REPAIR** is the reconstruction or renewal of any part of an existing building, structure or building service equipment for the purpose of its maintenance.

**SHALL**, as used in this code, is mandatory.

**STRUCTURE** is that which is built or constructed, an edifice or building of any kind, or any piece of work artificially built up or composed of parts joined together in some definite manner.

**TECHNICAL CODES** refer to those codes adopted by this jurisdiction containing the provisions for design, construction, alteration, addition, repair, removal, demolition, use, location, occupancy and maintenance of buildings and structures and building service equipment as herein defined.

**VALUATION** or **VALUE**, as applied to a building and its building service equipment, shall be the estimated cost to replace the building and its building service equipment in kind, based on current replacement costs.

#### **SECTION 104 -- CONFLICTING PROVISIONS**

Where in a specific case different sections of the technical codes specify different materials, methods of construction or other requirements; the most restrictive shall govern.

When there is a conflict between a general requirement and a specific requirement, the specific requirement shall be applicable.

When conflicts occur between specific provisions of this code and administrative provisions in a technical code, which is then applicable within this jurisdiction, those provisions becoming the law most recently shall prevail.

## **SECTION 105 -- ALTERNATE MATERIALS, METHODS OF DESIGN AND METHODS OF CONSTRUCTION**

**105.1--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 equality, strength, effectiveness, fire resistance, durability and safety.

**105.2--Approved materials and equipment.** Materials, equipment and devices approved by the Building Official shall be constructed and installed in accordance with such approval.

**105.2.1--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.

## **SECTION 106 --MODIFICATIONS**

Whenever there are practical difficulties involved in carrying out the provisions of the technical codes, the Building Official may grant modifications for individual cases. The Building Official shall first find that a special individual reason makes the strict letter of the technical code impractical and the modification is in conformity with the intent and purpose of the technical code, and that such modification does not lessen health, life safety and fire-safety requirements or any degree of structural integrity. The details of actions granting modifications shall be recorded and entered in the files of the code enforcement agency.

## **SECTION 107--TESTS**

Whenever there is insufficient evidence of compliance with the provisions of the technical codes or evidence that materials or construction do not conform to the requirements of the technical codes, the Building Official may require tests as evidence of compliance to be made at no expense to the jurisdiction.

Test methods shall be as specified by the technical codes or by other recognized test standards. In the absence of recognized and accepted test methods, the Building Official shall determine test procedures.

Tests shall be made by an approved agency. Reports of such tests shall be retained by the Building Official for the period required for the retention of public records.

## **CHAPTER 2 ORGANIZATION AND ENFORCEMENT**

### **SECTION 201 -- AUTHORITY**

**201.1-- Creation of Enforcement Agency.** There is hereby established in this jurisdiction a code enforcement agency which shall be under the administrative and operational control of the Town of Jerome.

**201.2-- General.** Whenever the term or title "administrative authority," "responsible official," "Building Official," "chief inspector," "code enforcement officer", "Code Official" or other

similar designation is used herein or in any of the technical codes, it shall be construed to mean the Building Official designated by the appointing authority of this jurisdiction.

## **SECTION 202 -- POWERS AND DUTIES OF BUILDING OFFICIAL**

**202.1-- General.** The Building Official is hereby authorized and directed to enforce all the provisions of this code and the referenced technical codes. For such purposes, the Building Official shall have the powers of a law enforcement officer.

The Building Official shall have the power to render interpretations of this code and the referenced technical codes, and to adopt and enforce rules and regulations supplemental to this code as may be deemed necessary to clarify the application of the provisions of this code. Such interpretations, rules and regulations shall be in conformity with the intent and purpose of this code.

**202.2-- Deputies.** In accordance with prescribed procedures and with the approval of the appointing authority, the Building Official may appoint such number of technical officers and inspectors and other employees as shall be authorized from time to time. The Building Official may deputize such inspectors or employees as may be necessary to carry out the functions of the code enforcement agency.

**202.3-- Right of Entry.** When necessary to make an inspection to enforce any of the provisions of this code and the technical codes, or when the Building Official has reasonable cause to believe that there exists in any building or upon a premises a condition which is contrary to or in violation of this code which makes the building or premises unsafe, dangerous or hazardous, the Building Official is authorized to enter the building or premises at all reasonable times to inspect or to perform the duties imposed by this code, provided that if such building or premises be occupied, that credentials be presented to the occupant and entry requested. If such building or premises be unoccupied, the Building Official shall first make a reasonable effort to locate the owner or other persons having charge or control of the building or premises and request entry. If entry were refused, the Building Official shall have recourse to the remedies provided by law to secure entry.

**202.4-- Stop Orders.** When work is being done contrary to the provisions of this code, the technical codes, or other pertinent laws or ordinances implemented through the enforcement of this code, the Building Official may order the work stopped by notice in writing served on persons engaged in the doing or causing such work to be done, and such persons shall forthwith stop the work until authorized by the Building Official to proceed with the work.

**202.5-- Occupancy Violations.** When a building or structure or building service equipment therein regulated by this code and the technical codes is being used contrary to the provisions of such codes, the Building Official may order such use discontinued by written notice served on any person causing such use to be continued. Such person shall discontinue the use within the time prescribed by the Building Official after receipt of such notice to make the structure, or portion thereof, comply with the requirements of such codes.

**202.6-- Authority to Disconnect Utilities.** The Building Official or the Building Official's authorized representative shall have the authority to disconnect a utility service or energy supplied to the building, structure or building service equipment therein regulated by this code or the technical codes in case of emergency where necessary to eliminate an immediate hazard to life or property. The Building Official shall whenever possible notify the serving utility, the owner and occupant of the building, structure or building service equipment of the decision to disconnect prior to taking such action, and shall notify such serving utility, owner and occupant of the building, structure or building service equipment, in writing, of such disconnection immediately thereafter.

**202.7-- Authority to Condemn Building Service Equipment.** When the Building Official ascertains that building service equipment regulated in the technical codes has become hazardous to life, health or property, or has become unsanitary, the Building Official shall order in writing that such equipment either be removed or restored to a safe or sanitary condition, as appropriate.

The written notice itself shall fix a time limit for compliance with such order. Defective building service equipment shall not be maintained after receiving such notice. When such equipment or installation is to be disconnected a written notice of such disconnection and causes therefor shall be given within 24 hours to the serving utility, the owner and occupant of such building, structure or premises.

When any building service equipment is maintained in violation of the technical codes and in violation of a notice issued pursuant to the provisions of this section, the Building Official shall institute appropriate action to prevent, restrain, correct or abate the violation.

**202.8-- Connection after Order to Disconnect.** Persons shall not make connections from an energy, fuel or power supply nor supply energy or fuel to building service equipment which has been disconnected or ordered to be disconnected by the Building Official or the use of which has been ordered to be discontinued by the Building Official until the Building Official authorizes the reconnection and use of such equipment.

**202.9-- 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 and any judgment resulting therefrom, shall be assumed by this jurisdiction.

This code shall not be construed to relieve from or lessen the responsibility of any person owning, operating or controlling a building, structure or building service equipment therein for damages to persons or property caused by defects, nor shall the code enforcement agency or its parent jurisdiction be held as assuming such liability by reason of the inspections authorized by this code or permits or certificates issued under this code.

**202.10-- Cooperation of Other Officials and Officers.** The Building Official may request, and shall receive, the assistance and cooperation of other officials of this jurisdiction so far as is required in the discharge of the duties required by this code or other pertinent laws or ordinances.

## **SECTION 203 -- BLANK**

## **SECTION 204 -- BOARD OF APPEALS**

**204.1 – Board of appeals established.** In order to hear and decide appeals of order, decisions Or determinations made by the code officials relative to the application and interpretation of the codes, there shall be and is hereby created a board of appeals. The board of appeals shall be the current sitting Jerome Town Council. The fire code official and the building official shall be ex officio members of said board but shall have no vote on any matter before the board. The board shall adopt rules of procedure for conducting its business, and shall render all decisions and findings in writing to the appellant with a duplicate copy to the fire code official and building official.



**204.2 – Application for appeal.** Any person directly affected by a decision of the code official or a notice or order issued under this code shall have the right to appeal to the board of appeals, provided that a written application for appeal is filed within 20 days after the day the decision, notice or order was served. 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 the requirements of this code are adequately satisfied by other means.

### **CHAPTER 3 PERMITS AND INSPECTIONS**

#### **SECTION 301 -- PERMITS**

**301.1-- Permits Required.** Except as specified in Section 301.2, no building, structure or building service equipment regulated by this code and the technical codes shall be erected, constructed, enlarged, altered, repaired, moved, improved, removed, converted or demolished unless a separate, appropriate permit for each building, structure or building service equipment has first been obtained from the Building Official.

**301.2-- Work Exempt from Permit.** A permit shall not be required for the types of work in each of the separate classes of permit as listed below. Exemption from the permit requirements of this code shall not be deemed to grant authorization for any work to be done in violation of the provisions of the technical codes or any other laws or ordinances of this jurisdiction.

**301.2.1-- Building permits.** A building permit shall not be required for the following:

1. One-story detached accessory buildings on residential properties used as tool and storage sheds, garages, playhouses, and similar uses, provided the floor area does not exceed 144 square feet excluding plumbing, mechanical, and electrical.
2. Masonry or Concrete walls not over 4 feet high on residential properties.
3. Fences not over 6 feet high.
4. Oil derricks.
5. Movable cases, counters and partitions not over 5 feet 9 inches high.
6. Retaining walls, which are not over 4 feet in height, measured from the bottom of the footing to the top of the wall, unless supporting a surcharge or impounding flammable liquids.
7. Water tanks supported directly upon grade if the capacity does not exceed 5,000 gallons and the ratio of height to diameter or width does not exceed 2:1.
8. Platforms, walks and driveways not more than 30 inches above grade and not over any basement or story below and which are not part of an accessible route.
9. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
10. Temporary motion picture, television and theater stage sets and scenery.
11. Window awnings supported by an exterior wall of Group R, Division 3, and Group U Occupancies when projecting not more than 54 inches.
12. Prefabricated swimming pools accessory to a Group R, Division 3 Occupancy in which the pool walls are entirely above the adjacent grade and if the capacity does not exceed 5,000 gallons and are installed entirely above ground.
13. Shade cloth structures constructed for nursery or agricultural purposes and not including service systems.
14. Swings and other playground equipment accessory to one- and two-family dwellings.
15. Re-roofing (no sheathing replacement).
16. New doors and windows (replacement if same size and type).
17. Remodels (non structural and no increase in square footage or plumbing, electrical, and mechanical, on residential properties).
18. Concrete flat work (driveways, walkways, and pads not to be used in connection with a structural component).

**301.2.2-- Plumbing permits.** A plumbing permit shall not be required for the following:

1. The stopping of leaks in drains, soil, waste or vent pipe, provided, however; that should any concealed trap, drain pipe, soil, waste or vent pipe become defective and it becomes necessary to remove and replace the same with new material, the same shall be considered as new work and a permit shall be procured and inspection made as provided in this code.
2. The clearing of stoppages or the repairing of leaks in pipes, valves or fixtures, nor for the removal and reinstallation of water closets, provided such repairs do not involve or require the replacement or rearrangement of valves, pipes or fixtures.

**301.2.3-- Electrical permits.** An electrical permit shall not be required for the following:

1. Listed cord and plug connecting temporary decorative lighting.
2. Reinstallation of attachment plug receptacles, but not the outlet therefore.
3. Repair or replacement of fixed motors, transformers or fixed approved appliances of the same type and rating in the same location.
4. Repair or replacement of branch circuit over current devices of the required capacity in the same location.
5. Repair or replacement of current-carrying parts of any switch, contractor or control device.
6. Temporary wiring for experimental purposes in suitable experimental laboratories.
7. Portable motors or other portable appliances energized by means of a cord or cable having an attachment plug end to be connected to an approved receptacle when that cord or cable is permitted by the Electrical Code.
8. Repair or replacement of electrodes or transformers of the same size and capacity for signs or gas tube systems.
9. Taping joints.
10. Removal of electrical wiring.
11. Electrical wiring, devices, appliances, apparatus or equipment operating at less than 25 volts and not capable of supplying more than 50 watts of energy.
12. The wiring for temporary theater, motion picture or television stage sets.
13. Low-energy power, controls and signal circuit of Class II and Class III as defined in the Electrical Code.
14. A permit shall not be required for the installation, alteration or repair of electrical wiring, apparatus or equipment or the generation, transmission, distribution or metering of electrical energy or in the operation of signals or the transmission of intelligence by a public or private utility in the exercise of its function as a serving utility.
15. Electric water heaters (replacement of the same type and rating).

**301.2.4-- Mechanical permits.** A mechanical permit shall not be required for the following:

1. A portable heating appliance.
2. Portable ventilating appliances and equipment.
3. A portable cooling unit.
4. Steam, hot water or chilled water piping within any heating or cooling equipment or appliances regulated by this code.
5. The replacement of any minor part that does not alter the approval of equipment or an appliance or make such equipment or appliance unsafe.
6. A portable evaporative cooler.
7. Self-contained refrigerating systems that contain 10 pounds (4.5 kg) or less of refrigerant, or that are actuated by motors of 1 horsepower (0.75 kW) or less.
8. Gas water heaters (replacement that does not alter existing flue and/or gas connections or make such equipment unsafe).

**301.2.5-- Fuel Gas permits.** A fuel gas permit shall not be required for the following:

1. Any portable heating appliance.
2. Replacement of any minor part of equipment that does not alter approval of such equipment or make such equipment unsafe.
3. Gas water heaters (replacement that does not alter existing flue and/or gas connections or make such equipment unsafe).

## **SECTION 302 -- APPLICATION FOR PERMIT**

**302.1-- Application.** To obtain a permit, the applicant shall first file an application therefore in writing on a form furnished by the code enforcement agency for that purpose. Every 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 or occupancy for which the proposed work is intended.
4. Be accompanied by plans, diagrams, computations and specifications, and other data as required in Section 302.8.
5. State the valuation of any new building or structure or any addition, remodeling or alteration to an existing building.
6. Be signed by the applicant, or the applicant's authorized agent.
7. Give other data and information as may be required by the Building Official.

**302.2-- 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.

**302.3-- 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, 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 extension of time not exceeding 180 days. The extension shall be requested in writing and justifiable cause demonstrated.

**302.4-- 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 ordinance of this jurisdiction.

**302.5-- 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 extension of time not more than 180 days. The extension shall be requested in writing and justifiable cause demonstrated.

**302.6-- 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.

**302.7-- (Blank)**

**302.8-- Submittal Documents.** Plans, specifications, engineering calculations, diagrams, soil investigation reports, special inspection and structural observation programs and other data shall constitute the submittal documents and shall be submitted in one or more sets with each application for a permit.

When such plans are not prepared by an architect or engineer, the Building Official may require the applicant submitting such plans or other data to demonstrate that state law does not require that the plans be prepared by a licensed architect or engineer. The Building Official may require plans, computations and specifications to be prepared and designed by an engineer or architect licensed by the state to practice as such even if not required by state law.

**EXCEPTION:**

The Building Official may waive the submission of plans, calculations, construction inspection requirements and other data if it is found that the nature of the work applied for is such that reviewing of plans is not necessary to obtain compliance with this code.

**302.9-- Information on Plans and Specifications.** Plans and specifications shall be drawn to scale on substantial paper or cloth and 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 all relevant laws, ordinances, rules and regulations.

Plans for buildings of other than Group R, Division 3 and Group U Occupancies 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.

**302.9.1-- 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.

**302.10-- Architect or Engineer of Record.**

**302.10.1-- General.** When it is required that documents be prepared by an architect or engineer, the Building Official may require the owner to engage and designate on the building permit application an architect or engineer who shall act as the architect or engineer of record.

