

ORDINANCE 2014-1

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF YAVAPAI COUNTY, ARIZONA REPEALING ORDINANCE 2007-1 RELATING TO THE BUILDING CODES FOR THE UNINCORPORATED AREAS OF YAVAPAI COUNTY 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 UNINCORPORATED AREAS OF YAVAPAI COUNTY PURSUANT TO ARIZONA REVISED STATUTES TITLE 11 CHAPTER 6, SECTIONS §11-801 THROUGH §11-866 AND §11-875.

THE BOARD OF SUPERVISORS OF YAVAPAI COUNTY, ARIZONA DOES ORDAIN AS FOLLOWS:

PART I ADOPTION

That Ordinance 2007-1 is hereby repealed in its entirety and a new administrative code pertaining to all aspects of construction is adopted to read as follows:

YAVAPAI COUNTY ADMINISTRATIVE BUILDING CODE

There is hereby adopted by reference, that certain document known as Chapter 1 Scope and Administration of the International Building Code, 2012 Edition, as published by the International Code Council. Said document is hereby amended and adopted as the Administrative Building Code for the unincorporated areas of Yavapai County for regulating and governing the conditions and maintenance of all property, buildings and structures; by providing the standards for supplied utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary and fit for occupation and use; and the condemnation of buildings and structures unfit for human occupancy and use and the demolition of such structures as herein provided; providing for the issuance of permits and collection of fees therefore; and each and all of the regulations, provisions, penalties, conditions, and terms of the various Technical Codes and Ordinances. Providing procedures for enforcement thereof; providing the severability of each and all conditions and terms of the Yavapai County Administrative Building Code are hereby referred to, adopted, and made a part hereof as 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 Board of Supervisors for public use and inspection.

CHAPTER 1 ADMINISTRATION

SECTION 101 – GENERAL

SECTION 101.1 – Title is deleted in its entirety and revised to read as follows:

101.1 – Title. These regulations shall be known as the Yavapai County Administrative Building Code for the unincorporated areas of Yavapai County, hereinafter referred to as "this code."

SECTION 101.2 – Scope is hereby amended by deletion of Exceptions and insertion of new Exceptions to read as follows:

101.2 – Scope.

Exceptions. Except as specifically limited or exempted, this code and the technical codes shall apply to all construction within the unincorporated areas of Yavapai County:

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

A. The provisions of this article shall not be construed to apply to:

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.

B. Notwithstanding subsection A, the requirements of this article apply to the use or occupation of land or improvements by a person or entity consisting of or including changing, remanufacturing or treating human sewage or sludge for distribution or resale.

4. Live/work units complying with the requirements of the adopted Building Code as referenced herein shall be permitted to be built as detached one- and two-family dwellings or multiple single family dwellings (townhouses) in accordance with the adopted Residential Code as referenced herein.

5. Owner-occupied lodging houses with five or fewer guestrooms shall be permitted to be constructed in accordance with the adopted Residential Code as referenced herein.

6. Detached one- and two-family dwellings and multiple single-family dwellings (townhouses) not more than three stories above grade plane in height with a separate means of egress and their accessory structures shall comply with the adopted Residential Code as referenced herein.

SECTION 101.2.1 – Appendices is hereby deleted in its entirety and revised to read as follows:

101.2.1 – Appendices. Provisions in the appendices shall not apply unless specifically adopted by ordinance for each referenced technical code.

SECTION 101.2.2 – Amendment is hereby added as an additional section to read as follows:

101.2.2 – Amendment. This document and the referenced technical codes may be amended from time to time. It may be amended by a simple motion of the Board of Supervisors, provided all state required legal advertising for amending a Building Code has been satisfied. The Chief Building Official or his designee may correct typographical errors and/or reformat this document without being considered an amendment.

SECTION 101.4 – Referenced Codes is hereby deleted in its entirety and revised to read as follows:

101.4 – Referenced Technical Codes. The technical codes listed in Sections 101.4.1 through 101.4.13 and referenced elsewhere in this code and as adopted by Yavapai County shall be considered part of the requirements of this code to the prescribed extent of each such reference.

101.4.1 – Building Code. The provisions of the 2012 Edition of the *International Building Code* shall apply to the construction, alteration, relocation, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal and demolition of buildings or structures or any appurtenances connected or attached to such buildings or structures.

101.4.2 – Electrical Code. The provisions of the 2011 Edition of the *National Electrical Code* shall apply to the installation of electrical systems, including alterations, repairs, replacement, equipment, appliances, fixtures, fittings and appurtenances thereto.

101.4.3 – Gas Code. The provisions of the 2012 Edition of the *International Fuel Gas Code* shall apply to the installation of gas piping from the point of delivery, gas appliances and related accessories as covered in this code. These regulations apply to gas piping systems extending from the point of delivery to the inlet connections of appliances and the installation and operation of residential and commercial gas appliances and related accessories.

101.4.4 – Mechanical Code. The provisions of the 2012 Edition of the *International Mechanical Code* shall apply to the installation, alterations, repairs and replacement of mechanical systems, including equipment, appliances, fixtures, fittings and/or appurtenances, including ventilation, heating, cooling, air conditioning and refrigeration systems, incinerators and other energy-related systems.

101.4.5 – Plumbing Code. The provisions of the 2012 Edition of the *International Plumbing Code* shall apply to the installation, alteration, repair and replacement of plumbing systems, including equipment, appliances, fixtures, fittings and appurtenances, and where connected to a water or sewage system and all aspects of a medical gas system.

101.4.6 – Property Maintenance Code. The provisions of the 2012 Edition of the *International Property Maintenance Code* shall apply to existing structures and premises, equipment and facilities; light, ventilation, space heating, sanitation, life and fire safety hazards; responsibilities of owners, operators and occupants, and occupancy of existing premises and structures. These provisions shall also apply to detached one-and two-family dwellings and multiple single-family dwellings (townhouses) and their accessory structures. The provisions of the 2012 Edition of the *International Existing Building Code* shall apply to the repair, alteration, change of occupancy and relocation of existing buildings.

101.4.7 – Fire Protection (Fire Codes). The provisions of adopted fire codes as enforced by individual fire districts within Yavapai County having approved authorization granted by the State of Arizona Office of the State Fire Marshall shall apply to matters affecting or relating to fire prevention. Areas within Yavapai County having no authorized fire district, the provisions of the adopted fire codes as enforced by the State of Arizona Office of the State Fire Marshall shall apply to matters affecting or relating to fire prevention. Such current regulations and ordinances shall apply to matters affecting or relating to structures, processes and premises from the hazard of fire and explosion arising from the storage, handling or use of structures, materials or devices; from conditions hazardous to life, property or public welfare in the occupancy of structures or premises; and from construction, extension, repair, alteration or removal of fire suppression, automatic sprinkler systems and alarms systems or fire hazards in the structure or on the premises from occupancy or operation. These provisions as hereby amended for fire prevention shall also apply to detached one-and two family dwellings and multiple single family dwellings (townhouses) and their accessory structures.

101.4.8 – Energy Code. The provisions of the 2006 Edition of the *International Energy Conservation Code* as adopted by Yavapai County Ordinance 2008-1 and as amended on January 1, 2015 shall apply to all matters governing the design and construction of buildings for energy efficiency.

101.4.9 – Flood Control Code. All references as may be noted within the technical codes as adopted by Yavapai County Building Safety that pertain to flooding, flood control projects, flood resistant construction, and flood hazard areas shall be enforced and regulated jointly by the Yavapai County Flood Control District and Yavapai County Building Safety Unit. The provisions of ordinances and regulations as enforced by the Yavapai County Flood Control District shall also apply to all matters affecting flooding. Where conflicts occur between the provisions of this code and the ordinances and regulations of the Yavapai County Flood Control District, the ordinances and regulations of the Yavapai County Flood Control District shall apply. The Director of the Yavapai County Flood Control District shall have the authority to render a final decision in case of a conflict.

101.4.10 – Residential Code. The provisions of the 2012 Edition 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) and their accessory structures.

101.4.11 – Grading Code. The provisions of *Ordinance 2014-09 – Yavapai County Grading Ordinance* shall apply to excavation, grading, and earthwork construction, including fills, and embankments pertaining to all aspects of grading construction on private property.

101.4.12 – Existing Building Code. The provisions of the 2012 Edition of the *International Existing Building Code* shall apply to the repair, change of occupancy, and relocation of existing buildings and structures.

101.4.13 – Swimming Pool Code. The provisions of the 2012 Edition of the *International Swimming Pool and Spa Code* shall apply to the construction, alteration, movement, renovation, replacement, repair and maintenance of aquatic vessels.

SECTION 102 – APPLICABILITY AND DEFINITIONS

SECTION 102.4.1 – Conflicts is hereby amended by the addition of the following exception to read as follows:

102.4.1 – Conflicts.

Exception. Where enforcement of any code provision would violate the conditions of approved listings of equipment or material, the conditions of the listing and the manufacturer’s installation instructions of listed equipment or material may be considered by the building official.

SECTION 102.6 – Existing Structures is deleted in its entirety and revised to read as follows:

102.6 – Existing Structures. The legal occupancy of any structure existing on the date of adoption of this code shall be permitted to continue without change, except as is specifically covered in this code, the International Property Maintenance Code, or as is deemed necessary by the building official for the general safety and welfare of the occupants and the public.

SECTION 102.7 – Existing Building Systems is hereby added as a new section to read as follows:

102.7 – Existing Building Systems. Plumbing, fuel gas, mechanical or electrical systems lawfully in existence at the time of the adoption of this code shall be permitted to have their use and maintenance continued if the use, maintenance or repair is in accordance with the original design and no hazard to life, health or property is created by such existing systems.

SECTION 102.8 – Additions, Alterations or Repairs is hereby added as a new section to read as follows:

102.8 – Additions, Alterations or Repairs. Additions, alterations or repairs to any structure or mechanical, plumbing, fuel gas or electrical systems shall conform to the requirements for a structure or system without requiring the existing structure or system to comply with all requirements of this code, unless otherwise stated. Additions, alterations or repairs shall not cause an existing structure or system to become unsafe, hazardous, overloaded or adversely affect the performance of the structure or system.

SECTION 102.9 – Historic Buildings is hereby added as a new section to read as follows:

102.9 – Historic Buildings. The provisions of this code relating to the construction, alteration, repair, enlargement, restoration, relocation or moving of buildings or structures shall not be mandatory for existing buildings or structures identified and classified by the state or local jurisdiction as historic buildings or as is deemed necessary by the building official for the general

safety and welfare of the occupants and the public regarding any proposed construction, alteration, repair, enlargement, restoration, relocation or moving of buildings.

SECTION 102.10 – Change in Occupancy is hereby added as a new section to read as follows:

102.10 – Change in Occupancy. It shall be unlawful to make a change in the occupancy of any structure which will subject the structure to any special provisions of this code applicable to the new occupancy without approval. The building official shall certify that such structures meets the intent of the provisions of law governing building construction for the proposed new occupancy and that such a change of occupancy does not result in any hazard to the public health, safety or welfare.

SECTION 102.11 – Moved Buildings is hereby added as a new section to read as follows:

102.11 – Moved Buildings. Except as determined by section 102.7, plumbing, fuel gas, mechanical, or electrical systems that are a part of buildings or structures moved into or within the jurisdiction shall comply with provisions of this code for new installations.

SECTION 102.12 – Maintenance is hereby added as a new section to read as follows:

102.12 – Maintenance. Mechanical, Plumbing, Fuel Gas and Electrical systems, both existing and new, and parts thereof shall be maintained in proper operational condition in accordance with the original design and in a safe and sanitary condition. Devices or safeguards which are required by this code shall be maintained in compliance with the code edition under which they were installed. The owner or the owner's designated agent shall be responsible for maintenance of all systems. To determine compliance with this provision, the building official shall have the authority to require a system to be inspected.

SECTION 102.13 – Definitions is hereby added as a new section to read as follows:

102.13 – 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 technical codes shall be construed to apply to that code. Where terms are not defined through the methods authorized by this section, 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.

ADDITION – An extension or increase in floor area or height of a building or structure.

ADMINISTRATIVE BUILDING CODE – The Yavapai County Administrative Building Code as set forth within Ordinance 2014-1, as adopted by this Jurisdiction.

APPROVED – Acceptable to the building official or authority having jurisdiction.

APPROVED AGENCY – An established and recognized agency regularly engaged in conducting tests or furnishing inspection services, when such agency has been approved by the building official.

BASEMENT, UNFINISHED – An unheated portion or area not intended as a habitable space and limited to storage, housing of mechanical equipment, general work area or similar uses. If there is plumbing in this area, it will be limited to capped rough-in plumbing drains, floor drains, and water and drain lines serving mechanical equipment. There will be no other framing for interior walls other than as required for structural support. The area will not be insulated other than the ceiling/floor separation. The ceiling height may be as low as 6 feet 8 inches except under beams, girders, ducts or other obstructions where the clear height may be not less than 6 feet 4 inches. Heated spaces will be considered "finished" and constructed to comply with the applicable codes. Unfinished basements must also conform to Section E3901.9 and E3902.5 of the International Residential Code for minimal electrical requirements.

BEDROOM – A room intended for sleeping that contains an approved means of egress, a smoke detector, and a closet.

BUILDING – Any structure used or intended for supporting or sheltering any use or occupancy.

BUILDING CODE – The International Building Code as published by the International Code Council, as adopted by this jurisdiction.

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

BUILDING OFFICIAL – The officer or other designated authority charged with the administration and enforcement of this code, or duly authorized representative.

CARPORTS – A covered structure intended for parking of a vehicle that is open entirely on at least two sides.

CONDOMINIUM – Means real estate, portions of which are designated for separate ownership and the remainder of which is designated for common ownership solely by the owners of the separate portions. Real Estate is not a condominium unless the undivided interests in the common elements are vested in the unit owners.

COMMERCIAL PROJECTS – Any commercial buildings, industrial buildings, assembly buildings, and multi-family residential structures not defined as a townhouse greater than a duplex.

DETACHED BUILDING – A stand-alone structure that is separated from other structures on the same property without fire resistant constructed exterior walls with a physical separation that complies with the requirements of Section 503.1.2 and Table 602 of the Building Code and Section R302 of the Residential Code as referenced herein. No physical attachments to other structures on the same property are permitted.

ELECTRICAL CODE – The National Electrical Code published by the National Fire Protection Association, as adopted by this jurisdiction.

EXISTING BUILDING CODE – The International Existing Building Code, published by the International Code Council, as adopted by this jurisdiction.

FUEL GAS CODE – The International Fuel Gas Code, published by the International Code Council, as adopted by this jurisdiction.

GRADING – Any excavating, filling, or combination thereof for earthwork construction as covered within the grading ordinance as adopted by this jurisdiction.

JURISDICTION – The governmental unit that has adopted this code under due legislative authority.

MECHANICAL CODE – The International Mechanical Code published by the International Code Council, as adopted by this jurisdiction.

OCCUPANCY – The purpose for which a building, or part thereof, is used or intended to be used in compliance with adopted codes.

OWNER – Any person, agent, firm or corporation having a legal or equitable interest in the property.

PERMIT – An official document or certificate issued by the authority having jurisdiction which authorizes performance of a specified activity.

PERSON – An individual, heirs, executors, administrators or assigns, and also includes a firm, partnership or corporation, its or their successors or assigns, or the agent of any of the aforesaid.

PLUMBING CODE – The International Plumbing Code, published by the International Code Council, as adopted by this jurisdiction.

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

RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS – The International Residential Code for one- and two-family dwellings, published by the International Code Council, as adopted by this jurisdiction.

SHALL – The term, when used in this code, is construed as mandatory.

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

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

TOWNHOUSE – A single-family dwelling unit constructed in a group of three or more attached units in which each unit extends from the foundation to roof and with a yard or public way (open space) on at least two sides. Such are not more than three stories above grade plane in height with a separate means of egress to each unit.

TRAILER (PARK MODEL) – A park trailer built on a single chassis, mounted on wheels and designed to be connected to utilities necessary for operation of installed fixtures and appliances and has a gross trailer area of not less than three hundred twenty (320) square feet and not more than four hundred (400) square feet when it is set up, and manufactured to comply with ANSI A119.5 standards, except that it does not include recreational vehicles, travel trailers, campers or fifth wheel trailers.

VALUATION or **VALUE** – The total estimated cost to replace, repair, build, or erect any building and its building service equipment in kind, based on current construction costs.

YURT OR TENT – A membrane structure and shall comply with the 2012 International Building Code.

SECTION 102.14 – Guideline Manuals is hereby added as a new section to read as follows:

102.14 – Guideline Manuals. Guideline manuals as published by the International Code Council, Inc. and The National Fire Protection Association, Inc. as commentaries, handbooks, inspection guides, plan review guides, training manuals and other such reference publications may be used by the building official as guidance to provide alternative approaches to achieve compliance and interpretations of the technical codes.

SECTION 104 – DUTIES AND POWERS OF BUILDING OFFICIAL

SECTION 104.5 – Identification is hereby deleted in its entirety and revised to read as follows:

104.5 – Identification. The building official and appointed deputies shall carry proper identification when inspecting structures or premises in the performance of duties under this code.

SECTION 104.7 – Department Records is hereby amended by the revision of the first sentence to read as follows:

104.7 – Department Records. The building official shall have access to official records of applications received, permits and certificates issued, fees collected, reports of inspections, and notices and orders issued.

SECTION 104.10.1 – Flood Hazard Areas is hereby deleted in its entirety and revised to read as follows:

104.10.1 – Flood Hazard Areas. Flood hazard areas relating to all new construction of buildings, structures and portions of buildings and structures, including substantial improvement and restoration of substantial damage to buildings and structures shall be enforced and regulated jointly by Yavapai County Flood Control District and Yavapai County Building Safety Unit.