If the circumstances require, the owner may designate a substitute architect or engineer of record who shall perform all the duties required of the original architect or engineer of record. The Building Official shall be notified in writing by the owner if the architect or engineer of record is changed or is unable to continue to perform the duties.

The architect or engineer of record shall be responsible for reviewing and coordinating all submittal documents prepared by others, including deferred submittal items, for compatibility with the design of the building.

**302.10.2-- Deferred submittals.** For the purposes of this section, deferred submittals are defined as those portions of the design which are not submitted at the time of the application and which are to be submitted to the Building Official within a specified period.

Deferral of any submittal items shall have prior approval of the Building Official. The architect or engineer of record shall list the deferred submittals on the plans and shall submit the deferred submittal documents for review by the Building Official.

Submittal documents for deferred submittal items shall be submitted to the architect or engineer of record who shall review them and forward them to the Building Official with a notation indicating that the deferred submittal documents have been reviewed and that they have been found to be in general conformance with the design of the building. The deferred submittal items shall not be installed until their design and submittal documents have been approved by the Building Official.

**302.10.3-- Inspection and Observation Program.** When special inspection is required, the architect or engineer of record shall prepare an inspection program, which shall be submitted to the Building Official for approval prior to issuance of the building permit. The inspection program shall designate the portions of the work to have special inspection, the name or names of the individuals or firms who are to perform the special inspections and indicate the duties of the special inspectors.

The special inspector shall be employed by the owner, the engineer or architect of record, or an agent of the owner, but not the contractor or any other person responsible for the work.

When structural observation is required by Section 307 of the International Building Code, the inspection program shall name the individuals or firms who are to perform structural observation and describe the stages of construction at which structural observation is to occur.

The inspection program shall include samples of inspection reports and provide time limits for submission of reports.

## **SECTION 303 -- PERMITS ISSUANCE**

**303.1-- Issuance.** The application, plans, specifications, computations and other data filed by an applicant for permit shall be reviewed by the Building Official. Such plans may be reviewed by other departments of this jurisdiction to verify compliance with any applicable laws under their jurisdiction.

If the Building Official finds that the work described in an application for a permit and the plans, specifications and other data filed therewith conform to the requirements of this code and the technical codes and other pertinent laws and ordinances, and that the fees specified in Section 304 have been paid, the Building Official shall issue a permit therefore to the applicant.

When a permit is issued where plans are required, the Building Official shall endorse in writing or stamp the plans and specifications **REVIEWED FOR CODE COMPLIANCE**. Such reviewed plans and specifications shall not be changed, modified or altered without authorization from the Building Official, and all work regulated by this code shall be done in accordance with the reviewed plans.

The Building Official may issue a permit for the construction of part of a building, structure or building service equipment before the entire plans and specifications for the whole building, structure or building service equipment have been submitted or approved, provided adequate information and detailed statements have been filed complying with all pertinent requirements of the technical codes. The holder of a partial permit shall proceed without assurance that the permit for the entire building, structure or building service will be granted.

**303.2-- Retention of Plans.** One set of approved plans, specifications and computations shall be retained by the Building Official for a period forever from the date of completion of the work covered therein; and one set of approved plans and specifications shall be returned to the applicant and shall be kept on the site of the building or work at all times during which the work authorized thereby is in progress.

**303.3-- Validity of Permit.** The issuance of a permit or approval of plans, specifications and computations shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of this code or the technical codes, or of any other ordinance of the

jurisdiction. Permits presuming to give authority to violate or cancel the provisions of this code or of other ordinances of the jurisdiction shall not be valid.

The issuance of a permit based on plans, specifications and other data shall not prevent the Building Official from thereafter requiring the correction of errors in said plans, specifications and other data, or from preventing building operations being carried on there under when in violation of these codes or of any other ordinances of this jurisdiction.

**303.4-- Expiration.** Every permit issued by the Building Official under the provisions of the technical codes shall expire by limitation and become null and void, if the building or work authorized by such permit is not commenced within 180 days from the date of such permit, or if the work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of 180 days. Before such work can be recommenced, a new permit shall be first obtained. In order to revive a permit after expiration, the permittee shall pay a one half permit fee. Provided no changes have been made or will be made in the original plans and specifications for the work, the original plans can be used to obtain a new permit provided suspension or abandonment has not exceeded one year.

A permit tee holding an unexpired permit may apply for an extension of the time within which work may commence under that permit when the permittee is unable to commence work within the time required by this section for good and satisfactory reasons. Extension shall be \$50.00.

The Building Official may extend the time for action by the permit tee for a period not exceeding 180 days upon written request by the permittee showing that circumstances beyond the control of the permit tee have prevented action from being taken. The Building Official is authorized to grant in writing, one extension of time of not more than 180 days. The extension shall be requested in writing and justifiable cause demonstrated.

**303.5-- Suspension or Revocation.** The Building Official may, in writing, suspend or revoke a permit issued under the provisions of this code and the technical codes when the permit is issued in error or on the basis of incorrect information supplied, or in violation of an ordinance or regulation or the provisions of these codes.

## **SECTION 304 -- FEES**

**304.1-- General.** Fees shall be assessed in accordance with the provisions of this section or shall be as set forth in the fee schedule adopted by this jurisdiction.

**304.2-- Permit Fees---** Pursuant to ARS 11—863-C, valuations shall be assigned and fees shall be assessed in accordance with the current valuation and fee schedule recommended and approved by the Jerome Town Council.

The value to be used in computing the building permit fee and building plan review fee 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 other permanent equipment.

**304.3-- Plan Review Fees.** Shall be of an hourly rate as designated by the Jerome Town Council.

**304.4-- Expiration of Plan Review.** Applications for which no permit is issued within 180 days following the date of application shall expire by limitation, and plans and other data submitted for review may thereafter be returned to the applicant or destroyed by the Building Official. The Building Official may extend the time for action by the applicant for a period not exceeding 180 days on written request by the applicant showing that circumstances beyond the control of the applicant have prevented action from being taken. An application shall not be extended more than once. An application shall not be extended if this code or any other pertinent laws or ordinances have been amended subsequent to the date of application. In order to renew action on an application after expiration, the applicant shall resubmit plans and pay a new plan review fee.

**304.5-- Work without a Permit.**

**304.5.1-- Investigation.** Whenever work for which a permit is required by this code has been commenced without first obtaining a permit, a special investigation shall be made before a permit may be issued for such work.

**304.5.2-- Permit Fee.** An investigation fee, in addition to the permit fee, shall be collected whether or not a permit is then or subsequently issued. The investigation fee shall be equal to the amount of the permit fee required by this code. The minimum investigation fee shall be the same as the minimum fee set forth in the Valuation and Fee Schedule adopted by the Jerome Town Council. The payment of such investigation fee shall not exempt an applicant from compliance with all other provisions of either this code; the technical codes and from the penalty prescribed by law.

**SECTION 305 -- INSPECTIONS**

**305.1-- General.** Construction or work for which a permit is required shall be subject to inspection by the Building Official and the construction or work shall remain accessible and exposed for inspection purposes until approved by the Building Official. In addition, certain types of construction shall have continuous inspection as specified.

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 this jurisdiction shall be liable for expense entailed in the removal or replacement of any material required to allow for the inspection.

A survey of the lot may be required by the Building Official to verify that the structure is located in accordance with the approved plans.

**305.2-- Inspection Record Card.** Work requiring a permit shall not be commenced until the permit holder or the agent of the permit holder shall have posted or otherwise made available an inspection record card such as to allow the Building Official conveniently to make the required entries thereon regarding inspection of the work. This card shall be maintained available by the permit holder until final approval has been granted by the Building Official.

**305.3-- Inspection Requests.** It shall be the duty of the person doing the work authorized by a permit to notify the Building Official that such work is ready for inspection. The Building Official may require that every request for inspection be filed at least one working day before such inspection is desired. Request may be by telephone at the option of the Building Official.

It shall be the duty of the person requesting any inspections required by either this code or the technical codes to provide access to and means for inspection of the work.

**305.4-- 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 shall make the requested inspections and shall either indicate that that portion of the construction is satisfactory as completed or shall notify the permit holder or an agent of the permit holder that the inspection fails to comply with this code. Any portions, which do not comply, shall be corrected and such portion shall not be covered or concealed until authorized by the Building Official.

There shall be a final inspection and approval of all buildings and structures when completed and ready for occupancy and use.

**305.5-- Required Building Inspections.** Reinforcing steel or structural framework of a part of a building or structure shall not be covered or concealed without first obtaining the approval of the Building Official. Protection of joints and penetrations in fire-resistive assemblies shall not be concealed from view until inspected and approved.

The Building Official, upon notification, shall make the following inspections:

1. **Foundation Inspection.** To be made after excavations for footings are complete and required reinforcing steel is in place. For concrete foundations, required forms shall be in place prior to inspection. All materials for the foundation shall be on the job, except when concrete is ready-mixed in accordance with approved nationally recognized standards, the concrete need not be on the job. When the foundation is to be constructed of approved treated wood, additional inspections may be required by the Building Official.
2. **Concrete Slab or Under-floor Inspection.** To be made after in-slab or under-floor 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 sub-floor.
3. **Frame Inspection.** To be made after the roof, framing, fire blocking and bracing is in place and all pipes, chimneys and vents are complete and the rough electrical, plumbing and heating wires, pipes, and ducts are approved.
4. **Lath and/or Wallboard Inspection.** To be made after lathing and wallboard, interior and exterior, is in place but before plaster is applied or before wallboard joints and fasteners are taped and finished.
5. **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 building and safety.
6. **Final Inspection.** To be made after finish grading and the building is completed and ready for occupancy

**305.6-- Required Building Service Equipment Inspections.**

**305.6.1-- General.** Building service equipment for which a permit is required by this code shall be inspected by the Building Official. Building service equipment intended to be concealed by a permanent portion of the building shall not be concealed until inspected and approved. When the installation of building service equipment is complete, an additional and final inspection shall be made. Building service equipment regulated by the technical codes shall not be connected to the water, fuel or power supply, or sewer system until authorized by the Building Official.

**305.6.2-- Operation of building service equipment.** The requirements of this section shall not be considered to prohibit the operation of building service equipment installed to replace existing building service equipment serving an occupied portion of the building. A request for inspection of the building service equipment shall be filed with the building department within 48 hours after the replacement work is completed, and before any portion of such building service equipment is concealed by permanent portions of the building.

**305.7-- Other Inspections.** In addition to the called inspections specified above, the Building Official may make or require other inspections of construction work to ascertain compliance with the provisions of this code or technical codes and other laws which are enforced by Yavapai County.



## SECTION 306 -- CERTIFICATE OF OCCUPANCY

**306.1-- 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.

**306.2-- Change in Use.** Changes in the character or use of a building shall not be made except as specified in Section 3406.1 of the Building Code.

**306.3-- 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 shall contain the following:

1. The building permits number.
2. The address of the structure.
3. The name and address of the owner.
4. A description of that portion of the structure for which the certificate is issued.
5. A statement that the described portion of the structure has been inspected for compliance with the requirements of this 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 of this code.
9. The type of construction as defined in Chapter 6 of this code.
10. The design occupant load.
11. If an automatic sprinkler system is provided, whether the sprinkler system is required.
12. Any special stipulations and conditions of the building permit.

**306.4-- Temporary occupancy.** The Building Official is authorized to issue a temporary certificate of occupancy before the completion of the entire work covered by the permit, provided that such portion or portions shall be occupied safely. The Building Official shall set a time period during which the temporary certificate of occupancy is valid.

**306.5-- Posting.** The certificate of occupancy shall be posted in a conspicuous place on the premises and shall not be removed except by the Building Official.

**306.6-- Revocation.** The Building Official may, in writing, suspend or revoke a certificate of occupancy issued under the provisions of this code when the certificate is issued in error, or on the basis of incorrect information, or when it is determined that the building or structure or portion thereof is in violation of an ordinance, regulation or the provisions of this code.

## SECTION 307 -- SERVICE UTILITIES

**307.1-- 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.

**307.2-- 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.

**307.3-- 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.

## PART II FINDINGS AND DECLARATION

The Town Council of Jerome, Arizona specifically and expressly finds and declares that the nature and uniqueness of the climate, terrain, and location does necessitate and demand specific amendments to the Uniform Administrative Code, 2003 Edition, which are stated in this ordinance.

The provisions of this Ordinance and the Code it incorporates are hereby declared to be severable, and if any section, sentence, clause or phrase of this Ordinance shall, for any reason, be held to be invalid or unconstitutional, such decisions shall not affect the remaining sections, sentences, clauses or phrases of this Ordinance, but they shall remain in effect. It being the legislative intent that this Ordinance shall stand notwithstanding the validity of any part thereof.

## PART III EFFECTIVE DATE

This ordinance shall take effect and be in force on the 9 day of July 2009.  
Presented by: Approved as to form by:

  
\_\_\_\_\_  
Fire Chief or Building Inspector

  
\_\_\_\_\_  
Mayor / Council

## ORDINANCE 358

AN ORDINANCE OF THE TOWN COUNCIL OF JEROME ARIZONA REPEALING ORDINANCE 254 RELATING TO THE FIRE CODE FOR THE INCORPORATED AREA OF THE TOWN OF JEROME IN ITS ENTIRETY AND PROVIDING FOR THE ADOPTION OF THE INTERNATIONAL FIRE CODE, 2003 EDITION

TOWN COUNCIL OF JEROME, ARIZONA DOES ORDAIN AS FOLLOWING:

Jerome Town Ordinance 254 is hereby repealed in its entirety and replaced with the following:

## PART I ADOPTION

### INTERNATIONAL FIRE CODE, 2003 EDITION, ADOPTED BY REFERENCE

There is hereby adopted by reference that certain Document known as the International Fire Code, 2003 Edition, as copyrighted by the International Code Council. Said document is hereby adopted as the Fire Code including appendix B through appendix G for the incorporated areas of the Town of Jerome providing for the regulation of the erection, construction, enlargement, alteration, repair, moving, demolition, conversion, occupancy, use heightened area of all building and structures within this town and each and all such regulations, provisions, penalties, conditions and terms of the International Fire Code, 2003 Edition, hereby referred to, adopted, and made a part hereof as thoughtfully set forth herein, excepting such portions as are hereinafter deleted, modified or amended.

The adoption of the International Fire Code governs conditions hazardous to life and property from fire or explosion and provides for the issuance of permits for hazardous uses or operations.

## CHAPTER 1 ADMINISTRATION

**Section 101.1--Title** is amended by the insertion of "Town of Jerome"

**Sections 108.1 through 108.3** are amended by

**108.1 – Board of appeals established.** In order to hear and decide appeals of order, decisions Or determinations made by the code officials relative to the application and interpretation of the codes, there shall be and is hereby created a board of appeals. The board of appeals shall be the current sitting Jerome Town Council. The fire code official and the building official shall be ex officio members of said board but shall have no vote on any matter before the board. The board shall adopt rules of procedure for conducting its business, and shall render all decisions and findings in writing to the appellant with a duplicate copy to the fire code official and building official.

**108.2 – Application for appeal.** Any person directly affected by a decision of the code official or a notice or order issued under this code shall have the right to appeal to the board of appeals, provided that a written application for appeal is filed within 20 days after the day the decision, notice or order was served. 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 the requirements of this code are adequately satisfied by other means.

**Section 109.3 Violation penalties.** Is amended by inserting the following information for (Specify Offence), (Amount), and (Number of Days). As per town code.

**Section 111.4 Failure to comply.** Is amended by inserting the following information: For not less than (Amount) or more than (Amount). As per town code.