SECTION 105 – PERMITS

SECTION 105.1.1 – Annual Permit is hereby deleted in its entirety.

SECTION 105.1.2 – Annual Permit Records is hereby deleted in its entirety.

SECTION 105.2 – Work Exempt From Permit is hereby deleted in its entirety and amended to read as follows:

105.2 – Work Exempt From Permit. A permit shall not be required for the types of work in each of the separate classes of permits 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.

NOTE: Work exempt from a permit pursuant to this section shall apply ONLY to Building Safety. Other Yavapai County regulatory agencies may have permit requirements for these exemptions.

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, carports, playhouses, animal shades, barns, and similar uses, provided the area does not exceed 400 square feet under roof and not to exceed a height of 12 feet from natural grade to the mean roof height. Detached accessory buildings shall not be considered or used as habitable space. A separate building permit is required for any plumbing, electrical or mechanical systems in all detached buildings.
2. Free standing Masonry or Concrete walls not over four feet (4') high (measured from natural grade) on residential properties used as garden/privacy wall.
3. Fences not over six feet (6') high, not including masonry or concrete walls.
4. Oil derricks.
5. Movable cases, counters and partitions not over five feet nine inches (5'9") high.
6. Retaining walls, which are not over four feet (4') in height, measured from the bottom of the footing to the top of the wall. All retaining walls which support a surcharge or fill exceeding a maximum of 2 to 1 slope or impounding flammable liquids will require a building permit.
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. Uncovered decks, platforms, walks and driveways, that are not more than 30 inches above grade at any point, and do not serve the exit door required by Section R311.4 of the International Residential Code.
9. Remodels (non structural and no increase in square footage or plumbing, electrical, and mechanical) on residential properties. This includes painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
10. Temporary motion picture, television and theater stage sets and scenery where the public is not to attend.
11. Window awnings supported by an exterior wall of Group R, Division 3, and Group U Occupancies which do not project more than fifty-four inches (54") from the exterior wall and do not require additional support.
12. Portable swimming pools or portable vessels as noted by the definition for aquatic vessels in the 2012 International Swimming Pool and Spa Code, being less than 18 inches in water depth which are drained and filled daily and NOT connected to a circulation system when used as an accessory on single family residential property.
13. Membrane structures constructed for nursery or agricultural purposes and not including service systems on residential properties not to exceed 400 square feet.
14. Swings and other playground equipment accessory to detached one- and two-family dwellings.
15. Re-roofing (like for like no sheathing replacement) on residential properties.
16. Concrete flat work (driveways, walkways and pads) not be used in connection with a structural component on residential properties.
17. New doors and windows (replacement if same size, type and function).

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.

Electrical Permits. An electrical permit shall not be required for the following:

1. Listed cord-and-plug connected temporary decorative lighting.
2. Reinstallations of attachment plug receptacles but not the outlets therefor.
3. Repair or replacement of fixed motors, transformers or fixed approved appliances of the same type and rating in the same location.
4. Replacement of branch circuit overcurrent devices of the required capacity in the same location.
5. Electrical wiring, devices, appliances, apparatus or equipment operating at less than 25 volts and not capable of supplying more than 50 watts of energy.
6. Minor repair work, including the replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles.
7. Radio and television transmitting stations: The provisions of this code shall not apply to electrical equipment used for radio and television transmissions, but do apply to equipment and wiring for a power supply and the installations of towers and antennas.
8. Temporary testing systems: A permit shall not be required for the installation of any temporary system required for the testing or servicing of electrical equipment or apparatus.
9. The wiring for temporary theater, motion picture or television stage sets where the public is not to attend.
10. Low-energy power, controls and signal circuit of Class II and Class III as defined in the Electrical Code.
11. Items as listed per **Article 90.2 SCOPE (B) Not Covered** in the 2011 National Electrical Code as adopted by the jurisdiction.
12. Electric water heaters (replacement of the same type and rating).

Mechanical Permits. A mechanical permit shall not be required for the following:

1. A portable heating appliance.
2. Portable ventilation 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 refrigeration systems that contain 10 pounds (4.5kg) or less of refrigerant or that are actuated by motors of 1 horsepower (0.75 kW) or less.
8. Portable fuel cell appliances that are not connected to a fixed piping system and not interconnected to a power grid.
9. Gas water heaters (replacement that does not alter existing flue and/or gas connections or make such equipment unsafe).

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 105.3.2 – Time Limitation of Application is hereby deleted in its entirety and revised to read as follows:

105.3.2 – Time Limitation of Application. An application for a permit for any proposed work shall be deemed to have been abandoned 180 days after the date of filing and such application shall be expired. The building official is authorized to grant one (1) extension of time of up to 180 additional days. The extension shall be requested in writing and justifiable cause demonstrated.

SECTION 105.5 – Expiration is hereby deleted in its entirety and revised to read as follows:

105.5 – Expiration. Every permit issued shall become invalid unless the work authorized by such permit has commenced within 180 days after its issuance and a valid inspection or subsequent valid inspection as detailed by Section 110 is obtained every 180 days thereafter. The building official is authorized to grant up to two (2) extensions of time for a period of not more than 180 days each. Permit extensions shall not be approved consecutively. Approval of a second extension shall only be authorized by the Chief Building Official. All requests for extensions shall be in writing prior to permit expiration and with justifiable cause demonstrated. Every permit issued shall become invalid within three and a half (3 1/2) years from the issued date **including** all extensions of time. An expired permit shall only be renewed once provided no changes have been made or will be made in the original issued construction documents and the renewal application is submitted within one (1) year of the expiration date.

SECTION 105.7 – Placement of Permit is hereby amended by insertion of a new sentence at the end of this section to read as follows:

105.7 – Placement of Permit. The issued premise identification placard (orange card) shall be conspicuously posted on site and be maintained until the completion of the project.

SECTION 105.8 – Responsibility is hereby added as a new section to read as follows:

105.8 – Responsibility. It shall be the duty of every person who performs work for the installation or repair of building, structure, electrical, fuel gas, mechanical or plumbing systems for which this code is applicable, to comply with this code.

SECTION 107 – SUBMITTAL DOCUMENTS

SECTION 107.1 – General is hereby amended by deletion of the first paragraph in its entirety and revised to read as follows:

107.1 – General. Submittal documents consisting of construction documents, plans, specifications, engineering calculations, diagrams, geotechnical soil reports, statements of special inspections, and other data shall be submitted in two (2) or more sets with each permit application. The construction documents for all disciplines shall be prepared by an Arizona licensed registrant when the building is regulated by the rules and regulations of the Arizona State Board of Technical Registration to require sealed plans by a qualified licensed registrant. The building official may require the applicant submitting construction documents to demonstrate that state law does not require that the documents be prepared by an Arizona licensed registrant. Where special conditions exist, the building official is authorized to require construction documents to be prepared by an Arizona licensed registrant.

SECTION 107.2.1 – Information on Construction Documents is hereby deleted in its entirety and revised to read as follows:

107.2.1 – Information on Construction Documents. Construction documents shall be dimensioned and drawn upon suitable material. Electronic media documents are permitted to be submitted when prior approval is obtained from the building official. Construction documents shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of this code and relevant laws, ordinances, rules and regulations, as determined by the building official. All braced wall lines, shall be identified on the construction documents and all pertinent information including, but not limited to,

bracing methods, location and length of braced wall panels, attachment of braced wall panels to foundation and at top of braced wall lines shall be provided.

SECTION 107.2.2 – Fire Protection System Shop Drawings is hereby deleted in its entirety and revised to read as follows:

107.2.2 – Fire Protection Shop Drawings. Shop drawings for the fire protection system(s) shall be submitted to the Authority Having Jurisdiction (AHJ) as determined by section 101.4.7 *Fire Protection (Fire Codes)* of this code for review and shall be approved by the AHJ prior to the start of system installation. The building official shall receive official notification of such approval prior to continued inspections of work in areas where fire protection system(s) are required.

SECTION 107.2.5 – Site Plan is deleted in its entirety and revised to read as follows:

107.2.5 – Site Plan. The construction documents submitted with the application for a permit shall be accompanied by a site plan drawn to a defined scale showing the size and locations of all new construction and existing structures on the site, distances from all lot lines, the existing (native) and proposed final grade contour intervals, building pad elevations, finished floor elevations, drainage flow directions, utility line locations (water, gas, sewer, septic, and electrical) and cut and fill amounts of any grading. In the case of demolition, the 8 ½" x 11" plot plan shall show structure(s) to be demolished and the location and size of existing structure(s) to remain on the property. The building official is authorized to waive or modify the requirement for a site plan when the application for permit is for alteration or repair or when otherwise warranted.

SECTION 107.2.5.2 – Manufacturer’s Installation Instructions is hereby added as a new section to read as follows:

107.2.5.2 – Manufacturer’s Installation Instructions. Manufacturer’s Installation Instructions, as required by this code, shall be available on the job site at the time of inspection.

SECTION 107.3.3 – Phased Approval is hereby deleted in its entirety.