## **CHAPTER 5 FIRE SERVICE FEATURES**

**Section 503.2.7** is amended by insertion of the following:

The following text will replace all text from Section 503.2.7:

Whether temporary or permanent, no fire apparatus access road grade shall exceed 6% unless the Road way is paved hard and smooth with materials such as asphalt. Grades shall not exceed 12% unless The surface of the roadway is constructed of concrete. Grades shall not exceed 15% unless written Request is made and approved by the fire chief.

## **CHAPTER 9 FIRE-PROTECTION SYSTEMS**

**Chapter Nine Fire-protection Systems** is amended by insertion of the following:

The following text will replace all text from Sections 903.2 – 903.3.1.3.

### **Section 903 Automatic Sprinkler Systems**

903.2 Where required. An automatic fire sprinkler system shall be installed throughout any:

- H and I occupancies,
- R-1 and R-2 occupancies with more than 5 rooms,
- R-3 occupancy of more than 3,000 square feet,

- Any multistory structure (including basements),
- Any A, B, E, F, M, and U occupancy of more than 1,000 square feet,
- Any structure where the required fire flow cannot be provided,
- Any structure that is inaccessible to fire emergency vehicles as determined by the fire chief,
- Any structure that is 500 feet or more away from a fire hydrant.

Such systems shall be designed and installed in accordance with:

- UBC standard 903.3.1.1 (NFPA 13) for Group A, B, E, F, H, I, M, R, S, and U occupancies,
- UBC standard 903.3.1.2 (NFPA 13-R) for residential occupancies four stories or less, and
- UBC standard 903.3.1.3 (NFPA 13-D) for R-3 and R-4 occupancies (one and two family dwellings).

**Exceptions:**

1. Detached non-combustible carports or shade canopies.
2. When in the opinion of the Fire Chief and subject to the approval of the Building Official, fire sprinklers may be omitted in rooms or areas as follows:
  - When sprinklers are considered undesirable because of the nature of the contents or in rooms or areas, which are of non-combustible construction with wholly non-combustible contents and, which are not exposed by other areas. Fire sprinklers shall not be omitted from any room merely because it is damp, of fire resistive construction or if it contains electrical equipment. (I.e. Sprinklers shall not be installed when the application of water, or flame and water may constitute a serious life or fire hazard, as in the manufacture or storage of aluminum powder, calcium carbide, calcium phosphide, metallic sodium, and potassium, quicklime, magnesium powder and sodium peroxide or similar substances.)
  - Safe deposit or vaults of fire-resistive construction, when used for the storage of records, files and other documents, when storage in metal cabinets.
  - Communications equipment areas under the exclusive control of a public communications utility agency provided it is installed in accordance with NFPA standards.
  - Other approved automatic fire-extinguishing systems may be installed to protect special hazards or occupancies in lieu of automatic fire sprinklers.
  - Group R Division 3 occupancies, not including residential care or assisted living care facilities located in Group R Division 3 occupancies, having a total floor area less than 3,000 square feet.

**Existing buildings are exempt from these requirements unless:**

Existing buildings (occupancies) are required to comply with the provisions of 903.2 when any of the following apply:

1. One or more additions are made to any occupancy and the aggregate of the addition(s) exceed 50% of the original building (at the time of this ordinance) or 1,000 square feet, whichever is less.
2. Any addition, which results in a structure that exceeds the available fire flow.
3. The building undergoes a change of occupancy and the new occupancy classification is H, I, R, or mixed use to include R-3 occupancy.
4. Buildings vacant more than six months.

**PART II FINDINGS AND DECLARATION**

The Town Council of Jerome, Arizona specifically and expressly finds and declares that the nature and uniqueness of the climate, terrain, and location does necessitate and demand specific amendments to the Uniform Administrative Code, 2003 Edition, which are stated in this ordinance.

The provisions of this Ordinance and the Code it incorporates are hereby declared to be severable, and if any section, sentence, clause or phrase of this Ordinance shall, for any reason, be held to be invalid or unconstitutional, such decisions shall not affect the remaining sections, sentences, clauses or phrases of this Ordinance, but they shall remain in effect, it being the legislative intent that this ordinance shall stand notwithstanding the validity of any part thereof.


**PART III EFFECTIVE DATE**

This ordinance shall take effect and be in force on the 9 day of June, 2009.

Presented by:

  
\_\_\_\_\_  
Fire Chief or Building Inspector

Approved as to form by:

  
\_\_\_\_\_  
Mayor /Council

**ORDINANCE 358**

AN ORDINANCE OF THE TOWN COUNCIL OF JEROME ARIZONA REPEALING ORDINANCE 254 RELATING TO THE BUILDING CODE FOR THE INCORPORATED AREA OF THE TOWN OF JEROME IN ITS ENTIRETY AND PROVIDING FOR THE ADOPTION OF THE INTERNATIONAL BUILDING CODE, 2003 EDITION

TOWN COUNCIL OF JEROME, ARIZONA DOES ORDAIN AS FOLLOWING:

Jerome Town Ordinance 254 is hereby repealed in its entirety and replaced with the following:

**PART I ADOPTION**

**INTERNATIONAL BUILDING CODE, 2003 EDITION, ADOPTED BY REFERENCE**

There is hereby adopted by reference that certain Document known as the International Building Code, 2003 Edition, as copyrighted by the International Code Council. Said document is hereby adopted as the Building Code for the incorporated areas of the Town of Jerome providing for the regulation of the erection, construction, enlargement, alteration, repair, moving, demolition, conversion, occupancy, use heightened area of all building and structures within this town and each and all such regulations, provisions, penalties, conditions and terms of the International Building Code, 2003 Edition, hereby referred to, adopted, and made a part hereof as thoughtfully set forth herein, excepting such portions as are hereinafter deleted, modified or amended.

**CHAPTER 1  
ADMINISTRATION**

**Section 101.1--Title** Is amended by the insertion of "Town of Jerome"

**Sections 101.3 through Section 115** are amended by deletion in their entirety and substituting the requirements of the Town of Jerome Administrative Code, 2003 Edition, as adopted and as may be amended from time to time.

### **CHAPTER 3 USE OR OCCUPANCY**

**Section 305.2-- Day Care** is amended by addition of Exception 1 to read as follows;

#### **Exception 1**

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

**Section 308.2-- Group I-1** is revised by deletion of the number **16** and inserting the number **10**.

**Section 310.1-- Residential Group "R.3"** is revised by deletion of "for less than 24 hours".

**Section 310.1-- R-4** is revised by deletion of the number **16** and insertion of the number **10**.

*This is done to coincide with state regulations.*

### **CHAPTER 4 SPECIAL USE AND OCCUPANCY**

**Section 403.1-- Applicability** is amended by deletion in its entirety and amended to read as follows;

Provisions of this section shall apply to all buildings having floors used for human occupancy located more than 45 feet above the lowest level of fire department vehicle access.

### **CHAPTER 10 MEANS OF EGRESS**

**Section 1006.3 -- Illumination emergency power** is hereby amended to read as follows:

The power supply for means of egress illumination shall normally be provided by the premise's electrical supply. In the event of its failure, illumination shall be automatically provided from an emergency system for all Group I Occupancies and for all other occupancies, except Group R-3 and Group U Occupancies, where the exiting system serves an occupant load of ten (10) or more.

### **CHAPTER 11 ACCESSIBILITY**

**Chapter 11 -- ACCESSIBILITY** is amended by deletion in its entirety and replacement with a new Chapter 11, to read as follows:

Accessibility requirements will be as stated in Americans with Disabilities Act Accessibility Guidelines for Building and Facilities, Appendix 28 C. F. R. Par 36, Appendix A, and Fair Housing Accessibility Guidelines as specified in 24 CFR Chapter 1.

### **CHAPTER 16 STRUCTURAL DESIGN**

**Section 1604.8.1-- General** is revised by the deletion of "the uplift and sliding" and insertion of "those"

Table 1607.1 --#27 Residential Group R-3 as applicable in Section 101.2 is revised by deletion of 20 PSF and 30 PSF and replaced with 40 PSF.

Uninhabitable attics with storage	40	20
Habitable attics and sleeping areas	40	30

**CHAPTER 23  
WOOD**

Table 2308.9.3(1) -- Braced Wall Panels are amended by allowing Construction Method 1 to be used in Seismic Design Category C for one-story and top of two or three story constructions.

**CHAPTER 30  
ELEVATORS AND CONVEYING SYSTEMS**

Chapter 30 is amended by deletion in its entirety

**ANY AND ALL REFERENCES TO THE INTERNATIONAL FIRE CODE ARE HEREBY AMENDED TO READ:**

***"INTERNATIONAL FIRE CODE, 2003 EDITION".***

**PART II FINDINGS AND DECLARATION**

The Town Council of Jerome, Arizona specifically and expressly finds and declares that the nature and uniqueness of the climate, terrain, and location does not necessitate and demand specific amendments to the International Building Code, 2003 Edition, which are stated in this ordinance.

The provisions of this ordinance and the code it incorporates are hereby declared to be severable, and if any section, sentence, clause, or phrase of this ordinance shall, for any reason, be held to be invalid or unconstitutional, such decisions shall not affect the remaining sections, sentences, clauses, or phrases of this ordinance, but they shall remain in effect, it being the legislative intent that this ordinance shall stand notwithstanding the validity of any part thereof.

**PART III EFFECTIVE DATE**

This ordinance shall take effect and be in force on the 9 day of July 2009.

**Presented by:**

**Approved as to form by:**

  
Fire Chief or Building Official

  
Mayor / Council

**ORDINANCE 358**

AN ORDINANCE OF THE TOWN COUNCIL OF JEROME ARIZONA REPEALING ORDINANCE 254 RELATING TO THE BUILDING CODE FOR THE INCORPORATED AREA OF THE TOWN OF JEROME IN ITS ENTIRETY AND PROVIDING FOR THE ADOPTION OF THE INTERNATIONAL RESIDENTIAL CODE, 2003 EDITION

THE TOWN COUNCIL OF JEROME, ARIZONA DOES ORDAIN AS FOLLOWING:

The Town of Jerome Ordinance 254 is hereby repealed in its entirety and replaced with the following:

**Part I            ADOPTION**

**INTERNATIONAL RESIDENTIAL FOR ONE AND TWO FAMILY DWELLINGS, 2003 EDITION ADOPTED BY REFERENCE**

There is hereby adopted by reference, that certain document know as the INTERNATIONAL RESIDENTIAL ONE AND TWO FAMILY DWELLING CODE, 2003 Edition, including Appendices Chapters A, B, C, D, G, and J. that certain document as copyrighted by the International Code Council. Said document is hereby adopted as the Building Code for ONE AND TWO Family Dwelling for the unincorporated areas of Jerome. Providing for the regulation of the erection, construction, enlargement, alteration, repair, moving, demolition, conversion, occupancy, use heightened area of all building and structures within this town and each and all such regulations, provisions, penalties, conditions and terms of the International Residential One and Two Family Dwelling Code, 2003 Edition, including Appendix A, Appendix B, Appendix C, Appendix D, Appendix G, and Appendix J are hereby referred to, adopted, and made a part hereof as thoughtfully set forth herein, excepting such portions as are hereinafter deleted, modified or amended.

**CHAPTER 1  
ADMINISTRATION**

**TITLE, SCOPE AND PURPOSE**

**R101.1-- Title.** These provisions shall be known as the **International Residential Code for One- and Two-Family Dwellings** of the Town of Jerome, and shall be cited as such and will be referred to herein as "this code."

**R101.2-- Scope.** The provisions of the International Residential Code for One- and Two-Family Dwellings shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, removal and demolition of detached one- and two-family dwellings and multiple single-family dwellings (townhouses) not more than three stories in height with a separate means of egress and their accessory structures.

**R101.3-- Purpose.** The purpose of this code is to provide minimum requirements to safeguard life or limb, health and public welfare.

**Sections R104, R105, R106, R108, R109, R 112, R113,** are amended by deletion in their entirety and replaced with the requirements of the Town of Jerome Administrative Code 2003 edition as adopted and from time to time amended.

**CHAPTER 2  
BUILDING DEFINITIONS**

**SECTION 201 -- GENERAL**

**SECTION -- R202. GENERAL BUILDING DEFINITIONS** are amended by the addition of the definition for ALLEY to read as follows:



**ALLEY**—any public way, thoroughfare, or easement, which has been dedicated or deeded to the public for public use as a secondary means of access to abutting properties.

### CHAPTER 3 BUILDING PLANNING

**TABLE R301.2 (1)**

**CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA**

Roof Snow Load	WIND	SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM				WINTER DESIGN TEMP	FLOOD HAZARDS
	Speed (mph)		Weathering	Frost Line Depth	Termite	Decay		
30	70 MPH Exposure. A, B, C	B	Negligible Below 2500 Moderate Above 2500	6 inches below 4500 18 inches above 4500	Moderate To Heavy	Slight to Mod	20	N/A

**TABLE R-- 301.5** is amended by deletion of design load 20 in attics with storage and 30 in Sleeping Rooms and replace with 40 in both areas.

USE	LIVE LOAD
Attics with storage <sup>a,e</sup>	40
Sleeping rooms	40

(No other changes to Table)

**R309.1-- Opening protection** is amended by adding sentence to read:

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

**R313.1.1-- Alterations, repairs and additions** is amended by insertion of third (3) exception to read as following:

**EXCEPTION**

When the value of the alterations or repairs requiring a permit is less than \$1 000 and the work is limited to areas other than the rooms or areas listed in Section 313.1. installation of smoke alarms is not required

### CHAPTER 4 FOUNDATIONS

**R403.1.1-- Minimum size** is hereby modified by adding the following section:

Continuous spread concrete footings shall be reinforced with at least one #4 horizontal reinforcement bar located 3 inches from the bottom of the footing. Monolithic interior and exterior concrete footings shall be reinforced with at least one #4 horizontal located 3 inches from the bottom of the footing and one #4 located 3 inches from the top of the slab. Pier and column footings shall be reinforced with #4 horizontal reinforcement spaced no more than 12 inches in each direction and located 3 inches from the bottom of the footing.

**Section R404.1.1-- Masonry foundation walls** is hereby amended by deletion in its entirety and substituting the following:

Concrete masonry foundation walls shall be constructed as set forth in Tables R404.1.1(2), (3) and (4) for the most restrictive design soil class, provided that the minimum vertical reinforcement is #4 spaced no more than 48" o.c. and shall also comply with the provisions of this section and the applicable provisions of Sections R606, R607 and R608. In Seismic Design Category D1 and D2, concrete masonry foundation walls shall comply with Section R404.1.4. Rubble stone masonry walls shall not be used in Seismic Design Category C, D1 or D2.

**R404.1.2-- Concrete foundation walls** is hereby amended by deletion in its entirety and substituting the following:

Concrete foundation walls shall be constructed as set forth in Tables R404.1.1(2), (3) and (4) for the most restrictive design soil class provided that the minimum vertical reinforcement is #4 spaced no more than 48" o.c. and shall also comply with the provisions of this section and the applicable provisions of Sections R402.2 and R612. In Seismic Category D1 and D2, concrete foundation walls shall comply with Section R404.1.4.