SECTION 107.3.4.1 – Deferred Submittals is hereby amended by addition of a new first paragraph to read as follows:

107.3.4.1 – Deferred Submittals. Deferred submittals of this code shall apply to all buildings, **EXCEPT** detached one- and two-family dwellings and their accessory structures as defined under the provisions of the International Residential Code as adopted by this jurisdiction. Deferred items will require submittal of construction document sets as set forth in sections 107.1 and 107.2 and to be examined and approved by the building official as set forth in sections 107.3 and 107.3.1 prior to any work described in such deferred submittals being commenced.

SECTION 108 – TEMPORARY STRUCTURES AND USE

SECTION 108.3 – Temporary Power is hereby amended by addition of the *2011 National Electrical Code* to the end of the last sentence.

SECTION 109 – Fees is hereby deleted in its entirety and revised to read as follows:

SECTION 109 – FEES

109.1 – Payment of Fees. 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.

109.2 – Schedule of 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 Yavapai County Board of Supervisors.

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.

109.3 – Plan Review Fees. When submittal documents are required by Section 107, a deposit shall be paid at the time documents are submitted for plan review. Said deposit shall be as shown in the Valuation and Fee Schedule adopted by the Yavapai County Board of Supervisors.

The plan review fees for electrical, mechanical and plumbing work shall be as shown in the Valuation and Fee Schedule adopted by the Yavapai County Board of Supervisors.

The plan review fee for grading work shall be as shown in the Valuation and Fee Schedule adopted by the Yavapai County Board of Supervisors.

The plan review fees specified in this section are separate fees from the permit fees specified in Section 109 and are in addition to the permit fees.

When submittal documents are incomplete or changed so as to require additional plan review or when the project involves deferred submittal items as defined in Section 107.3.4.1, an additional plan review fee shall be charged at the rate shown in the Valuation and Fee Schedule adopted by the Yavapai County Board of Supervisors.

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

109.5 – Investigation. Whenever work for which a permit is required by this code has been commenced without first obtaining a permit, a special investigation may be made prior to a permit being issued for such work.

Exception: Repairs performed in an emergency situation where the application was submitted the next business day.

109.5.1 – Investigation 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 Yavapai County Board of Supervisors. 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.

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

109.7 – Fee Refunds

The building official may authorize refunding of a fee paid hereunder, which was erroneously paid or collected.

The building official may authorize refunding the greater of \$25.00 or 25% of the building permit fee paid when no work and no inspections have been done under a permit issued in accordance with this code.

The building official may authorize refunding the greater of \$10.00 or 25% of plumbing, electrical, and mechanical fees paid when no work and no inspections have been done under a permit issued in accordance with this code.

The building official may authorize refunding a plan review fee for a permit withdrawn after a deposit fee has been paid at the greater of the per-hour charge rate (minimum of one hour) or the calculated plan review fee. No refund of plan review fees is authorized once plan review on a plan has begun.

The building official shall not authorize the refunding of any fee paid except upon written application filed by the original applicant no later than 180 days after the date of fee payment. The time limit for a request for refund shall be extended in conjunction with an application/ approved permit extension for permits with no construction begun, not to exceed one (1) year.

SECTION 110 – Inspections is deleted in its entirety and revised to read as follows:

SECTION 110 – INSPECTIONS

110.1 – General. Construction or work for which a permit is required shall be subject to inspection by the building official and such construction or work shall remain accessible and exposed for inspection purposes until approved. Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. Inspections presuming to give authority to violate or cancel the provisions of this code or of other ordinances of the jurisdiction shall not be valid. It shall be the duty of the permit applicant to cause the work to remain accessible and exposed for inspection purposes. Neither the building official nor the jurisdiction shall be liable for expense entailed in the removal or replacement of any material required to allow inspection.

A survey of the property, as done by an Arizona licensed surveyor may be required by the building official to verify that buildings, structures and related features are located in accordance with the approved plans.

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

110.3 – Required Inspections. The building official, upon notification, shall make the inspections set forth in Sections 110.3.1 through 110.3.15.

110.3.1 – Footing. Footing inspection shall be made after excavations for footings are complete and any required reinforcing steel is in place. For concrete footings, any required forms shall be in place prior to inspection. As required by ACI standards, all vertical steel shall be tied in place at the time of footing inspection.

110.3.2 – Stem Wall/Grout. Stem wall inspections of masonry or formed concrete walls, shall be made prior to any grout or concrete being placed after the masonry units and required forms are completed and any required reinforcing steel installed, including the installation of any required framing attachments, which shall be secured to the un-grouted masonry units or concrete wall forms.

110.3.3 – Reinforced Masonry, Insulating Concrete Form (ICF) and Conventionally Formed Concrete Wall. Reinforced masonry walls, insulating concrete form (ICF) walls and conventionally formed concrete walls shall be inspected after plumbing, mechanical and electrical systems embedded within the walls, and reinforcing steel are in place and prior to placement of grout or concrete. Inspection shall verify the correct size, location, spacing and lapping of reinforcing. For masonry walls, inspection shall also verify that the location of grout cleanouts and size of grout spaces comply with the requirements of this code.

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

110.3.5 – Floodplain. For construction in areas prone to flooding, as determined by the Yavapai County Flood Control District, upon placement of the lowest floor, including the basement, and prior to further vertical construction, the building official shall require submission of documentation, prepared and sealed by a registered design professional, of the elevation of the lowest floor, including the basement.

110.3.6 – Plumbing, Mechanical, Gas and Electrical Systems. Rough inspection of plumbing, mechanical, gas and electrical systems shall be made prior to covering or concealment, before fixtures or appliances are set or installed, and prior to slab grade inspection, or at the time of rough-in inspection prior to insulation.

Exception: Back-filling of ground-source heat pump loop systems tested in accordance with Sections M2105.1 of the 2012 International Residential Code and 1208.1.1 of the 2012 International Mechanical Code prior to inspection shall be permitted.

110.3.7 – Roof Nailing and Exterior Braced Wall Panels. Roof nailing and exterior braced wall panel inspection shall be made after the roof deck sheathing, exterior wall sheathing, and required wall framing attachments are in place and prior to the installation of the roofing material and exterior wall covering. All required wall framing attachments to the foundation and stem wall systems shall be in place.

110.3.8 – Framing and Exterior Lath. Framing inspection shall be made after all framing, fire-blocking, windows, and bracing are in place and pipes, chimneys and vents to be concealed are complete and the rough electrical, plumbing, heating, wiring, pipes and ducts are installed. All penetrations through the floor and through the top plate into the attic must be sealed and exterior lath is installed and roof completely dried in with either the roofing material or approved roofing paper. The exterior lath inspection, for stucco wall covering, shall be made at this time.

110.3.9 – Water-Resistive and/or Air Barrier. A water-resistive barrier and/or air barrier inspection shall be performed after all flashings, windows and barriers are installed prior to the installation of any exterior wall covering.

110.3.10 – Insulation. Insulation inspection shall be made after frame and exterior lath inspection and all rough plumbing, mechanical, gas, and electrical systems are approved and prior to covering or concealment. Blown or sprayed roof/ceiling insulation may be verified before final inspection with markers affixed to the trusses or joists and marked with the insulation thickness by one inch (1") high numbers. A minimum of one (1) marker provided for each 300 square feet of area with numbers to face the attic access opening.

110.3.11 – Gypsum Board. An inspection shall be made of the gypsum board, interior and exterior, before any joints and fasteners are taped and finished.

110.3.12 – Fire-resistant Penetrations and Fire-resistance-Rated Construction. Protection of joints and penetrations in fire-resistance-rated assemblies shall not be concealed from view until inspected and approved. Where fire-resistance-rated construction is required between dwelling units or due to location on property, the building official shall require an inspection of such construction after all lathing and/or wallboard is in place, but before any plaster is applied, or before wall board joints and fasteners are taped and finished.

110.3.13 – Special Inspections. For special inspections, see Section 1704 of the 2012 International Building Code.

110.3.14 – Other Inspections. In addition to the inspections specified above the building official is authorized to make or require other inspections of any construction work to ascertain compliance with the provisions of this code and other laws that are enforced by the department of Building Safety.

110.3.15 – Final. Final inspection shall be made after the permitted work is completed and prior to occupancy.

110.4 – Inspection Agencies. The building official is authorized to accept reports of approved inspection agencies, provided such agencies satisfy the requirements as to qualifications and reliability.

110.5 – Inspection Requests. It shall be the duty of the holder of the building permit or their duly authorized agent to notify the building official when work is ready for inspection. It shall be the duty of the permit holder to provide access to and means for inspections of such work that are required by this code.

110.6 – Approval Required. Work shall not be done beyond the point indicated in each successive inspection without first obtaining the approval of the building official. The building official, upon notification, shall perform the requested inspection and shall either indicate the portion of the construction that is satisfactory as completed, or notify the permit holder or his or her agent wherein the same fails to comply with this code. Any portions that do not comply shall be corrected and such portion shall not be covered or concealed until authorized by the building official.

110.7 – Re-inspection. A re-inspection fee may be assessed for each inspection or re-inspection when such portion of work for which inspection is called is not complete or when corrections called for are not made.

This section is not to be interpreted as requiring re-inspection fees the first time a job is rejected for failure to comply with the requirements of the technical codes, but as controlling the practice of calling for inspections before the job is ready for such inspection or re-inspection.

Re-inspection fees may be assessed:

- When the inspection record card is not posted or otherwise available on the work site.
- When the approved plans are not readily available to the inspector.
- For failure to provide access on the date for which inspection is requested.
- For deviating from approved plans thereby requiring the approval of the building official.

To obtain a re-inspection, the applicant shall pay the re-inspection fee as set forth in the fee schedule adopted by this jurisdiction.

In instances where re-inspection fees have been assessed, additional inspection of the work will not be performed until the required fees have been paid.

SECTION 111 – CERTIFICATE OF OCCUPANCY

SECTION 111.1 – Certificate issued is hereby amended by addition of an “Exception” to read as follows:

111.1 – Certificate Issued.

Exception: Certificates of occupancies are not required for work exempt from permits under Section 105.2 of this code on residential remodels, additions, and accessory buildings or structures on residential properties being used for non-habitable residential purposes. Certificates of completion shall be issued on permits issued as a Shell Building. Certificates of completion shall not authorize occupancy.

SECTION 113 – Board of Appeals is hereby deleted in its entirety and revised to read as follows:

SECTION 113 – BOARD OF APPEALS

113.1 – General. In order to hear and decide appeals of order, decisions or determinations, made by the building official relative to the application and interpretation of the technical code, there is hereby created the Building Safety Advisory and Appeals Board, pursuant to ARS §11-862.

113.2 – Number of Board Members. The Building Safety Advisory and Appeals Board shall consist of seven (7) voting members appointed by the Yavapai County Board of Supervisors for a four-year term, scheduled so that no more than two (2) terms expire in each year. The Yavapai County Board of Supervisors shall fill vacancies for unexpired terms.

113.3 – Members of Board. Members of the Board of Advisory and Appeals shall be residents of Yavapai County and shall include representatives in the following areas, to the extent that qualified representatives are available and willing to serve:

- An architect duly licensed in the State of Arizona.
- A professional engineer duly licensed in the State of Arizona.
- A general contractor duly licensed in the State of Arizona.
- A person representing the public and is a resident of Yavapai County
- A person duly licensed in the State of Arizona in the electrical, mechanical or plumbing trades.
- Additional who may be engaged in the construction design or development industry.
- The building official shall be an ex officio member and shall act as Secretary to the board, but shall have no vote upon any matters before the board.

113.4 – Duties of Building Safety Advisory and Appeals Board.

1. The Advisory and Appeals Board shall hear and decide appeals of order, decisions or determinations made by the building official relative to the application and interpretation of the technical code, including suitability of alternative materials and methods of construction, effectiveness, efficiency, responsiveness, ethics, fees, revenues, budgets, staffing equipment, code content, geographic coverage, coordination with other units of governments, and any other matters of concern to the board.
2. Findings and decisions of the board shall be binding upon the building official and appealing party subject to appeal to the Board of Supervisors.
3. The board shall act as technical advisory in the formation and acceptance of adopting Building Codes and Ordinances in the County.

113.5 – Limitation of Authority. The Advisory and Appeals Board shall have no authority relative to interpretation of the administrative provisions of this code or the administrative provisions of the technical codes nor shall the Board be empowered to waive requirements of either this code or the technical codes.

SECTION 114 – Violations is hereby deleted in its entirety and revised to read as follows:

SECTION 114 – Violations. Violations shall be handled through Section 205 and 206 of the Yavapai County Planning and Zoning Ordinance.

114.1 – Violations. It shall be unlawful for any person, firm or corporation to erect, construct, enlarge, alter, repair, move, improve, remove, convert or demolish, equip, use, occupy or maintain any building, structure or building service equipment, or cause or permit the same to be done in violation of this code and the technical codes. A violation is punishable as a Class 2 Misdemeanor.

114.2 – Continuing Violation. When there is argument to the orders issued by the building official and the violation is not abated according to the orders issued by the building official, the building official may refer the matter to the Yavapai County Hearing Officer for a hearing and the imposition of penalties and sanctions. The Hearing Officer shall hear and rule on building violations and impose sanctions as authorized by ARS §11-866 and ARS §11-815.

114.3 – Appeals. The decision of the Hearing Officer may be appealed to the Yavapai County Board of Supervisors in accordance with ARS §11-815.

114.6 – Penalties. Pursuant to ARS §11-815 and ARS §11-866 the Hearing Officer shall have the authority to impose the following penalties and sanctions:

1. Each day's continuance of a building code violation shall be deemed a separate offense.
2. The maximum penalty for each offense shall be:
 - A. Pursuant to ARS §13-802-b, seven hundred fifty dollars (\$750.00) for an individual;
 - B. Pursuant to ARS §13-803-1-3, ten thousand dollars (\$10,000.00) for any corporation, association, labor union or other legal entity.

The imposition of penalties on any person under this ordinance shall not relieve such persons from the responsibility of correcting prohibited conditions or removing prohibited structures or improvements, and shall not prevent the enforced correction or removal of such violations.

If any structure is erected, constructed, reconstructed, altered, maintained or used in violation of this Ordinance, the Yavapai County Board of Supervisors, the Yavapai County Attorney, the building official, or any adjacent or neighboring property owner who is especially damaged by the violation may institute an injunction, mandamus, abatement, or any appropriate action proceeding to prevent, abate, or remove the violation.

In the event, the County deems it necessary to institute proceedings to abate a violation it shall be entitled to recover its costs of abatement including attorney fees.

The conviction of any person, firm or corporation hereunder shall not relieve such person from the responsibility to correct such violation nor prevent the enforcement, correction or removal thereof.

PART II FINDINGS AND DECLARATION

The Board of Supervisors of Yavapai County, 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 Administrative Building Code, 2012 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 1st day of January, 2015.

Presented by:

Approved as to form by:

Jack E. Judd, CBO
Building Official

Thomas M. Stoxen
Deputy County Attorney

Approved and adopted by the Board of Supervisors on the 2nd day of September, 2014.

Rowle Simmons, Chairman
Board of Supervisors

ORDINANCE 2014-2

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF YAVAPAI COUNTY, ARIZONA REPEALING ORDINANCE 2007-2 RELATING TO THE BUILDING CODE FOR THE UNINCORPORATED AREA OF YAVAPAI COUNTY IN ITS ENTIRETY AND PROVIDING FOR THE ADOPTION OF THE INTERNATIONAL BUILDING CODE, 2012 EDITION.

THE BOARD OF SUPERVISORS OF YAVAPAI COUNTY, ARIZONA DOES ORDAIN AS FOLLOWS:

Yavapai County Ordinance 2007-2 is hereby repealed in its entirety and replaced with the following:

PART I ADOPTION

INTERNATIONAL BUILDING CODE, 2012 EDITION, ADOPTED BY REFERENCE

There is hereby adopted by reference, that certain document known as the International Building Code, 2012 Edition, including Appendixes C, E, G, H, and I, as published by the International Code Council. Said document is hereby amended and adopted as the Building Code for the unincorporated areas of Yavapai County 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 county and each and all such regulations, provisions, penalties, conditions and terms of the International Building Code, 2012 Edition, including Appendixes C, E, G, H, and I are hereby referred to, adopted, and made a part hereof as 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 Board of Supervisors for public use.

CHAPTER 1 ADMINISTRATION

SECTION 101 – GENERAL

SECTION 101.1 – Title is amended by the insertion of “Yavapai County.”

SECTIONS 101.2 through Section 116 are amended by deletion in their entirety and replaced with the requirements of the Yavapai County Administrative Building Code, as adopted and as may be amended from time to time.

CHAPTER 2 DEFINITIONS

SECTION 201 – GENERAL

SECTION 201.3 – Terms defined in other codes is hereby amended to include “Yavapai County Administrative Building Code” to the list of codes as noted in Section 201.3.

SECTION 201.4 – Terms Not Defined is deleted in its entirety and amended to read as follows:

201.4 – Terms Not Defined. Where terms are not defined through the methods authorized by this Chapter, such terms shall have ordinarily accepted meanings such as the context implies. Webster’s Third New International Dictionary of the English Language, Unabridged, shall be considered as providing ordinarily accepted meanings

SECTION 202 – Definitions is hereby amended by addition or revision of the following words and terms:

ADULT DAY HEALTH CARE FACILITY. A facility providing adult day health services during a portion of a continuous twenty-four hour period for compensation on a regular basis for five or more adults not related to the proprietor (As defined by Arizona Department of Health Services).

ASSISTED LIVING CENTER. An assisted living facility that provides resident rooms or residential units to eleven or more residents (as defined by Arizona Department of Health Services).

ASSISTED LIVING FACILITY. A residential care institution, including adult foster care, that provides or contracts to provide supervisory care services, personal care services or directed care services on a continuing basis (as defined by Arizona Department of Health Services).