**R404.4. -- Insulating concrete forms** is amended by adding the following paragraph to the end of the section:

When Tables R404.4(1) through R404.4(5) are utilized for concrete foundation walls, reinforcement shall be as required for Soil Group III provided that the minimum vertical reinforcement is #4 spaced no more than 48" o.c.. Where the Tables indicate "N/R" for vertical reinforcement size and spacing or where the Tables do not indicate the maximum height of unbalanced backfill for various heights, vertical reinforcement and spacing shall be provided as follows:

Maximum Unbalanced Backfill Height (ft)	Minimum Vertical Reinforcement Size and Spacing
4' and less	#4 @ 48"
5	#4 @ 32" or #5 @ 48"
6	#4 @ 20" or #5 @ 32"
7	#4 @ 12" or #5 @ 20"

**R404.4.1-- Applicability limits** is amended as follows:

When Tables R404.4(1) through R404.4(5) are utilized for concrete foundation walls, reinforcement shall be as required for Soil Group III provided that the minimum vertical reinforcement is #4 spaced no more than 48" o.c. Where the Tables indicate "N/R" for vertical reinforcement size and spacing or where the Tables do not indicate the maximum height of unbalanced backfill for various heights, vertical reinforcement and spacing shall be provided as follows:

Maximum Unbalanced Backfill Height (ft)	Minimum Vertical Reinforcement Size and Spacing
4' and less	#4 @ 48"
5	#4 @ 32" or #5 @ 48"
6	#4 @ 20" or #5 @ 32"
7	#4 @ 12" or #5 @ 20"

## WALL CONSTRUCTION

**R606.11.2.1.3-- Reinforcement requirements for masonry elements**, paragraph 2 is amended to read as follows:

2. Vertical reinforcement of at least one #4 bar shall be provided at corners, within 16" of each side of openings, within 8" of each side of movement joints, within 8" of the ends of walls, and at a maximum spacing of 48".

**R611.5-- Screen grid insulating concrete forms** is amended by modifying the first sentence to read:

Screen-grid ICF wall systems shall comply with figure R611.5 and shall have reinforcement in accordance with Table R611.5 and R611.7.

**R611.5--Screen-grid insulating concrete form wall systems** is amended by modifying the first sentence to read:

Screen grid ICF wall systems shall comply with Figure R611.5 and shall have reinforcement in accordance with Table R611.5 and R611.7.

1. Top and bottom of all openings and extending at least 24" past the opening, and at a maximum spacing of 48".

## CHAPTER 10 CHIMNEYS AND FIREPLACES

**R1003.3-- Seismic reinforcing** is amended by modifying the first sentence to read:

"Masonry or concrete chimneys in Seismic Design Categories C, D1 and D2 shall be reinforced."

## CHAPTER 13 GENERAL MECHANICAL SYSTEM REQUIREMENTS

**M1307.3-- Elevation of ignition source** is amended by addition of Exception to read as follows:

Exception: Clothes dryers

## CHAPTER 24 FUEL GAS

**G2415.9-- Minimum burial depth** is amended by adding the following sentence to the end of the section:

Underground ferrous gas piping shall be electrically isolated from the rest of the gas system with listed or approved isolation fittings installed a minimum six (6) inches above grade.

**G2420.2-- Meter valve** is hereby amended by adding the following to the section:

Such shut-off shall be manually operated and placed on the supply piping located outside the building it supplies and shall be readily accessible at all times.

## PART II FINDINGS AND DECLARATION

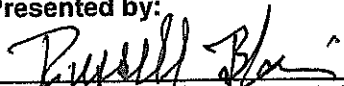
The Town Council of Jerome, Arizona specifically and expressly finds and declares that the nature and uniqueness of the climate, terrain, and location does necessitate and demand specific amendments to the International Residential One- and Two-Family Dwelling Code, 2003 Edition, which are stated in this ordinance.

The provisions of this ordinance and the code it incorporates are hereby declared to be several, and if any section, sentence, clause, or phrase of this ordinance shall, for any reason, be held to be invalid or unconstitutional, such decisions shall not affect the remaining sections, sentences, clauses, or phrases of this ordinance, but they shall remain in effect, it being the legislative intent that this ordinance shall stand notwithstanding the validity of any part thereof.

### PART III EFFECTIVE DATE

The ordinance shall take effect and be in force on the 9 day of July 2009.

Presented by:

  
Fire Chief or Building Official

Approved as to form by:

  
Mayor / Council

## ORDINANCE 358

AN ORDINANCE OF THE TOWN COUNCIL OF JEROME, ARIZONA REPEALING ORDINANCE 254 RELATING TO THE PLUMBING CODE FOR THE INCORPORATED AREAS OF JEROME IN ITS ENTIRETY AND PROVIDING FOR THE ADOPTION OF THE INTERNATIONAL PLUMBING CODE, 2003 EDITION.

THE TOWN COUNCIL OF JEROME, ARIZONA DOES ORDAIN AS FOLLOWS;

Jerome Town Ordinance 254 is repealed in its entirety and replaced with the following:

### PART I ADOPTION

#### INTERNATIONAL PLUMBING CODE, 2003 EDITION, ADOPTED BY REFERENCE

There is hereby adopted by reference the INTERNATIONAL PLUMBING CODE, 2003 EDITION that certain document as copyrighted by the International Code Council. Said document is hereby adopted as the plumbing code for the incorporated areas of Jerome for regulating the installation, maintenance, and repair of plumbing, drainage systems, water systems, gas systems, and each and all such regulations, provisions, penalties, conditions and terms of the **INTERNATIONAL PLUMBING CODE, 2003 EDITION and Appendices "B", "C", "D", and "E"**, thereto are hereby referred to, adopted and made a part hereof as though fully set forth herein, excepting such portions as are hereinafter deleted, modified, or amended.

#### CHAPTER 1 ADMINISTRATION

Sections 102 through 109 are amended by deletion in their entirety and the substitution of the requirements of the Jerome Administrative Code, 2003 Edition as adopted, and as may be amended for time to time, in place thereof.

#### CHAPTER 2

## DEFINITIONS

**SECTION 202-- DEFINITIONS; GENERAL DEFINITIONS; CODE OFFICIAL** is hereby amended by adding the following sentence thereto:

The Code Official shall be the Building Official as defined in the International Building Code.

## CHAPTER 7 SANITARY DRAINAGE

**SECTION 715.1 SANITARY DRAINAGE; BACKWATER VALVES; SEWAGE BACKFLOW** is amended to read as follows:

All structures connected to a public sewer system shall be protected by an approved backwater valve.

**ANY AND ALL REFERENCES TO THE INTERNATIONAL FIRE CODE ARE HEREBY AMENDED TO READ:**

**"INTERNATIONAL FIRE CODE, 2003 EDITION".**

## PART II FINDINGS AND DECLARATION

The Town Council of Jerome, Arizona specifically and expressly finds and declares that the nature and uniqueness of the climate, terrain, and location does necessitate and demand specific amendments to the International Plumbing Code, 2003 Edition, which are stated in this ordinance.

The provisions of this ordinance and the code it incorporates are hereby declared to be several, and if any section, sentence, clause, or phrase of this ordinance shall, for any reason, be held to be invalid or unconstitutional, such decisions shall not affect the remaining sections, sentences, clauses, or phrases of this ordinance, but they shall remain in effect, it being the legislative intent that this ordinance shall stand notwithstanding the validity of any part thereof.

## PART III EFFECTIVE DATE

This ordinance shall take effect and be in force on the 9 day of July 2009.

Presented by:

  
Fire Chief of Building Official

Approved as to form by:

  
Mayor / Council

## ORDINANCE 358

AN ORDINANCE OF THE TOWN COUNCIL OF JEROME, ARIZONA REPEALING ORDINANCE 254 RELATING TO THE MECHANICAL CODE FOR THE INCORPORATED AREAS OF JEROME IN ITS ENTIRETY AND PROVIDING FOR ADOPTION OF THE INTERNATIONAL MECHANICAL CODE, 2003 EDITION.

TOWN OF JEROME, ARIZONA DOES ORDAIN AS FOLLOWS:

Jerome Town Ordinance 254 is hereby repealed in its entirety and replaced with the following:

## **PART I ADOPTION**

### **INTERNATIONAL MECHANICAL CODE, 2003 EDITION, ADOPTED BY REFERENCE**

There is hereby adopted by reference, that certain document known as **INTERNATIONAL MECHANICAL CODE, 2003 Edition and Appendix "A"**, thereof as copyrighted by the International Code Council, Inc. Said document is hereby adopted as the Mechanical Code for the incorporated areas of Jerome providing **INTERNATIONAL MECHANICAL CODE, 2003 Edition** for the regulating, installation and maintenance of heating, ventilating, cooling and refrigeration systems, and each and all such regulations, provisions, conditions and terms of the **INTERNATIONAL MECHANICAL CODE and Appendix "A"** are hereby referred to, adopted and made a part hereof as though fully set forth herein, excepting such portions as are hereinafter deleted, modified or amended.

#### **CHAPTER 1 ADMINISTRATIVE**

##### **SECTION 101-- GENERAL**

**SECTION 101.** -- **TITLE** is amended by the insertion of "Town of Jerome".

**SECTION 102 THROUGH SECTION 109** amended by deletion in its entirety and replacement with the requirements of the Town of Jerome Administrative Code, 2003 Edition, as adopted, and as may be amended from time to time.

#### **CHAPTER 2 DEFINITIONS**

**Section 202-- DEFINITION; GENERAL DEFINITIONS; CODE OFFICIAL** is hereby amended by adding the following sentence, to read as follows:

The Code Official shall be the Building Official as defined in the Town of Jerome Administrative Code.

#### **CHAPTER 3 GENERAL REGULATIONS**

**Section 301.2-- GENERAL REGULATIONS; GENERAL; ENERGY UTILIZATION** is hereby deleted.

**Section 304.3-- ENTITLED "GENERAL REGULATIONS; INSTALLATION; ELEVATION OF IGNITION SOURCE** is hereby amended by adding an exception thereto, to read as follows:

Exception: Clothes dryers installed in private garages.

**ANY AND ALL REFERENCES TO THE INTERNATIONAL FIRE CODE ARE HEREBY AMENDED TO READ:**

***"INTERNATIONAL FIRE CODE, 2003 EDITION"***

## **PART II FINDINGS AND DECLARATION**

The Town Council of Jerome, Arizona specifically and expressly finds and declares that the nature and uniqueness of the climate, terrain, and location does necessitate and demand specific amendments to the International Mechanical Code, 2003 Edition, which are stated in this ordinance.

The provisions of this ordinance and the code it incorporates are hereby declared to be several, and if any section, sentence, clause, or phrase of this ordinance shall, for any reason, be held to be invalid or unconstitutional, such decisions shall not affect the remaining sections, sentences, clauses, or phrases of this ordinance, but they shall remain in effect, it being the legislative intent that this ordinance shall stand notwithstanding the validity of any part thereof.

**PART III EFFECTIVE DATE**

This ordinance shall take effect and be in force on the 9 day of July 2009.

Presented by:

*Russell Bl...*  
Fire Chief or Building Official

Approved as to form by:

*Al Palmieri*  
Mayor / Council

**ORDINANCE 358**

AN ORDINANCE OF THE TOWN COUNCIL OF JEROME, ARIZONA REPEALING ORDINANCE 254 RELATING TO THE ELECTRICAL CODE FOR THE INCORPORATED AREAS OF THE TOWN OF JEROME IN ITS ENTIRETY AND PROVIDING FOR THE ADOPTION OF THE NATIONAL ELECTRICAL CODE, 2002 EDITION.

THE TOWN COUNCIL OF JEROME, ARIZONA DOES ORDAIN AS FOLLOWS:

Jerome Ordinance 254 is hereby repealed in its entirety, and replaced with the following:

**PART I ADOPTION**

**NATIONAL ELECTRICAL CODE, 2002 EDITION, ADOPTED BY REFERENCE**

There is hereby adopted by reference the **National Electrical Code, 2002 Edition** that certain document as copyrighted by the National Fire Protection Association. Said document is hereby adopted as the Electrical Code for the incorporated areas of Jerome, Arizona for regulating the installation, maintenance, operation and repair of all electric wiring and electrical apparatus of any nature whatsoever, whether inside or outside of any building or structure and each and all such regulations, provisions, penalties, conditions and terms of the **National Electrical Code, 2002 Edition** are hereby referred to, adopted, and made a part thereof as through fully set forth herein, excepting such portions as are hereinafter deleted, modified or amended.

**ARTICLE 90  
INTRODUCTION**

**Section 90-1 (a)-- Purpose** is amended by the addition of a second paragraph to read as follows:

Any and all electrical work for light, heat, power or any other purposes shall be installed in conformity with the rules and regulations as set forth in this Code and that document titled the **National Electrical Code, 2002 Edition**, and in conformity with the rules and regulations as set forth by the Building Official.

**Section 90-1-- Purpose** is amended by the addition of new subparagraph (d) to read as follows:

**90-1 (d) ADMINISTRATION AND ENFORCEMENT**---For the purpose of administration and enforcement of the requirements of this code and amendments thereto, the provisions of the Town of

Jerome Administrative Code, 2003 Edition as adopted by separate ordinance, and as may be amended from time to time, shall apply.

**CHAPTER 2  
WIRING AND PROTECTION**

**ADD NEW SECTION 230-63** to read as follows:

**SECTION--230-63 -- Location.** All service rated 1000 amperes or more located inside a building shall be enclosed within a room or space separated from the rest of the building by not less than a one-hour occupancy separation.

**CHAPTER 8  
COMMUNICATION SYSTEMS**

**Chapter 8 COMMUNICATION SYSTEMS** is amended by the deletion of this chapter in its entirety.

**PART II FINDINGS AND DECLARATION**

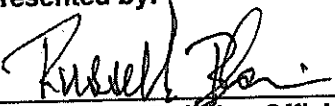
The Town Council of Jerome, Arizona specifically and expressly finds and declares that the nature and uniqueness of the climate, terrain, and location does necessitate and demand specific amendments to the National Electric Code, 2002 Edition, which are stated in this ordinance.

The provisions of this ordinance and the code it incorporates are hereby declared to be several, and if any section, sentence, clause, or phrase of this ordinance shall, for any reason, be held to be invalid or unconstitutional, such decisions shall not affect the remaining sections, sentences, clauses, or phrases of this ordinance, but they shall remain in effect, it being the legislative intent that this ordinance shall stand notwithstanding the validity of any part thereof.

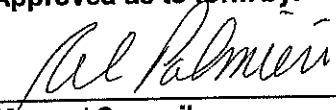
**PART III EFFECTIVE DATE**

This ordinance shall take effect and be in force on the 9 day of July 2009.

Presented by:

  
\_\_\_\_\_  
Fire Chief or Building Official

Approved as to form by:

  
\_\_\_\_\_  
Mayor / Council

**ORDINANCE 358**

AN ORDINANCE OF THE TOWN COUNCIL OF JEROME, ARIZONA REPEALING ORDINANCE 254 RELATING TO THE INTERNATIONAL FUEL GAS CODE FOR THE INCORPORATED AREAS OF THE TOWN OF JEROME IN ITS ENTIRETY AND PROVIDING FOR THE ADOPTION OF THE INTERNATIONAL FUEL GAS CODE, 2003 EDITION.

THE TOWN COUNCIL OF JEROME, ARIZONA DOES ORDAIN AS FOLLOWS:

Jerome Town Ordinance 254 is hereby repealed in its entirety, and replaced with the following:



## **PART I ADOPTION**

### **INTERNATIONAL FUEL GAS CODE 2003 Edition, ADOPTED BY REFERENCE**

There is hereby adopted by reference, that certain document known as **INTERNATIONAL FUEL GAS CODE, 2003 Edition** and Appendix "A", "B", "C" and "D", thereof as copyrighted by the International Code Council, Inc. Said document is hereby adopted as the **INTERNATIONAL FUEL GAS CODE** for the incorporated areas of Jerome, Arizona providing for the regulating, installation and maintenance of fuel gas piping systems, fuel gas utilization equipment and related accessories. And each and all such regulations, provisions, conditions and terms of the **INTERNATIONAL FUEL GAS CODE and Appendix "A", "B", "C" and "D"**, are hereby referred to, adopted and made a part hereof as though fully set forth herein, excepting such portions as are hereinafter deleted, modified or amended.