ASSISTED LIVING HOME. An assisted living facility that provides resident rooms to ten or fewer residents (as defined by Arizona Department of Health Services).

BEDBOUND. To be confined to a bed or chair because of an inability to ambulate even with assistance (as defined by Arizona Department of Health Services).

DIRECTED CARE SERVICE. Programs and services, including personal care services, provided to persons who are incapable of recognizing danger, summoning assistance, expressing need, or making basic care decisions (as defined by Arizona Department of Health Services).

PERSONAL CARE SERVICE. Assistance with activities of daily living that can be performed by persons without professional skills or professional training, which does not require medical care and includes the coordination or provision of intermittent nursing services and the administration of medications and treatments. Personal care involves responsibility for the safety of the persons while inside the building.

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

- | | |
|--------------------------------|---|
| Alcohol and drug abuse centers | Group homes |
| Assisted living facilities | Halfway houses |
| Congregate care facilities | Residential board and custodial care facilities |
| Convalescent facilities | Social rehabilitation facilities |

SUPERVISORY CARE SERVICES. General supervision, including daily awareness of resident functioning and continuing needs; the ability to intervene in a crisis and assistance in the self-administration of prescribed medications (as defined by Arizona Department of Health Services).

TOWNHOUSE. A single-family dwelling unit constructed in a group of three or more attached units in which each unit extends from the foundation to roof and with a yard or public way (open space) on at least two sides. Such are not more than three stories above grade plane in height with a separate means of egress to each unit.

CHAPTER 3 USE AND OCCUPANCY CLASSIFICATION

SECTION 305 – EDUCATIONAL GROUP E

SECTION 305.2 – Group E, day care facilities. Definitions is hereby added to replace 305.2 in its entirety to include the following words and terms (as defined by Arizona Department of Health Services.):

SECTION 305.2 – Definitions. The following words and terms, as defined by Arizona Department of Health Services:

CHILD. Any person through the age of fourteen years. Child also means a person who is under eighteen years of age if the child has a developmental disability as defined in ARS §36-551 or has at least one of the disabilities listed in ARS §15-761, and requires special education as defined in ARS §15-761.

CHILD CARE. The care, supervision and guidance of a child or children, unaccompanied by a parent, guardian or custodian, on a regular basis, for periods of less than twenty-four hours per day, in a place other than the child's or the children's own home or homes.

CHILD CARE FACILITY. Any facility in which child care is regularly provided for compensation for five or more children not related to the proprietor.

CHILD CARE GROUP HOME. A residential facility in which child care is regularly provided for compensation for periods of less than twenty-four hours per day for not less than five children but no more than ten children through the age of twelve years.

SECTION 305.2 – Group E, Day Care Facilities is hereby renumbered and revised to read as follows:

SECTION 305.2.1 – Group E, Day Care Facilities. This group includes buildings and structures or portions thereof occupied by more than five children who receive education, supervision, or child care services for less than 24 hours per day.

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

SECTION 305.2.1 – Within Places of Religious Worship is hereby renumbered to be Section 305.2.2.

SECTION 305.2.2 – Five or Fewer Children is hereby renumbered to be Section 305.2.3.

SECTION 305.2.3 – Five or Fewer Children in a Dwelling is hereby renumbered to be Section 305.2.4.

SECTION 308 – INSTITUTIONAL GROUP I

SECTION 308.2 – Definitions is amended by the addition of the following terms as defined in Chapter 2 and in Section 305.2 of this code:

Definitions as found in Chapter 2:

**ADULT DAY HEALTH CARE FACILITY
ASSISTED LIVING CENTER
ASSISTED LIVING FACILITY
ASSISTED LIVING HOME
DIRECTED CARE SERVICES
BEDBOUND
SUPERVISORY CARE SERVICES**

Definitions as found in Section 305.2 of this code:

**CHILD
CHILD CARE
CHILD CARE FACILITY
CHILD CARE GROUP HOME**

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

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

Residential board and care facilities
Assisted living homes
Halfway houses
Group homes

Congregate care facilities
Social rehabilitation facilities
Alcohol and drug abuse centers
Convalescent facilities

SECTION 308.3.1 – Five or Fewer Persons Receiving Care is hereby deleted in its entirety and revised to read as follows:

308.3.1 – Five or Fewer Persons Receiving Care. A facility such as the above housing five or fewer persons receiving supervisory care services and are capable of self preservation shall be classified as Group R-3 and shall comply with provisions in Section 310.5.1 of this code.

SECTION 308.3.2 – Six to Sixteen Persons Receiving Care is hereby deleted in its entirety and revised to read as follows:

308.3.2 – Six to Ten (10) persons receiving care. A facility such as the above, housing not fewer than six and not more than ten persons receiving supervisory care services and are capable of self-preservation shall be classified as Group R-4 and shall comply with provisions in section 308.6 of this code.

SECTION 308.4 – Group I-2 is deleted in its entirety and revised to read as follows:

308.4 – Group I-2. This occupancy shall include buildings and structures used for medical, surgical, psychiatric, nursing, custodial, personal or directed care on a 24-hour basis for more than five (5) persons who are incapable of self-preservation when responding to an emergency situation without physical assistance from staff. This group shall include, but not be limited to, the following:

Assisted living facilities
Foster care facilities
Detoxification facilities

Hospitals
Nursing homes
Psychiatric hospitals

SECTION 308.4.1 – Five or Fewer Persons Receiving Care is hereby deleted in its entirety and revised to read as follows:

308.4.1 – Five or Fewer Persons Receiving Care. A facility such as the above housing five or fewer persons receiving care and are incapable of self-preservation when responding to an emergency situation without physical assistance from staff shall be classified as Group R-3 and shall comply with provisions in section 308.6 of this code.

SECTION 308.4.2 – Assisted Living Centers is hereby added as a new section to read as follows:

308.4.2 – Assisted Living Centers. This shall include buildings and structures used for assisted living homes providing supervisory, personal, or directed care on a twenty-four hour basis for more than the (10) persons who are incapable of self-preservation when responding to an emergency situation without physical assistance from staff shall be classified as Group I-2.

SECTION 308.6 – Institutional Group I-4, Day Care Facilities.

SECTION 308.6.1 – Classification as Group E is hereby deleted in its entirety and amended by the addition of an exception to read as follows:

308.6.1 – Classification as Group E. A child day care facility that provides care for more than five but no more than 100 children through the age of twelve (12) years, where the rooms in which the children are cared for are located on a level of exit discharge serving such rooms and each of these child care rooms has an exit door directly to the exterior shall be classified as Group E.

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

SECTION 310 – RESIDENTIAL GROUP R

SECTION 310.2 – Definitions is here by amended with the addition of the following term as defined in Chapter 2.

RESIDENTIAL CARE/ASSISTED LIVING HOME

SECTION 310.3 – Residential Group R-1 is hereby amended to reduce the number of occupants in specific uses from 10 to 8 as follows:

Boarding houses (transient) with more than 8 occupants
Congregate living facilities (transient) with more than 8 occupants

SECTION 310.4 – Residential Group R-2 is hereby amended to reduce the number of occupants in specific uses from 16 to 8 as follows:

Boarding houses (non-transient) with more than 8 occupants
Congregant living facilities (non-transient) with more than 8 occupants

SECTION 310.5 – Residential Group R-3 is hereby amended to reduce the number of occupants in specific uses from 10 to 8 and 16 to 8 as follows:

Boarding houses (non-transient) with 8 or fewer occupants
Boarding houses (transient) with 8 or fewer occupants

Congregate living facilities (non-transient) with 8 or fewer occupants
Congregate living facilities (transient) with 8 or fewer occupants

SECTION 310.5.1 – Care Facilities within a Dwelling is hereby deleted in its entirety and revised to read as follows:

310.5.1 – Care Facilities within a Dwelling. Care facilities or facilities licensed by the Arizona Department of Health Services, for five or fewer persons receiving care that are within a single-family dwelling are permitted to comply with the Residential Code as referenced in the Yavapai County Administrative Building Code, Ordinance 2012-1.

SECTION 310.6 – Residential Group R-4 is hereby amended by revision of the first paragraph to read as follows:

310.6 – Residential Group R-4. This occupancy shall include buildings, structures or portions thereof for more than five but not more than 10 persons, excluding staff, who reside on a 24-hour basis in a supervised residential environment and receive custodial care. The persons receiving care are capable of self-preservation. This group shall include, but not be limited to, the following:

**CHAPTER 4
SPECIAL DETAILED REQUIREMENTS
BASED ON USE AND OCCUPANCY**

SECTION 420 – Groups I-1, R-2, R-3 is hereby revised to read as follows:

SECTION 420 – Groups I-1, R-2, R-4

SECTION 425 – Residential Care/Assisted Living Homes is hereby added as a new section to read as follows:

SECTION 425 – RESIDENTIAL CARE/ASSISTED LIVING HOMES

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

425.2 – General. Buildings or portions of buildings classified as R-4 occupancies shall meet all the applicable provisions of Group R-3, may be constructed of any materials allowed by this code, shall not exceed two (2) stories in height nor be located above the second story in any building, and shall not exceed 2000 square feet above the first story except as provided in Section 506.

425.3 – Special Provisions. R-4 occupancies having more than 2000 square feet of floor area above the first floor shall be of not less than one-hour fire resistive construction throughout.

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

425.4 – Access and Means of Egress Facilities.

425.4.1 – Accessibility. R-4 occupancies shall be provided with at least one (1) accessible route per the Americans with Disabilities Act. Sleeping rooms and associated toilets shall be accessible.

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

425.4.2 – Exits

425.4.2.1 – Number of Exits. Every story, basement, or portion of Group R-4 occupancy shall have not less than two (2) exits.

Exception: Basements and stories above the first floor containing no sleeping rooms may have one (1) means of egress as provided in Chapter 10.

425.4.2.2 – Distance to Exits. The maximum travel distance shall comply with Section 1016, except that the maximum travel distance from the center point of any sleeping room to an exit shall not exceed seventy-five feet (75').

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

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

425.4.2.5 – Delayed Egress Locks. In R-4 in which occupants are incapable of self-preservation, delayed egress locks shall be permitted in accordance with Sections 1008.1.9.7, items 1, 2, 4, 5 and 6.

425.5 – Smoke Alarms and Sprinkler Systems.

425.5.1 – Smoke Alarms. All habitable rooms and hallways in R-4 occupancies shall be provided with smoke alarms installed in accordance with Section 901 of the International Building Code.

425.5.2 – Sprinkler Systems. R-4 occupancies shall be provided with a sprinkler system installed in accordance with Section 901 of the International Building Code.

CHAPTER 5 GENERAL BUILDING HEIGHTS AND AREAS

SECTION 507 – UNLIMITED AREA BUILDINGS

SECTION 507.4 – Two Story is hereby amended by adding a new second paragraph to read as follows;

Group B, F, M, and S buildings complying with the provisions of Section 507.4 may contain occupancies, other than “H” occupancies, provided that such occupancies do not occupy more than 10 percent of the area of any floor of the building and no more than the tabular area permitted in the occupancy by Table 503 for such occupancy.

CHAPTER 9 FIRE-PROTECTION SYSTEMS

SECTIONS 901 through 909.19 and Sections 910 through 915 is hereby deleted in their entirety and revised to read as follows:

SECTION 901 – GENERAL

901.1 – Scope. The provisions of adopted fire codes as enforced by individual fire districts within Yavapai County having approved authorization granted by the State of Arizona Office of the State Fire Marshall shall apply to matters affecting or relating to fire prevention. Areas within Yavapai County having no authorized fire district, the provisions of the adopted fire codes as enforced by the State of Arizona Office of the State Fire Marshall shall apply to matters affecting or relating to fire protection. Such current regulations and ordinances shall apply to matters affecting or relating to structures, processes or premises from the hazard of fire and explosion arising from the storage, handling or use of structures, materials or devices; from conditions hazardous to life, property or public welfare in the occupancy of structures or premises; and from construction, extension, repair, alteration or removal of fire suppression, automatic sprinkler systems and alarm systems or fire hazards in the structure or on the premises from occupancy or operation. These provisions as hereby amended for fire prevention shall also apply to detached one and two family dwellings and multiple single family dwellings (townhouses) and their accessory structures.

CHAPTER 10 MEANS OF EGRESS

SECTION 1008 – DOORS, GATES AND TURNSTILES

SECTION 1008.1.2 – Door Swing, Exception #4 is deleted in its entirety and revised to read as follows:

1008.1.2 – Door Swing.

4. Doors within or serving a single dwelling unit in Groups R-2, R-3 and as applicable in Section 310.6 as amended for R-4 occupancy.

CHAPTER 11 ACCESSIBILITY

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

1101.2 – Design. Buildings and facilities shall be designed and constructed to the more restrictive of the following adopted regulations and technical codes:

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

SECTION 1107 – DWELLING UNITS AND SLEEPING UNITS

SECTION 1107.7.5 – Design Flood Elevation is hereby amended by the insertion of the following sentence to the end of the paragraph to read as follows:

1107.7.5 – Design Flood Elevation. See Section 101.4.9 of the Yavapai County Administrative Building Code for further criteria.

CHAPTER 16 STRUCTURAL DESIGN

SECTION 1612 – FLOOD LOADS

SECTION 1612.1 – General is hereby amended by addition of the following sentence to the end of the paragraph to read as follows:

1612.1 – General. See Section 101.4.9 of the Yavapai County Administrative Building Code for further criteria.

SECTION 1612.3 – Establishment of Flood Hazard Areas is hereby amended to read as follows:

1612.3 – Establishment of Flood Hazard Areas. To establish flood hazard areas, the applicable governing authority shall adopt a flood hazard map and supporting data. The flood hazard map shall include, at a minimum, areas of special flood hazard as identified by the Federal Emergency Management Agency in an engineering report entitled “The Flood Insurance Study for Yavapai County,” dated 10/16/2014, as amended or revised with the accompanying Flood Insurance Rate Map (FIRM) and Flood Boundary and Floodway Map (FBFM) and related supporting data along with any revisions thereto. The adopted flood hazard map and supporting data are hereby adopted by reference and declared to be a part of this section.

CHAPTER 18 SOILS AND FOUNDATION

SECTION 1804 – EXCAVATION, GRADING AND FILL

SECTION 1804.4 – Grading and Fill in Flood Hazard Areas is hereby amended by addition of the following sentence to the end of the paragraph to read as follows:

1804.4 – Grading and Fill in Flood Hazard Areas. See Section 101.4.9 of the Yavapai County Administrative Building Code for further criteria.

CHAPTER 27 ELECTRICAL

SECTION 2701 – GENERAL

Section 2701.1 – Scope is hereby amended by addition of “The National Electrical Code as adopted by Yavapai County” to the last sentence after (NFPA 70).

CHAPTER 29 PLUMBING SYSTEMS

SECTION 2902 – MINIMUM PLUMBING FACILITIES

SECTION 2902.1 – Minimum number of fixtures is hereby amended by the addition of footnote “h” to Table 2902.1 to read as follows:

2902.1 – Minimum number of fixtures.

- h.** Water coolers or bottled water dispensers may be substituted for drinking fountains in B, M, and S occupancies with twenty-five (25) or fewer occupants. Such water shall be free of charge to the public.

SECTION 2902.2 – Separate facilities, exceptions are amended to read as follows:

2902.2 – Separate facilities.

Exceptions:

- 1.** Separate facilities shall not be required for dwelling units and sleeping units.
- 2.** Separate facilities shall not be required in structures or tenant spaces with a total occupant load, including employees and customers, of twenty-five (25) or less.
- 3.** Separate facilities shall not be required in mercantile occupancies in which the maximum occupant load is fifty (50) or less.

CHAPTER 30 ELEVATORS AND CONVEYING SYSTEMS

SECTION 3001 – GENERAL

SECTION 3001.1 – Scope is hereby amended by addition of a new sentence at the end of the first paragraph to read as follows:

Also see Arizona Revised Statutes Title 23, Article 12 Sections 23-491 through 23-491.16 for additional requirements as enforced by the State of Arizona Industrial Commission.

CHAPTER 31 SPECIAL CONSTRUCTION

SECTION 3109 – SWIMMING POOL ENCLOSURES AND SAFETY DEVICES is hereby deleted in its entirety and revised under a new title to read as follows:

SECTION 3109 – SWIMMING POOL AND SPA CONSTRUCTION AND SAFETY DEVICES

SECTION 3109.1 – The scope of this section governs the design and construction of public and semipublic swimming pools and spas.

SECTION 3109.1.1 – Criteria. Public and semipublic swimming pool and spa facilities shall be designed and construction in accordance with the 2012 International Swimming Pool and Spa Code.

**CHAPTER 34
EXISTING STRUCTURES**

SECTION 3401 – GENERAL

SECTION 3401.3 – Compliance with other codes is amended by deletion of International Fire Code, International Private Sewage Disposal Code, and ICC Electric Code.

PART II FINDINGS AND DECLARATION

The Board of Supervisors of Yavapai County, 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 Building Code, 2012 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 1st Day of January, 2015.

Presented by:

Approved as to form by:

**Jack E. Judd, CBO
Chief Building Official**

**Thomas M. Stoxen
Deputy County Attorney**

Approved and adopted by the Board of Supervisors on the 2nd Day of September, 2014.

**Rowle Simmons, Chairman
Board of Supervisors**

ORDINANCE 2014-3

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF YAVAPAI COUNTY, ARIZONA REPEALING ORDINANCE 2007-3 RELATING TO THE BUILDING CODE FOR THE UNINCORPORATED AREA OF YAVAPAI COUNTY IN ITS ENTIRETY AND PROVIDING FOR THE ADOPTION OF THE INTERNATIONAL RESIDENTIAL ONE- AND TWO-FAMILY DWELLING CODE, 2012 EDITION.