#### **CHAPTER 1 ADMINISTRATIVE**

**SECTION 101.1-- TITLE** is amended by the insertion of **Town of Jerome**.

**SECTION 102 THROUGH SECTION 109** amended by deletion in its entirety and replacement with the requirements of the **Town of Jerome Administrative Code, 2003 Edition**, as adopted, and as may be amended from time to time.

#### **CHAPTER 2 DEFINITIONS**

**SECTION 202--DEFINITION; GENERAL DEFINITIONS; Code official** is hereby amended by adding the following sentence:

The Code Official shall be the Building Official as defined in the International Building Code.

**SECTION 202--DEFINITION; GENERAL DEFINITIONS; APPLIANCE** is hereby amended to read as follows:

A device or apparatus that is manufactured and designed to utilize energy and for which this code provides specific requirements.

**SECTION 202--DEFINITION; GENERAL DEFINITIONS; EQUIPMENT** is hereby amended to read as follows:

All piping, ducts, vents, control devices and other components of systems other than appliances which are permanently installed and integrated to provide control of environmental conditions for buildings. This definition shall also include other systems specifically regulated in this code.

#### **CHAPTER 3 GENERAL REGULATIONS**

**SECTION 305.3--GENERAL REGULATIONS; INSTALLATION; ELEVATION OF IGNITION SOURCE** is hereby amended by adding the following exception thereto, to read as follows:

Exception: Clothes dryers installed in private garages.

#### **CHAPTER 4 GAS PIPING INSTALLATIONS**

**SECTION 404.9-- MINIMUM BURIAL DEPTH** is amended by adding the following sentence to the end of the section:

Underground ferrous gas piping shall be electrically isolated from the rest of the gas system with listed or approved isolation fittings installed a minimum six (6) inches above grade.

**SECTION 409.1.3--GAS PIPING INSTALLATIONS; SHUTOFF VALVES; ACCESS TO SHUTOFF VALVES** is

hereby amended by adding a second sentence thereto, to read as follows:

All buildings shall be provided with a shutoff valve located at the building on the downstream side of the gas meter.

**ANY AND ALL REFERENCES TO THE INTERNATIONAL FIRE CODE ARE HEREBY AMENDED TO READ:  
"INTERNATIONAL FIRE CODE, 2003 EDITION".**

## **PART II FINDINGS AND DECLARATION**

The Town Council of Jerome, Arizona specifically and expressly finds and declares that the nature and uniqueness of the climate, terrain, and location does necessitate and demand specific amendments to the International Fuel Gas Code, 2003 Edition, which are stated in this ordinance.

The provisions of this ordinance and the code it incorporates are hereby declared to be several, and if any section, sentence, clause, or phrase of this ordinance shall, for any reason, be held to be invalid or unconstitutional, such decisions shall not affect the remaining sections, sentences, clauses, or phrases of this ordinance, but they shall remain in effect, it being the legislative intent that this ordinance shall stand notwithstanding the validity of any part thereof.

## **PART III EFFECTIVE DATE**

This ordinance shall take effect and be in force on the 9 day of July 2009.

Presented by:

  
Fire Chief or Building Official

Approved as to form by:

  
Mayor / Council

## **ORDINANCE 358**

AN ORDINANCE OF THE TOWN COUNCIL OF JEROME, ARIZONA REPEALING ORDINANCE 254 RELATING TO THE ABATEMENT OF DANGEROUS BUILDINGS FOR THE INCORPORATED AREA OF THE TOWN OF JEROME IN ITS ENTIRETY AND PROVIDING FOR THE ADOPTION OF THE INTERNATIONAL PROPERTY MAINTENANCE CODE, 2003 EDITION as AMENDED HEREINAFTER.

THE TOWN COUNCIL OF JEROME, ARIZONA DOES ORDAIN AS FOLLOWS, PURSUANT TO ARS 11-268, A:

Jerome Town Ordinance 254 is hereby repealed in its entirety and replaced with the following:

## **PART I ADOPTION**

**INTERNATIONAL PROPERTY MAINTENANCE CODE, 2003 EDITION AS ADOPTED BY REFERENCE.**

There is hereby adopted by reference, that certain document known as the **INTERNATIONAL PROPERTY MAINTENANCE CODE, 2003 EDITION** as copyrighted by the International Code Council. Said document is hereby adopted as the Property Maintenance Code for the control of building and structures as herein provided: and each and all of the regulations, provisions, penalties, conditions and

terms of said **PROPERTY MAINTENANCE CODE** are hereby referred to, adopted and made part hereof, as if fully set out in this ordinance, with the additions, insertions, deletions and changes, if any, prescribed is of this ordinance thereto are hereby referred to, adopted, and made a part hereof as though fully set forth herein, excepting such portions as are hereinafter deleted, modified, or amended.

At least three (3) copies of the aforesaid code and amendments shall be filed in the office of the Town of Jerome to be made available for public use and inspection.

## **CHAPTER 1 ADMINISTRATION**

### **101.1--TITLE AMENDED BY THE INSERTION OF TOWN OF JEROME**

#### **101.1--Title.**

These regulations shall be known as the **PROPERTY MAINTENANCE CODE** of Town of Jerome, hereinafter referred to as "this code".

### **102.3-- APPLICATION OF OTHER CODES IS AMENDED** by addition of International Residential Code

**SECTION 103.1 General.** Omit Code Official and substitute Building Official. Add: All references to the Code Official shall mean Building Official.

**SECTION 103.5 Fees.** Delete in its entirety.

**SECTION 106-- Violation** is amended by deletion in its entirety and replacement with the requirements of the Town of Jerome Administrative Code, 2003 Edition, as adopted, and as may be amended from time to time.

## **CHAPTER 2 DEFINITIONS**

Where terms are not defined in this code and are defined in the International Building Code, International Residential Code, International Fire Code, International Plumbing Code, International Mechanical Code, ASME A 17.1 or the ICC Electrical Code, such terms shall have the meanings ascribed to them as in those codes.

**SECTION 202-- DEFINITIONS** is amended by deletion of code official and replacement with Building Official.

## **CHAPTER 3 GENERAL REQUIREMENTS**

**Section 302.3-- Sidewalks and Driveway** is amended by deletion in its entirety.

**Section 302.4 - Weeds.** Delete the period after "Weeds" and add a comma. Delete the first three sentences, and add the following: bushes, trees and other vegetation. All exterior property areas shall be kept free from dry vegetation, tumbleweeds, weeds, bushes, tall grass and trees which present a visual blight upon the area, which may harbor insects or rodent infestations, or which is or may likely become a fire hazard or otherwise threaten the health and safety or the economic welfare of adjacent property owners or occupants. It is the responsibility of the owner or occupants to cut or remove grass and weeds in excess of ten inches (10") high throughout the property unless the Building Official, in consultation with the Fire Code Official or his designee, determines that it is not practical to do so on some or all of the property.

**Section 302.4.1 Dangerous Trees.** All exterior areas shall be kept clear of trees that may cause a danger. The following criterion shall apply:

1. Tree dead or near dead and is likely to fall.
2. Tree is overhanging a public or private way so as to be in the path of vehicles and/or pedestrians.
3. Tree has an infectious disease, parasites or insects.
4. Tree has become a danger to overhead electrical wiring.

**Section 302.8 -- Motor Vehicles.** Add after "premises." Except when completely enclosed by an opaque fence at least six (6') high. Add after "dismantled." Any vehicle having one or more flat tires for more than 96 consecutive hours shall be considered inoperable.

**Section 304.2-- Protective treatment** is amended by deletion in its entirety

**Section 304.13-- Window, skylight and door frames** is amended by deletion in its entirety

**Section 304.14-- Insect screens** is amended by deletion in its entirety

**Section 304.15-- Doors** is amended by deletion in its entirety

**Section 304.16-- Basement Hatchways** is amended by deletion in its entirety

**Section 304.17-- Guards for Basement Windows** is amended by deletion in its entirety

**Section 304.18-- Building Security** is amended by deletion in its entirety

**Section 305.3-- Interior Surfaces** is amended by deletion in its entirety.

**Section 305.6-- Interior Doors** is amended by deletion in its entirety.

#### **CHAPTER 4 LIGHT VENTILATION AND OCCUPANCY LIMITATIONS.**

**Chapter 4** is amended by deletion in its entirety.

#### **CHAPTER 5 PLUMBING FACILITIES AND FIXTURE REQUIREMENTS**

**Section 507.1 – Storm Drainage** Add after "public" or private.

#### **CHAPTER 6 MECHANICAL AND ELECTRICAL REQUIREMENTS**

**Section 602.3 – Heat supply.** Delete after "from" [DATE] to [DATE] and substitute "October through April".

**Section 602.4 - Occupiable work spaces.** Delete [DATE] to [DATE] and substitute "October through April".

**Section 604.2-- Service** is amended by deletion of ICC Electrical Code and replaced with National Electrical Code 2002, Edition.

### **PART II FINDINGS AND DECLARATION**

The Town Council of Jerome, Arizona specifically and expressly finds and declares that the nature and uniqueness of the climate, terrain, and location does necessitate and demand specific amendments to the,

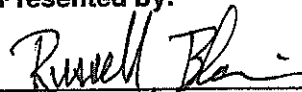
International Property Maintenance Code 2003, Edition, which are stated in this ordinance.

The provisions of this ordinance and the code it incorporates are hereby declared to be several, and if any section, sentence, clause, or phrase of this ordinance shall, for any reason, be held to be invalid or unconstitutional, such decisions shall not affect the remaining sections, sentences, clauses, or phrases of this ordinance, but they shall remain in effect, it being the legislative intent that this ordinance shall stand notwithstanding the validity of any part thereof.

### **PART III EFFECTIVE DATE**

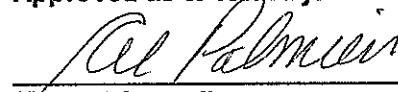
The ordinance shall take effect and be in force on the 9 day of July 2009.

Presented by:



Fire Chief or Building Official

Approved as to form by:



Mayor / Council

## **ORDINANCE 358**

AN ORDINANCE OF THE TOWN COUNCIL OF JEROME, ARIZONA REPEALING ORDINANCE 254 RELATING TO THE TOWN OF JEROME GRADING CODE FOR THE INCORPORATED AREAS OF TOWN OF JEROME IN ITS ENTIRETY, PERTAINING TO ALL ASPECTS OF GRADING ON PRIVATE PROPERTY AND PROVIDING FOR THE TOWN OF JEROME GRADING CODE, 2003 EDITION.

THE TOWN COUNCIL OF JEROME, ARIZONA DOES ORDAIN AS FOLLOWS

Jerome Town Ordinance 254 is hereby repealed in its entirety

### **PART I ADOPTION**

#### **TOWN OF JEROME GRADING ORDINANCE CODE, 2003 Edition**

There is hereby adopted the Appendix 33 of the 1997 Edition Uniform Building Code as amended to become the **Grading Ordinance, 2003 Edition**, Said document is hereby adopted as the Grading ordinance for the incorporated areas of Town of Jerome set forth rules and regulations to control excavation, grading, and earthwork construction, including fills and embankments. **Town of Jerome Administrative Code, 2003 Edition** establishes the administrative procedure for issuance of permits and provides for approval of plans and inspection of grading construction and inspection thereof; and providing for severability and each and all conditions and terms of the Town of Jerome Grading Ordinance, 2003 Edition,

At least three copies (3) copies of the aforesaid code and amendments shall be filed in the office of the Town Hall for public use.

#### **SECTION 101-- TITLE, PURPOSE AND SCOPE**

**101.1-- Title.** These regulations are known as the **Town of Jerome Grading Code, 2003 Edition** and shall be referred to herein as "this ordinance."

**101.2-- Purpose.** The purpose of this ordinance is to safeguard life, limb, property and the public welfare by regulating grading on private property.

**101.3-- Scope.** This ordinance sets forth rules and regulations to control excavation, grading and earthwork construction, including fills and embankments; establishes the administrative procedure for issuance of permits; and provides for approval of plans and inspection of grading construction.

Town of Jerome Administrative Code, 2003 Edition establishes the administrative procedure for issuance of permits and provides for approval of plans and inspection of grading construction and inspection thereof.

**101.3.1--Exemptions.** Except as specifically limited or exempted this ordinance and the technical codes shall apply to all grading within the incorporated areas of the Town of Jerome.

1. Federal Land. Private development on Federal land shall not be exempted.
2. Indian Tribal land.
3. Items. Pursuant to ARS 11-865

1. Construction or operation incidental to construction and repair to irrigation and drainage ditches or appurtenances thereto, of regularly constituted districts or reclamation districts, or to farming, dairying, agriculture, viticulture, horticulture or stock or poultry raising, or clearing or other work upon land in rural areas for fire prevention purposes.

2. Devices used in manufacturing, processing or fabricating normally considered as involved in industry and construction, operation and maintenance of electric, gas or other public utility systems operated by public service corporations operating under a franchise or certificate of convenience and necessity.

**The standards listed below are recognized standards.**

ASTM D 1557, Moisture-density Relations of Soils and Soil Aggregate Mixtures

ASTM D 1556, In Place Density of Soils by the Sand-Cone Method

1.3 ASTM D 2167, In Place Density of Soils by the Rubber-Balloon Method

1.4 ASTM D 2937, In Place Density of Soils by the Drive-Cylinder Method

1.5 ASTM D 2922 and D 3017, In Place Moisture Content and Density of Soils by Nuclear Methods

## **SECTION 106 -- PERMITS REQUIRED**

**106.1-- Permits Required.** Except as specified in Section 106.2 of this section, no person shall do any grading without first having obtained a grading permit from the Building Official.

**106.1.1** – Prior to issuance of a grading permit, except as specified in section 106.2 of this section and as specified in Arizona Pollutant Discharge Elimination System (AZPDES) GENERAL PERMIT No. AZG2003-001, Part III Section B, operators construction activities that disturb 1 acre or greater are required to submit a Notice of Intent (NOI) to obtain authorization under Arizona Department of Environmental Qualities (ADEQ), AZPDES General Permit No. AZG2003-01. Operators of construction activities that disturb less than 1 acre but are part of a larger development must also submit a Notice of Intent (NOI). A copy of the Notice of Intent (NOI) submitted to ADEQ must be provided to Town of Jerome.

**106.2-- Exempted Work.** A grading permit is not required for the following:

1. An excavation below finished grade for basements and footings of a building, retaining wall or other structure authorized by a valid building permit. This shall not exempt any fill made with the material from such excavation or exempt any excavation having an unsupported height greater than 5 feet after the completion of such structure.
2. Cemetery graves.
3. Refuse disposal sites controlled by other regulations.
4. Excavations for wells or tunnels or utilities.
5. Mining, quarrying, excavating, processing or stockpiling of rock, sand, gravel, aggregate or clay where established and provided for by ARS 11-865, provided such operations do not affect the lateral support, increase the stresses in, or pressure upon any adjacent or contiguous property.
6. Exploratory excavations under the direction of soil engineers or engineering geologists.
7. An excavation that (1) is less than 2 feet in depth or (2) does not create a cut slope greater than 5 feet in height and steeper than 1 unit vertical in 1-1/2 units horizontal (66.7% slope) and less than 1 acre in area.
8. Fill less than 1 foot in depth and placed on natural terrain with a slope flatter than 1 unit vertical in 5 units horizontal (20% slope), or less than 3 feet in depth and less than 1 acre in area.
9. Fill not intended to support structures that does not exceed 50 cubic yards on any one lot less than 1 acre in size and does not obstruct a drainage course.

**Exemption from the permit requirements of this ordinance shall not be deemed to grant authorization for any work to be done in violation of the provisions of this ordinance or any other laws or ordinances of this jurisdiction.**

**Section 107-- HAZARDS.** Whenever the Building Official determines that any existing excavation or embankment or fill on private property has become a hazard to life and limb, endangers property, adversely affects the safety, use or stability of a public way or drainage channel. The owner, or agent in control of said property on which the excavation or fill is located upon receipt of notice in writing from the Building Official, shall within the period specified therein repair or eliminate such excavation or embankment to eliminate the hazard and to be in conformance with the requirements of this ordinance.

**SECTION 108 -- DEFINITIONS.** For the purposes of this appendix, the definitions listed hereunder shall be construed as specified in this section.

**APPROVAL** shall mean that the proposed work or completed work conforms to this chapter in the opinion of the Building Official.

**AS GRADED** is the extent of surface conditions on completion of grading.

**BEDROCK** is in-place solid rock.

**BENCH** is a relatively level step excavated into earth material on which fill is to be placed.

**BEST MANAGEMENT PRACTICES (BMP) INCLUSIVE DEFINITION** means schedules of activities, prohibitions of practices, maintenance procedures, and other management practices to prevent or reduce the pollution of the municipal separate storm sewer systems (MS4) and waters of the United States.

**BEST MANAGEMENT PRACTICES (BMP) CONSTRUCTION DEFINITION** A BMP is a method used to prevent or control stormwater runoff and the discharge of pollutants, including sediment, into local water bodies. Silt fences, inlet protection, and site-stabilization techniques are typical BMPs on a construction site.

**BORROW** is earth material acquired from, an off-site location, for use in grading on a site.

**CIVIL ENGINEER** is a professional engineer registered in the state, to practice, in the field of civil works.

**CIVIL ENGINEERING** is the application of the knowledge of the forces of nature, principles of mechanics and the properties of materials to the evaluation, design and construction of civil works.

**COMPACTION** is the densification of a fill by mechanical means.

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**EARTH MATERIAL** is any rock, natural soil, fill, or any combination thereof.

**ENGINEERING GEOLOGIST** is a geologist experienced and knowledgeable in engineering geology.

**ENGINEERING GEOLOGY** is the application of geologic knowledge and principles in the investigation and evaluation of naturally occurring rock and soil for use in the design of civil works.

**EROSION** is the wearing away of the ground surface as a result of the movement of wind, water or ice.

**EXCAVATION** is the mechanical removal of earth material.

**FILL** is a deposit of earth material placed by artificial means.

**GEOTECHNICAL ENGINEER.** See "soils engineer."

**GRADE** is the vertical location of the ground surface.

**Existing Grade** is the grade prior to grading.

**Finish Grade** is the final grade of the site that conforms to the approved plan.

**Rough Grade** is the stage at which the grade approximately conforms to the approved plan.

**GRADING** is any excavating, filling, or combination thereof.

**KEY** is a designed compacted fill placed in a trench excavated in earth material beneath the toe of a proposed fill slope.

**NOTICE OF INTENT (NOI)** Means the Notice of Intent that is required by the Arizona Department of Environmental Quality (ADEQ) stormwater construction general permit. Operators of construction activities that disturb 1 acre or greater are required to submit a Notice of Intent, or NOI to obtain authorization under this general permit. Operators of construction activities that disturb less than 1 acre but are part of a larger development must also submit an NOI.

**PROFESSIONAL INSPECTION** is the inspection required by this code to be performed by the civil engineer, soils engineer or engineering geologist. Such inspections include that performed by persons supervised by such engineers or geologists and shall be sufficient to form an opinion relating to the conduct of the work.

**SITE** is any lot or parcel of land or contiguous combination thereof, under the same ownership, where grading is performed or permitted.

**SLOPE** is an inclined ground surface the inclination of which is expressed as a ratio of horizontal distance to vertical distance.

**SOIL** is naturally occurring superficial deposits overlying bedrock.

**SOILS ENGINEER (GEOTECHNICAL ENGINEER)** is an engineer experienced and knowledgeable in the practice of soils engineering (geo-technical) engineering.

**SOILS ENGINEERING (GEOTECHNICAL ENGINEERING)** is the application of the principles of soils mechanics in the investigation, evaluation and design of civil works involving the use of earth materials and the inspection or testing of the construction thereof.

**STORM WATER POLLUTION PREVENTION PLAN (SWPPP)** Means a plan required by a permit to discharge storm water associated with a construction activity, and which describes and ensures the implementation of practices that are to be used to reduce the pollutants in storm water discharges associated with construction activities.

**TERRACE** is a relatively level step constructed in the face of a graded slope surface for drainage and maintenance purposes

## **SECTION 109 -- GRADING PERMIT REQUIREMENTS**

**109.1-- Permits Required.** Except as exempted in Section 106 of this code, no person shall do any grading without first obtaining a grading permit from **the Town of Jerome Building Department**. A separate permit shall be obtained for each site, and covers both excavations and fills.

**109.2-- Application.** The provisions of the Town of Jerome Administrative Code are applicable to grading. Additionally, the application shall state the estimated quantities of work involved.

**109.3-- Grading Designation.**

1. Grading in excess of 50 cubic yards shall be performed in accordance with the approved grading plan prepared by a civil engineer, and shall be designated as "engineered grading."
2. .

**109.4--Engineered Grading Requirements:** Application for a grading permit shall be accompanied by two sets of plans, specifications, a Stormwater Pollution Prevention Plan (SWPPP) if applicable and supporting data consisting of a soils engineering report and engineering geology report. The plans and specifications shall be prepared and signed by an individual licensed by the state to prepare such plans or specifications when required by the Building Official.

Specifications shall contain information covering construction and material requirements.

Plans shall be drawn to scale upon substantial paper or cloth and shall be of sufficient clarity to indicate the nature and extent of the work proposed. Plans shall show in detail that they will conform to the provisions of this ordinance and all relevant laws, ordinances, rules and regulations. The first sheet of each set of plans shall give location of the work, the name and address of the owner, and the person by whom they were prepared.

The plans shall include the following information:

1. General vicinity of the proposed site.
2. Property limits and accurate contours of existing ground and details of terrain and area drainage.
3. Limiting dimensions, elevations or finish contours to be achieved by the grading, and proposed drainage channels and related construction.
4. Detailed plans are to be provided of all surface and subsurface drainage devices, walls, cribbing, dams and other protective devices to be constructed. Detailed plans are to include as a part of, the proposed work, a map showing the drainage area and the estimated runoff of the area served by any drains.
5. Location of any buildings or structures on the property and on land of adjacent owners that are within 15 feet of the property where the work is to be performed that may be affected by the proposed grading operations.
6. Recommendations included in the soils engineering report and the engineering geology report shall be incorporated in the grading plans or specifications. When approved by the Building Official, specific recommendations contained in the soils engineering report and the engineering geology reports, which are applicable to grading, may be included by reference.
7. The dates of the soils engineering and engineering geology reports together with the names, addresses and phone numbers of the firms or individuals who prepared the reports.
8. The Storm Water Pollution Prevention Plan (SWPPP) if applicable.
  1. The Storm Water Pollution Prevention Plan should include all erosion and sediment control measures necessary to meet the objectives of the (ADEQ) Arizona Department of Environmental Qualities (AZPDES General permit No. AZG2003-001) regulations throughout all phases of construction and after completion of development of the site.

**109.5--Soils Engineering Report.** The soils engineering report required by Section 109.4 shall include data regarding the nature, distribution and strength of existing soils. The soils engineering report shall include conclusions and recommendations for grading procedures and design criteria for corrective measures, including buttress fills, when necessary. Report shall include the soils engineering opinion on adequacy for the intended use of sites to be developed by the proposed grading as affected by soils engineering factors, including the stability of slopes.

**109.6--Engineering Geology Report.** The engineering geology report required by Section 109.4 shall include an adequate description of the geology of the site, conclusions and recommendations regarding the effect of geologic conditions on the proposed development. Report shall include opinion on the adequacy for the intended use of sites to be developed by the proposed grading, as affected by geologic factors.

**109.7--Liquefaction Study.** The Building Official may require a geotechnical investigation in accordance with the International Building Code Foundation and Retaining Wall provisions. When during the course of an investigation, all of the following conditions are discovered, the report shall address the potential for liquefaction:

1. Shallow ground water, 50 feet or less.
2. Unconsolidated sandy alluvium.

**109.9--Issuance.** The provisions of Section 109.4 are applicable to grading permits. The Building Official may require that grading operations and project designs be modified if delays occur which incur weather-generated problems not considered at the time the permit was issued.

The Building Official may require professional inspection and testing by the soils engineer. When the Building Official has cause to believe that geologic factors may be involved, the grading will be required to conform to engineered grading.

## **SECTION 110 - GRADING FEES**

**110.1--General.** Fees shall be assessed in accordance with the provisions of this section or shall be as set forth in the Valuation & Fees Resolution Schedule adopted by the Town Council of Jerome.

**110.2--Plan Review Fees.** When plans or other data are required to be submitted, a plan review fee shall be paid at the time of submitting plans and specifications for review. Said plan review fee shall be as set forth in Valuation & Fees Resolution Schedule.

Separate plan review fees shall apply to retaining walls or major drainage structures as required elsewhere in this code. For excavation and fill on the same site the fee shall be based on the volume of excavation or fill, whichever is greater.

**110.3--Grading Permit Fees.** A fee for each grading permit shall be paid to the Building Official as set forth in the Valuation & Fees Resolution Schedule. Separate permits and fees shall apply to retaining walls or major drainage structures as required elsewhere in this code. There shall be no separate charge for standard terrace drains and similar facilities.

## **SECTION 111--BONDS.**

**111--BONDS** The Building Official, may require bonds in such form and amounts as may be deemed necessary, to ensure that the work be completed in accordance with the approved plans and specifications to eliminate hazardous conditions.

In lieu of a surety bond, the applicant may file a cash bond or instrument of credit with the Town of Jerome Building Department in an amount equal to that which would be required in the surety bond.

## SECTION 112--CUTS

**112.1--General.** Unless otherwise recommended in the approved soils engineering or engineering geology report, cuts shall conform to the provisions of this section.

In the absence of an approved soils engineering report, these provisions may be waived for minor cuts not intended to support structures.

**112.2--Slope.** The slope of cut surfaces shall not be steeper than 1 unit vertical in 2 units horizontal (50% slope) or shall not be steeper than is safe for the intended use, unless the permittee furnishes a soils engineering or an engineering geology report, stating that the site has been investigated. The report shall include an opinion of the engineer that the cut at a steeper slope will be stable and not create a hazard to public or private property.

## SECTION 113 - FILLS

**113.1--General.** Unless otherwise recommended in the approved soils engineering report, fills shall conform to the provisions of this section.

In the absence of an approved soil engineering report, these provisions may be waived for minor fills not intended to support structures.

**113.2--Preparation of Ground.** Fill slopes shall not be constructed on natural slopes steeper than 1 unit vertical in 2 units horizontal (50% slope). The ground surface shall be prepared to receive fill; by removing vegetation, non-complying fill, topsoil and other unsuitable materials scarifying to provide a bond with the new fill.

Where determined by the soils engineer, slopes that are steeper than 1 unit vertical in 5 units horizontal (20% slope) and the height is greater than 5 feet, benching into sound bedrock or other competent material shall be provided. The bench under the toe of a fill on a slope steeper than 1 unit vertical in 5 units horizontal (20% slope) shall be at least 10 feet wide. The area beyond the toe of fill shall be sloped for sheet overflow or a paved drain shall be provided. When fill is to be placed over a cut, the bench under the toe of fill shall be at least 10 feet wide. The cut shall be made before placing the fill and acceptance by the soils engineer or engineering geologist or both as a suitable foundation for fill.

**113.3--Fill Material.** Detrimental amounts of organic material shall not be permitted in fills. Except as permitted by the Building Official, no rock or similar irreducible material with a maximum dimension greater than 12 inches shall be buried or placed in fills.

**EXCEPTION:** The Building Official may permit placement of larger rock when the soils engineer properly devises a method of placement, and continuously inspects its placement and approves the fill stability.

The following conditions shall also apply:

1. Prior to issuance of the grading permit, potential rock disposal areas shall be delineated on the grading plan.
2. Rock sizes greater than 12 inches in maximum dimension shall be (10 feet) or more below grade, measured vertically.
3. Rocks shall be placed to assure filling of all voids with well-graded soil.

**113.4--Compaction.** All fills shall be compacted to a minimum of 90 percent of maximum density.

**113.5--Slope.** The slope of fill surfaces shall be no steeper than is safe for the intended use. Fill slopes shall be no steeper than 1 unit vertical in 2 units horizontal (50% slope).

## **SECTION 114 -- SETBACKS**

**114.1--General.** Cut and fill slopes shall be set back from site boundaries in accordance with this section. Setback dimensions shall be horizontal distances measured perpendicular to the site boundary. Setback dimensions shall be as shown in International Building Code Chapter 18 Figure 1805.3.1

**114.2--Top of Cut Slope.** The top of cut slopes shall not be made nearer to a site boundary line than one fifth of the vertical height of cut with a minimum of 2 feet and a maximum of 10 feet. The setback may need to be increased for any required interceptor drains.

**114.3--Toe of Fill Slope.** The toe of fill slope shall be made not nearer to the site boundary line than one half the height of the slope with a minimum of 2 feet and a maximum of 20 feet. Where a fill slope is to be located near the site boundary and the adjacent off-site property is developed, the Building Official may deem necessary special precautions be incorporated in the work as to protect the adjoining property from damage as a result of such grading. These precautions may include but are not limited to:

1. Additional setbacks.
2. Provision for retaining or slough walls.
3. Mechanical or chemical treatment of the fill slope surface to minimize erosion.
4. Provisions for the control of surface waters.

**114.4--Modification of Slope Location.** The Building Official may approve alternate setbacks. The Building Official may require an investigation and recommendation by a qualified engineer or engineering geologist to demonstrate that the intent of this section has been satisfied.

## **SECTION 115-- Drainage and Terracing**

**115.1--General.** Unless otherwise indicated on the approved grading plan, drainage facilities and terracing shall conform to the provisions of this section for cut or fill slopes steeper than 1 unit vertical in 3 units horizontal (33.3% slope).

**115.2--Terrace.** Terraces to control surface drainage and debris shall be a minimum of 6 feet in width and shall be provided at a maximum of 30-foot vertical intervals on all cut or fill slopes. Except where only one terrace is required, it shall be at mid-height. For cut or fill slopes greater than 60 feet and up to 120 feet in vertical height, one terrace at approximately mid-height shall be 12 feet in width. Terrace widths and spacing for cut and fill slopes greater than 120 feet in height shall be designed by the civil engineer and approved by the Building Official. Suitable access shall be provided to permit proper cleaning and maintenance.

Swales or ditches on terraces shall have a minimum gradient of 5 percent and must be paved with reinforced concrete not less than 3 inches in thickness or an approved equal paving. They shall have a minimum depth at the deepest point of 1 foot and a minimum paved width of 5 feet.

A single run of swale or ditch shall not collect runoff from a tributary area exceeding 13,500 square feet (projected) without discharging into a down drain.

**115.3--Subsurface Drainage.** Cut and fill slopes shall be provided with subsurface drainage as necessary for stability.

**115.4--Disposal.** All drainage facilities shall be designed to carry waters to the nearest practicable drainage way approved by the Building Official or other appropriate jurisdiction as a safe place to deposit such waters. Erosion of ground in the area of discharge shall be prevented by installation of non-erosive down-drains or other devices.

Building pads shall have a drainage gradient of 2 percent toward approved drainage facilities, unless waived by the Building Official.

**EXCEPTION:** The gradient from the building pad may be 1 percent if all of the following conditions exist throughout the permit area:

1. No proposed fills are greater than 10 feet in maximum depth.
2. No proposed finish cut or fill slope faces have a vertical height in excess of 10 feet.
3. No existing slope faces steeper than 1 unit vertical in 10 units horizontal (10% slope) have a vertical height in excess of 10 feet.

**115.5--Interceptor Drains.** Paved interceptor drains shall be installed along the top of all cut slopes where the tributary drainage area above slopes toward the cut and has a drainage path greater than 40 feet measured horizontally. Interceptor drains shall be paved with a minimum of 3 inches of concrete or gunite and reinforced. They shall have a minimum depth of 12 inches and a minimum paved width of 30 inches measured horizontally across the drain. The slope of drain shall be approved by the Building Official.

## **SECTION 116 - EROSION CONTROL**

**116.1--Slopes.** The faces of cut and fill slopes shall be prepared and maintained to control against erosion. This control may consist of effective planting. The protection for the slopes shall be installed as soon as practicable and prior to calling for final approval. Where cut slopes are not subject to erosion due to the erosion-resistant character of the materials, such protection may be omitted.

**116.2--Other Devices.** Where necessary, check dams, cribbing, riprap or other devices or methods shall be employed to control erosion and provide safety.

## **SECTION 117 --GRADING INSPECTION**

**117.1--General.** Grading operations for which a permit is required shall be subject to inspection by the Building Official.

Professional inspection shall be provided by the civil engineer, soils engineer and the engineering geologist retained to provide such services in accordance with Section 117.5 for engineered grading and as required by the Building Official for regular grading.

**117.2--Civil Engineer.** The civil engineer shall provide professional inspection within such engineer's area of technical specialty, which shall consist of observation and review as to the establishment of line, grade and surface drainage of the development area. If revised plans are required during the course of the work they shall be prepared by the civil engineer.

**117.3--Soils Engineer.** The soils engineer shall provide professional inspection within such engineer's area of technical specialty, which shall include observation during grading and testing for required compaction. The soils engineer shall provide observation during the

preparation of the natural ground, placement and compaction of the fill to verify that such work is being performed in accordance with of the approved plan and requirements of this chapter. Revised recommendations relating to conditions differing from the approved soils engineering and engineering geology reports shall be submitted to the permittee, the Building Official and the civil engineer.

**117.4--Engineering Geologist.** The engineering geologist shall provide professional inspection within such engineer's area of technical specialty, which shall include professional inspection of the bedrock excavation to determine if conditions encountered are in conformance with the approved report. Revised recommendations relating to conditions differing from the approved engineering geology report shall be submitted to the soils engineer.

**117.5--Permittee.** The permittee shall be responsible for the work to be performed in accordance with the approved plans, specifications and with the provisions of this code. The permittee shall engage consultants, if required, to provide professional inspections on a timely basis. The permittee shall act as a coordinator between the consultants, the contractor and the Building Official. In case of changed conditions, the permittee shall be responsible for informing the Building Official of such change and shall provide revised plans for approval.

**117.6--Building Official.** The Building Official shall inspect the project at the various stages of work requiring approval to determine that adequate control is being exercised by the professional consultants.

**117.7--Notification of Noncompliance.** When fulfilling their respective duties under this chapter, the civil engineer, the soils engineer or the engineering geologist finds discrepancies in work as not being in conformance with this ordinance or the approved grading plans, the discrepancies shall be reported immediately in writing to the permittee and to the Building Official.

**117.8--Transfer of Responsibility.** If the civil engineer, the soils engineer, or the engineering geologist of record is changed during grading. The work shall be stopped until a replacement engineer has agreed in writing to accept responsibility within their area of technical competence for approval upon completion of the work. It shall be the duty of the permittee to notify the Building Official in writing, of such change prior to the recommencement of such grading.

## **SECTION 118 -- COMPLETION OF WORK**

**118.1--Final Reports.** Upon completion of the rough grading work and at the completion of final grading work, the following are required:

1. As-built grading plans shall be prepared by the civil engineer retained to provide services in accordance with Section 117.5. Plans shall show original ground surface elevations, as-graded ground surface elevations, lot drainage patterns, and the locations and elevations of surface drainage facilities and of the outlets of subsurface drains. As-constructed locations, elevations and details of subsurface drains shall be shown as reported by the soils engineer.

Civil engineers shall state that to the best of their knowledge the work within their area of responsibility was done in accordance with the final approved grading plan.

Soils Engineer retained to provide services in accordance with Section 117.3 shall prepared a report. The report shall include locations and an elevation of field density tests, summaries of field and laboratory tests, and other substantiating data. Report shall include comments on any changes made during grading and their effect on the recommendations made in the approved soils engineering investigation report.

Soils engineers shall submit a statement that, to the best of their knowledge, the work within their area of responsibility is in accordance with the approved soils engineering report and applicable provisions of this chapter.

Engineering geologist retained to provide services in accordance with Section 117.5 shall provide a report. Report shall include a final description of the geology of the site and any new information disclosed during the grading and the effect of same on recommendations incorporated in the approved grading plan. Engineering geologists shall submit a statement that, to the best of their knowledge, the work within their area of responsibility is in accordance with the approved engineering geologist report and applicable provisions of this chapter.

The grading contractor shall submit in a form prescribed by the Building Official a statement of conformance in according with as-built plan and the specifications.

**118.2--Notification of Completion.** The permittee shall notify the Building Official when the grading operation is ready for final inspection. Final approval shall not be given until all work, including installation of all drainage facilities and their protective devices, and all erosion-control measures have been completed in accordance with the final approved grading plan.

## **PART II FINDINGS AND DECLARATION**

The Town Council of Jerome, Arizona specifically and expressly finds and declares that the nature and uniqueness of the climate, terrain, and location does not necessitate and demand specific amendments to the Town of Jerome Grading Ordinance 2003, Edition, which are stated in this ordinance.

The provisions of this ordinance and the code it incorporates are hereby declared to be several, and if any section, sentence, clause, or phrase of this ordinance shall, for any reason, be held to be invalid or unconstitutional, such decisions shall not affect the remaining sections, sentences, clauses, or phrases of this ordinance, but they shall remain in effect, it being the legislative intent that this ordinance shall stand notwithstanding the validity of any part thereof.

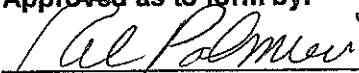
## **PART III EFFECTIVE DATE**

This ordinance shall take effect and be in force on the 9 day of July 2009.

Presented by:

  
Fire Chief or Building Official

Approved as to form by:

  
Mayor / Council



THE TOWN COUNCIL OF JEROME DOES HEREBY RESOLVE THAT THESE FEES ARE NECESSARY AND JUSTIFIED FOR THE ENFORCEMENT AND ADMINISTRATION OF THE MODEL CODES AND ORDINANCES GOVERNING GRADING AND CONSTRUCTION WITHIN THIS COUNTY AS PROVIDED BY ARS 11-251.08.

## VALUATION & FEE SCHEDULE

TOTAL VALUATION	FEE
\$1.00 to \$500.00	\$30.00
\$501.00 to \$2,000.00	\$30.00 for the first \$500.00 plus \$2.75 for each additional \$100.00, or fraction thereof, to and including \$2,000.00.
\$2,001.00 to \$25,000.00	\$62.25 for the first \$2,000.00 plus \$12.50 for each additional \$1,000.00, or fraction thereof, to and including \$25,000.00.
\$25,001.00 to \$50,000.00	\$349.75 for the first \$25,000.00 plus \$9.00 for each additional \$1,000.00, or fraction thereof, to and including \$50,000.00.
\$50,001.00 to \$100,000.00	\$574.75 for the first \$50,000.00 plus \$6.25 for each additional \$1,000.00, or fraction thereof, to and including \$100,000.00.
\$100,001.00 to \$500,000.00	\$887.25 for the first \$100,000.00 plus \$5.00 for each additional \$1,000.00, or fraction thereof, to and including \$500,000.00.
\$500,001.00 to \$1,000,000.00	\$2,887.25 for the first \$500,000.00 plus \$4.25 for each additional \$1,000.00, or fraction thereof, to and including \$1,000,000.00
\$1,000,001.00 and up	\$5,012.25 for the first \$1,000,000.00 plus \$2.75 for each additional \$1,000.00, or fraction thereof.
<b>Other Inspections and Fees:</b>	
1. Inspections outside of normal business hours .....	\$50.00 per hour*
(minimum charge – two hours)	
2. Reinspection fees assessed under provisions of Section 108.8 .....	\$50.00 per hour*
3. Inspections for which no fee is specifically indicated .....	\$50.00 per hour*
(minimum charge – one-half hour)	
4. Additional plan review required by changes, additions or revisions to plans .....	\$50.00 per hour*
(minimum charge – one-half hour)	
5. For use of outside consultants for plan checking and inspection, or both.....	Actual Costs**
*Or the total hourly cost to the jurisdiction, whichever is the greatest. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.	
**Actual costs include administrative and overhead costs.	

THE TOWN COUNCIL OF JEROME DOES HEREBY RESOLVE THAT THESE FEES ARE NECESSARY AND JUSTIFIED FOR THE ENFORCEMENT AND ADMINISTRATION OF THE MODEL CODES AND ORDINANCES GOVERNING GRADING AND CONSTRUCTION WITHIN THIS TOWN.

**TOWN OF JEROME**

**VALUATION AND FEE SCHEDULE**

The value or valuation of a building or structure for the purpose of determining permit and plan checking fees will be established using the building valuation data contained herein.

**PART I**

<b>OCCUPANCY AND USE</b>	<b>COST PER SQ. FT.</b>	<b>OCCUPANCY AND USE</b>	<b>COST PER SQ. FT.</b>
<b>1. APARTMENT HOUSES</b>		<b>2. AUDITORIUMS</b>	
TYPE I or II F.R.	\$31.25	TYPE I or II F.R.	\$77.50
TYPE V MASONRY	\$50.00	TYPE II-1 HR.	\$55.00
TYPE III	\$50.00	TYPE II-N	\$52.50
TYPE V WOOD FRAME	\$47.50	TYPE III-1 HR	\$58.75
TYPE I BASEMENT	\$27.50	TYPE III-N	\$56.25
GARAGE	\$27.50	TYPE V-1 HR	\$55.00
		TYPE V-N	\$51.25
<b>3. BANKS</b>		<b>4. BOWLING ALLEYS</b>	
TYPE I or II F.R.	\$107.50	TYPE II-1 HR	\$32.50
TYPE -1 HR	\$ 78.75	TYPE II-N	\$31.25
TYPE II-N	\$ 75.00	TYPE III-1 HR	\$36.25
TYPE III-1 HR	\$ 88.75	TYPE III-N	\$35.00
TYPE III-N	\$ 83.75	TYPE V-1 HR	\$32.50
TYPE V -1 HR	\$ 78.75		
TYPE V-N	\$ 75.00		
<b>5. CHURCHES</b>		<b>6. CONVALESCENT HOSPITAL</b>	
TYPE I or II F.R.	\$72.50	TYPE I or II F.R.	\$101.25
TYPE II-1 HR.	\$55.00	TYPE III-1 HR	\$ 72.50
TYPE II-N	\$52.50	TYPE V -1 HR	\$ 66.25
TYPE III-1 HR	\$58.75		
TYPE III-N	\$56.25		
TYPE V-1 HR	\$53.75		
TYPE V-N	\$51.25		

<b>7. DWELLING</b>	
<b>TYPE MASONRY</b>	
TO 2000° SQ. FT.	\$50.00
2001 TO 2500 SQ FT.	\$56.25
2501 TO 3000 SQ. FT.	\$62.50
3001 and up	\$68.75

<b>DWELLING</b>	
<b>TYPE WOOD FRAME</b>	
TO 2000° SQ. FT.	\$50.00
2001 TO 2500 SQ FT.	\$56.25
2501 TO 3000 SQ. FT.	\$62.50
3001 and up	\$68.75

<b>BASEMENTS</b>	
<b>SEMI-FINISHED</b>	
TO 3000 SQ.FT.	\$15.00
3001 SQ. FT. & UP	\$16.25

<b>BASEMENTS</b>	
<b>UNFINISHED</b>	
TO 3000 SQ.FT	\$12.50
3001 SQ.FT. & UP	\$13.75

<b>8. FIRE STATIONS</b>	
TYPE I or II F.R.	\$82.50
TYPE II-1 HR.	\$55.00
TYPE II-N	\$52.50
TYPE III-1 HR	\$60.00
TYPE III-N	\$57.50
TYPE V-1 HR	\$55.00
TYPE V-N	\$51.25

<b>9. HOME FOR THE ELDERLY</b>	
TYPE I or II F.R.	\$76.25
TYPE II-1 HR.	\$61.25
TYPE II-N	\$58.75
TYPE III-1 HR	\$63.75
TYPE III-N	\$61.25
TYPE V-1 HR	\$61.25
TYPE V-N	\$58.75

<b>10. HOSPITAL</b>	
TYPE I or II F.R.	\$117.50
TYPE III-1 HR	\$ 98.75
TYPE V-1 HR	\$ 92.50

<b>11. HOTEL &amp; MOTELS</b>	
TYPE I or II F.R.	\$75.00
TYPE III-1 HR	\$66.25
TYPE V-1 HR	\$57.50
TYPE V-N	\$55.00

<b>12. INDUSTRIAL PLANTS</b>	
TYPE I or II F.R.	\$41.25
TYPE II-1 HR.	\$28.75
TYPE III-1 HR	\$32.50
TYPE III-N	\$30.00
TYPE V-1 HR	\$28.75
TYPE V-N	\$27.50
TILT UP	\$21.25

<b>13. JAILS</b>	
TYPE I or II F.R.	\$112.50
TYPE III-1 HR	\$107.50
TYPE V-N	\$ 76.25

<b>14. LIBRARIES</b>	
TYPE I or II F.R.	\$82.50
TYPE II-1 HR.	\$60.00
TYPE II-N	\$57.50
TYPE III-1 HR	\$65.00
TYPE III-N	\$62.50
TYPE V-1 HR	\$58.75

<b>15. MEDICAL OFFICERS</b>	
TYPE I or II F.R.	\$88.75
TYPE II-1 HR.	\$65.00
TYPE II-N	\$62.50
TYPE III-1 HR	\$71.25
TYPE III-N	\$68.75
TYPE V-1 HR	\$66.25

TYPE V-N \$56.25

TYPE V-N \$63.75

**16. OFFICES\*\*\***

TYPE I or II F.R. \$77.50  
TYPE II-1 HR. \$51.25  
TYPE II-N \$48.75  
TYPE III-1 HR \$56.25  
TYPE III-N \$53.75  
TYPE V-1 HR \$52.50  
TYPE V-N \$50.00

**17. PRIVATE GARAGES**

WOOD FRAME \$18.75  
MASONRY \$18.75  
METAL \$15.00

**18. PUBLIC BUILDING**

TYPE I or II F.R. \$92.50  
TYPE II-1 HR. \$68.75  
TYPE II-N \$66.25  
TYPE III-1 HR \$77.50  
TYPE III-N \$73.75  
TYPE V-1 HR \$68.75  
TYPE V-N \$65.00

**19. PUBLIC GARAGES**

TYPE I or II F.R. \$36.25  
TYPE II-N \$21.25  
TYPE III-1 HR \$25.00  
TYPE III-N \$23.75  
TYPE V-1 HR \$21.25

**20. RESTAURANTS**

TYPE III-1 HR \$70.00  
TYPE III-N \$67.50  
TYPE V-1 HR \$62.50  
TYPE V-N \$58.75

**21. SCHOOLS**

TYPE I or II F.R. \$82.50  
TYPE II-1 HR. \$52.50  
TYPE III-1 HR \$60.00  
TYPE III-N \$57.50  
TYPE V-1 HR \$55.00

**22. SERVICE STATIONS**

TYPE II-N \$48.75  
TYPE III-1 HR \$48.75  
TYPE V-1 HR \$43.75  
TYPE V-N \$18.75

**23. STORES**

TYPE I or II F.R. \$60.00  
TYPE II-1 HR. \$37.50  
TYPE II-N \$36.25  
TYPE III-1 HR \$43.75  
TYPE III-N \$42.50  
TYPE V-1 HR \$35.00  
TYPE V-N \$33.75

**24. THEATRES**

TYPE V-1 HR \$81.25  
TYPE V-N \$58.75  
TYPE III-1 HR \$56.25  
TYPE V-1 HR \$53.75  
TYPE V-N \$51.25

**25. WAREHOUSES\*\***

TYPE I or II F.R. \$35.00  
TYPE II or V-1 HR \$21.25  
TYPE II or V-N \$20.00  
TYPE III- 1 HR \$25.00  
TYPE III-N \$23.75

**EQUIPMENT  
NEW CONSTRUCTION**

**AIR CONDITIONING**  
COMMERCIAL \$3.75  
RESIDENTIAL \$2.50

**EXTINGUISHING  
SYSTEM** \$62.50 Ea

**FIRE ALARM**  
COMMERCIAL \$0.44  
RESIDENTIAL \$0.31

**SOLAR INSTALLATIONS**

HEATING \$ 2.50  
HOT WATER \$ 1.25

**SPRINKLER SYSTEMS**

COMMERCIAL \$ 1.88  
RESIDENTIAL \$ 1.25

**NOTE**

- \*\* DEDUCT 11% PER MINI-WAREHOUSE ( MINI-STORAGE)
- \*\*\* DEDUCT 20% FOR SHELL ONLY BUILDING

## PART II

### SPECIFIC FEES

Arizona Room (plus any utilities installed) \$20.00 sq. ft.

#### AGRICULTURAL BUILDING

##### A. BARN

SHELL

\$ 8.00 sq. ft.

COMPLETE

\$14.00 sq. ft.

##### B. SHADES ALL

\$ 5.00 sq. ft.

##### C. GREENHOUSES

\$10.00 sq. ft.

RIGID GLAZING

\$ 6.00 sq. ft.

MEMBRANE

\$ 4.00 sq. ft.

LIGHT

\$ 700.00 ea.

With EVAP. COOLER

#### ALTERATIONS TO EXISTING STRUCTURES

Where no additional floor area or roof coverage is created, such as the conversion of a patio or garage to habitable spaces, etc., the valuation shall be determined as the difference in valuations between the two occupancies

CLOSE EXTERIOR WALL OPENING

\$ 4.00 sq. ft.

ADD INTERIOR PARTITIONS

\$24.00 sq. ft.

INSTALL WINDOW OR SLIDING GLASS DOOR

\$ 6.00 sq. ft.

INSTALL ALUMINUM SIDING

\$ 3.00 sq. ft.

PLASTERING

\$ 1.00 sq. ft.

INSIDE

\$ 2.00 sq. ft.

EXTERIOR

ADD STONE OR BRICK VENEER

\$ 5.00 sq. ft.

AWNINGS OR CANOPY (SUPPORTED BY BUILDING)

\$ 2.00 sq. ft.

CANVAS

\$ 4.00 sq. ft.

METAL (ENGINEERED)

BALCONY

\$ 7.00 sq. ft.

<b>CARPORTS (ALL) ATTACHED OR DETACHED</b>	<b>\$ 5.00 sq. ft.</b>
<b>DECKS (WOOD) ELEVATED OPEN</b> (Add for ROOF same patio's)	<b>\$ 5.00 sq. ft.</b>
<b>DEMOLITION (OF EXITING STRUCTURES)</b>	<b>\$50.00 PER APN</b>

**DEPOSITS**

TO EXPEDITE THE PROCESSING OF PERMITS APPLICATIONS THE FOLLOWING DEPOSIT WILL BE COLLECTED AT THE TIME OF PLANS SUBMISSION. EXACT FEES WILL BE COMPUTED DURING THE PLAN CHECK PROCESS:

<b>1. NEW COMMERCIAL PROJECT</b>	<b>\$300.00</b>
<b>2. NEW RESIDENCE</b>	<b>\$250.00</b>
<b>3. RESIDENTIAL REMODEL/ ADDITION &amp; COMMERCIAL REMODEL ADDITION</b>	
Up to \$ 5,000.00 valuation	<b>\$ 25.00</b>
\$5,000 to \$10,000	<b>\$ 50.00</b>
\$10,001 to \$25,000	<b>\$ 75.00</b>
\$25,000 and UP	<b>\$100.00</b>
<b>4. GRADING</b>	
51-100 CU. YDS	<b>\$15.00</b>
101 – 1,000 CU. YDS.	<b>\$22.00</b>
1,000 – 10, 000 CU. YDS.	<b>\$30.00</b>
Over 10,000 CU. YDS	<b>\$30.00 PLUS \$15.00 FOR EACH ADDITIONAL 100,000 CU. YDS. OR FRACTION THEREOF</b>

<b>FENCES OR FREE STANDING WALLS</b>	
1. WOOD	<b>\$ 1.50 ln. ft.</b>
2. CHAIN LINK OR WIRE	<b>\$ 2.00 ln. ft.</b>
3. WROUGHT IRON	<b>\$ 2.50 ln. ft.</b>
4. MASONRY	<b>SAME AS RETAINING WALL</b>

<b>FIREPLACES/ FREE STANDING STOVES</b> (Other than new construction)	
1. CONCRETE OR MASONRY	<b>\$2,000.00 Valuation Each</b>
2. PREFABRICATED METAL	<b>\$1,000.00 Valuation Each</b>

**FOUNDATIONS**

**1. PILING**

**CAST-IN- PLACE CONCRETE  
STEEL  
FOOTING REINFORCED**

**\$ 10.00 In. ft.  
\$ 15.00 In. ft.  
\$ 12.00 In. ft.**

**FOUNDATION ONLY (for future structure)**

**1/6 Of Planned Structure  
Valuation Plus (+) Utilities  
Fees For Each Underslab  
Utility Proposed**

**GARAGES**

**1. WOOD (ATTACHED OR DETACHED)  
2. WOOD WORKSHOP  
3. METAL (ENGINEERED ATTACHED OR  
DETACHED)**

**\$ 15.00 sq. ft.  
\$ 15.00 sq. ft.  
\$ 10.00 sq. ft.**

**GAZEBO**

**SAME AS COVERED DECKS**

**GREENHOUSE**

**SEE AGRICULTURAL BLDG**

**GRADING PERMIT FEES.**

**50 CU. YDS. OR LESS  
51 TO 100 CU. YDS.  
101 TO 1,000 CU. YDS.**

**\$ 10.00  
\$ 15.00  
\$15.00 FOR FIRST 100 CU.  
YDS. PLUS \$7.00 FOR EACH  
ADDITIONAL 100 CU. YDS. OR  
PART THEREOF.**

**1,000 TO 10,000 CU. YDS.**

**\$75.00 FOR FIRST 1000 CU.  
YDS. PLUS \$6.00 FOR EACH  
ADDITIONAL 1000 CU. YDS.  
OR FRACTION THEREOF.**

**10,001 TO 100,000 CU. YDS.**

**\$130.00 FOR FIRST 10,000 CU.  
YDS. PLUS \$25.00 FOR EACH  
ADDITION 10,000 CU. YDS. OR  
FRACTION THEREOF.**

**100,001 CU. YDS. OR MORE**

**\$375.00 FOR FIRST 100,000  
CU. YDS. PLUS \$15.00 FOR  
EACH ADDITIONAL 10,000  
CU. YDS. OR FRACTION  
THEREOF.**

**GRADING PLAN REVIEW FEES**

**50% OF THE GRADING**



**PERMIT FEES**

**MANUFACTURED HOUSING (FOUNDATION)**

**1/6 OF VALUATION OF  
CONVENTIONAL HOUSE FOR  
INSTALLATION AND  
INSPECTION OF  
FOUNDATION SYSTEMS.**

**MASTER PLAN FEES (VALID FOR 3 YR. CODE  
CYCLE)**

**PLAN CHECK FEE ONLY FOR  
STRUCTURE**

**MEMBRANE STRUCTURES TENTS, CANOPIES,  
AIR SUPPORT STRUCTURES**

- 1. TENTS**
- 2. CANOPIES**
- 3. AIR SUPPORT STRUCTURES**

**\$75.00 each  
\$25.00 each  
\$50.00 each**

**PATIO COVERED (ALL)**

**\$ 5.00 sq. ft.**

**PLAN CHECK FEES**

**65% OF THE BUILDING  
PERMIT FEE**

**FOR MASTER PLANS**

**50% OF THE BUILDING  
PERMIT FEE**

**RAMADAS**

**(Wood structures over mobile. Self-supporting type are  
considers carports with decks or covered extensions).**

**\$ 8.00 sq. ft.**

**OVER CONCRETE FLOORS**

**\$10.00 sq. ft.**

**REFUNDS**

**1. PLAN CHECK FEES**

**NO REFUND ONCE THE PLAN  
CHECK PROCESS HAS  
BEGUN**

**2. BUILDING PERMIT FEES (no work  
started and no inspections called)**

**RETAIN \$25.00 OR 25%  
WHICHEVER IS GREATER**

**3. PLUMBING, ELECTRICAL, MECHANICAL  
FEES (no work started and no inspections  
called)**

**RETAIN \$10.00 OR 25%  
WHICHEVER IS GREATER**

**RELOCATED / MOVED BUILDING / STRUCTURES**

**1/2 OF THE FEE FOR NEW  
STRUCTURE OF SAME TYPE  
CONSTRUCTION INCLUDING  
NEW FOUNDATION**

**RETAINING WALLS**

1. TO 8' HIGH CMU REINFORCED
2. BRICK REINFORCED
3. CMU WALL FINISHED BOTH SIDES
4. CONCRETE REINFORCED

\$ 8.00 sq. ft.  
\$ 10.00 sq. ft.  
\$ 10.00 sq. ft.  
\$ 8.00 sq. ft.

**(NOTE: VALUATION FOR  
HEIGHT OVER 4 FEET ONLY)**

**RE-ROOFING (ROOFING MATERIAL ONLY)**

1. ASPHALTS SHINGLES
2. FIBERGLASS SHINGLES
3. WOOD SHAKES OR SHINGLES
4. CONCRETE OR CLAY TILE
5. ROLLED ROOFING
6. BUILT-UP OR HOT MOPED WITH  
AGGREGATE

\$ 2.00  
\$ 2.00  
\$ 2.50  
\$ 3.50  
\$ 1.50  
\$ 1.50

Per sq. ft of roof area

**ROOF STRUCTURE REPLACEMENT including  
trusses, rafters, sheeting and roofing material)**

1. ASPHALT SHINGLES
2. CLAY TILE
3. WOOD SHAKE OR SHINGLE
4. ROLLED ROOFING
5. BUILT-UP OR HOT MOPED WITH  
AGGREGATE

\$ 5.00  
\$ 8.00  
\$ 6.00  
\$ 4.00  
\$ 5.00

Per sq. ft. of roof area

**SHELL BUILDING**

DEFINITION---A shell building is defined as a building for which HVAC, lighting, suspended ceiling, plumbing, and electrical systems, partition layout and interior finish are not shown on the plans and for which separate tenant improvements plans will be submitted for plan check at a later date showing these items.

**THE VALUATION FOR SHELL  
BUILDINGS SHALL BE TAKEN  
AS 80% OF THE VALUATION  
FOR THE COMPLETED  
BUILDING WHEN THE  
ULTIMATE USE IS SPECIFIED.  
OTHERWISE USE \$20.00 PER  
SQ. FT.**

**SPRAY BOOTH  
SUPPRESSION SYSTEM (building permit for structure  
and utilities are also required)**

**\$50.00**

**STORAGE BUILDINGS OR SHEDS  
LARGER THAN 144 SQ. FT. MAXIMUM OF 400 SQ. FT.  
OVER 400 SQ. FT.**

**\$5.00 sq. ft.  
\$8.00 sq. ft.**

**METAL STORAGE SHED**

**\$5.00 sq. ft.  
ADD FOR UTILITIES  
IF APPLICABLE.**

**NOTE: STORAGE SHEDS  
LARGER THAN 144 SQ. FT.  
WITH OTHER THAN WALK-  
THRU DOORS ARE  
CONSIDERED GARAGES AND  
ARE EVALUATED AS SUCH.**

**SWIMMING POOL  
Sq. ft. of water surface area based on length x  
width or nearest dimension if odd shaped**

**\$20.00 sq. ft.**

**SPA OR WHIRLPOOL**

**\$3500.00 Valuation Each**

**UTILITIES: ELECTRICAL, MECHANICAL,  
PLUMBING**

**Minimum rates**

**STAIRS**

**\$7.00 sq. ft.**

**TENANT IMPROVEMENTS**

**THE VALUATION OF THE  
TENANT IMPROVEMENTS  
SHALL BE \$20.00 PER SQ. FT.  
OR THE ACTUAL  
CONSTRUCTION COST  
ESTIMATE AS DETERMINED  
BY THE BUILDING OFFICIAL**

**UNDERGROUND TANKS (new installation)**

<b>FIRST TANK</b>	<b>\$75.00</b>
<b>EACH ADDITIONAL TANK</b>	<b>\$25.00</b>
<b>ALTERATIONS – FIRST TANK</b>	<b>\$75.00</b>
<b>EACH ADDITIONAL TANK</b>	<b>\$25.00</b>
<b>REMOVAL – FIRST TANK</b>	<b>\$75.00</b>
<b>EACH ADDITIONAL TANK</b>	<b>\$30.00</b>

**UTILITIES**

**SINGLE PERMITS, ELECTRICAL, PLUMBING,  
MECHANICAL, OR HEATING**

**WITH VALUATION**

**UP TO \$3,000.00  
OVER \$3,001.00**

**\$ 50.00  
BUILDING PERMIT FEE ONLY  
PER VALUATION**

**COMBINED PERMITS:  
FOR SINGLE INSTALLATIONS ONLY  
Electric and Mechanical for A/C equipment,  
Building and Electric for wood stove, Plumbing  
and Mechanical for heater, etc.)**

**VALUATION UP TO \$3,000.00  
OVER \$3,001.00**

**\$ 50.00  
BUILDING PERMIT FEE ONLY  
PER VALUATION**

**FOR NEW CONSTRUCTION OR ADDITIONS:**

**ELECTRICAL  
PLUMBING  
HEATING**

**\$2.50 SQ. FT. PER  
\$3.50 SQ. FT. SQ. FT. OF  
\$1.50 SQ. FT. FLOOR AREA**

**WALLS**

**SEE FENCES OR RETAINING  
WALLS**

**THE DETERMINATION OF VALUE OR VALUATION UNDER ANY PROVISION OF THE  
MODEL CODE SHALL BE MADE BY THE BUILDING OFFICIAL. THE VALUE TO BE USED  
IN COMPUTING THE BUILDING PERMIT AND PLAN REVIEW FEES SHALL BE THE TOTAL  
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.**

**END VALUATION SCHEDULE**

**PART III EFFECTIVE DATE**

This ordinance shall take effect and be in force on the 9 day of July 2009.

Presented by:

Russell De  
Fire Chief or Building Official

Approved as to form by:

Pat Palmieri  
Mayor / Council