THE BOARD OF SUPERVISORS OF YAVAPAI COUNTY, ARIZONA DOES ORDAIN AS FOLLOWS:

Yavapai County Ordinance 2007-3 is hereby repealed in its entirety and replaced with the following:

PART I ADOPTION

INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS, 2012 EDITION ADOPTED BY REFERENCE

There is hereby adopted by reference, that certain document known as the International Residential One- and Two-Family Dwelling Code, 2012 Edition, including Appendixes A, B, C, D, H, J, N, O, P, and Q, as published by the International Code Council. Said document is hereby amended and adopted as the Building Code for One- and Two-Family Dwellings for the unincorporated areas of Yavapai County 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 County and each and all such regulations, provisions, penalties, conditions and terms of the International Residential One- and Two-Family Dwelling Code, 2012 Edition, including Appendixes A, B, C, D, H, J, N, O, P, and Q are hereby referred to, adopted, and made a part hereof as 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 Board of Supervisors for public use.

CHAPTER 1 ADMINISTRATION

SECTION R101 –GENERAL

SECTION R101.1 – Title is amended by the insertion of “Yavapai County.”

SECTIONS R101.2 through R114 are amended by deletion in their entirety and replaced with the requirements of the Yavapai County Administrative Building Code as adopted and as may be amended from time to time.

CHAPTER 2 DEFINITIONS

SECTION R201 – GENERAL

SECTION 201.3 – Terms defined in other codes is hereby amended to include “Yavapai County Administrative Building Code” to the list of codes as noted in Section 201.3.

SECTION R201.4 – Terms Not Defined is hereby deleted in its entirety and revised to read as follows:

201.4 – Terms Not Defined. Where terms are not defined through the methods authorized by this Chapter, such terms shall have ordinarily accepted meanings such as the context implies. Webster’s Third New International Dictionary of the English Language, Unabridged, shall be considered as providing ordinarily accepted meanings

SECTION R202 – DEFINITIONS

DEFINITIONS – The following words and or terms are hereby revised to read as follows:

TOWNHOUSE. A single family dwelling unit constructed in a group of three or more attached units in which each unit extends from the foundation to roof and with a yard or public way (open space) on at least two sides. Such are not more than three stories above grade plane in height with a separate means of egress to each unit.

**CHAPTER 3
BUILDING PLANNING**

SECTION R301 – DESIGN CRITERIA

TABLE R301.2 (1) is hereby established as shown:

**TABLE R301.2 (1)
CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA**

Roof Snow Load	Wind Speed ^d (mph)	Topographic effects ^k	Seismic Design Category ^f	SUBJECT TO DAMAGE FROM			Winter Design Temp ^e	Ice Barrier Underlayment Required ^h
				Weathering ^a	Frost Line Depth ^b	Termite ^c		
20 to 60	90 MPH Exposure C	NO	C	Negligible Below 3500 Elevation Moderate Above 3500 Elevation	Elevation 6" < 4500' 12" > 4500' 18" > 6500'	Moderate to Heavy	20°	NO except above 6500 elevation

^b Frost line depth is measured from finished grade to the top of the required concrete foundation/footing to be the required thickness as from Section R403.1.1

Flood Hazards ^g	Air Freezing Index ⁱ	Mean Annual Temp ^j
Refer to Flood Control District	194	Above 3500 Elevation 50° Below 3500 Elevation 60°

IECC Climatic Zones	
Zone 2 Zone 4	Up to 3500 Elevation Above 3500 Elevation

SECTION R308 – GLAZING

SECTION R308.4.5 – Glazing and Wet Surfaces is hereby deleted in its entirety and revised to read as follows:

R308.4.5 – Glazing and Wet Surfaces. Glazing in doors and enclosures for hot tubs, whirlpools, saunas, steam rooms, bathtubs, showers and indoor or outdoor swimming pools where the bottom exposed edge of the glazing is less than 60 inches (1524mm) measured vertically above any standing or walking surface shall be considered a hazardous location. All interior and exterior glazing in bathrooms, the bottom edge of which is less than fifty-six inches (56") above the floor level shall be provided with safety glazing as per ARS §36-1631. This shall apply to single glazing and all panes in multiple glazing.

Exception: Glazing that is more than 60 inches (1524 mm), measured horizontally and in a straight line from the water's edge of a hot tub, spa, whirlpool, or swimming pool. **EXCEPT** this does not apply to bathrooms as per ARS §36-1631.

SECTION R313 – AUTOMATIC FIRE SPRINKLER SYSTEMS

SECTIONS R313.1 through R313.2.1 are hereby deleted in their entirety and replaced with new SECTION R313.1 Scope, to read as follows:

R313.1 – Scope. The provisions of adopted fire codes as enforced by individual fire districts within Yavapai County having approved authorization granted by the State of Arizona Office of the State Fire Marshall shall apply to matters affecting or relating to fire prevention. Areas within Yavapai County having no authorized fire district, the provisions of the adopted fire codes as enforced by the State of Arizona Office of the State Fire Marshall shall apply to matters affecting or relating to fire protection. Such current regulations and ordinances shall apply to matters affecting or relating to structures, processes and premises from the hazard of fire and explosion arising from the storage, handling or use of structures, materials or devices; from conditions hazardous to life, property, or public welfare in the occupancy of structures or premises; and from construction, extension, repair, alteration or removal of fire suppression, automatic sprinkler systems and alarms systems or fire hazards in the structure or on the premises from occupancy or operation. These provisions as hereby amended for fire protection shall also apply to detached-one and two family dwellings and multiple single family dwellings (townhouses) and their accessory structures.

SECTION R322 – FLOOD-RESISTANT CONSTRUCTION is hereby amended by the addition of the following sentence to the end the paragraph to read as follows:

R322 – Flood Resistant Construction. See Section 101.4.9 of the Yavapai County Administrative Building Code for further criteria.

CHAPTER 4 FOUNDATIONS

SECTION R401 – GENERAL

SECTION R401.4 – Soils Tests is hereby deleted in its entirety and amended to read as follows:

R401.4 – Soils Tests. Where quantifiable data created by accepted soil science methodologies or the building official's experience and/or knowledge indicate that expansive, compressible, undocumented fill soils, weak soils or other questionable soil characteristics are likely to be present, the building official **SHALL** require a soils report (Geotechnical Report) be accomplished. The report shall be accomplished by a licensed professional soil engineer familiar with the local soil conditions and site characteristics. The report shall be prepared in accordance with local prevailing and accepted soil engineering practices.

SECTION R403 – FOOTINGS

SECTION R403.1.2 – Continuous Footing in Seismic Design Categories D₀, D₁, and D₂ is hereby amended with the insertion of “C” where “Seismic Design Categories D₀, D₁, and D₂” appears to read as “Seismic Design Categories C, D₀, D₁, and D₂”.

SECTION R403.1.3 – Seismic Reinforcing is hereby amended by change of section name to be “Reinforcement Requirements” and the insertion of “C” where “Seismic Design Categories D₀, D₁, D₂” appears in the 4 paragraphs to read as “Seismic Design Categories C, D₀, D₁, D₂”.

The exception at the end of this section is hereby deleted.

Note: The code location for a standard hook as shown in the 3rd paragraph shall be added to read as follows: “Standard hook in compliance with Section R611.5.4.5 and Figure R611.5.4(3)”.

SECTION R403.1.4.2 – Seismic Conditions is hereby amended with the insertion of “C” where “Seismic Design Categories D₀, D₁, and D₂” appears to read as “Seismic Design Categories C, D₀, D₁, and D₂”.

The EXCEPTION at the end of Section R403.1.3.2 shall also apply here.

SECTION R404 – FOUNDATION AND RETAINING WALLS

SECTION R404.1.1.1 – Masonry Foundation Walls is hereby amended by deletion in its entirety and revised to read as follows:

R404.1.1.1 – Masonry Foundation Walls. Concrete masonry foundation walls and clay masonry foundation walls shall be constructed as set forth in Tables R404.1.1(2), R404.1.1(3) and R404.1.1(4) for the most restrictive design soil class unless a soils classification has been provided by an approved agency using an approved method and shall also comply with the provisions of this section and the applicable provisions of Sections R606, R607 and R608. In Seismic Design Category C, D₀, D₁ and D₂, concrete masonry foundation walls shall comply with Section R404.1.4.1. Rubble stone masonry walls shall not be used in Seismic Design Category C, D₀, D₁ or D₂.

TABLE R404.1.1(1). Plain Masonry Foundation Walls and all references to said Table R404.1.1(1) are hereby deleted in its entirety.

Table 404.1.2(2) is hereby revised as follows:

TABLE R404.1.2(2)
MINIMUM VERTICAL REINFORCEMENT FOR 6-INCH NOMINAL FLAT CONCRETE BASEMENT WALLS^{b,c,d,e,g,h,j}

MAXIMUM UNSUPPORTED WALL HEIGHT (feet)	MAXIMUM UNBALANCED BACKFILL HEIGHT (feet)	MINIMUM VERTICAL REINFORCEMENT BAR SIZE AND SPACING (inches)		
		Soil classes ^a and design lateral soil (psf per foot of depth)		
		GW, GP, SW, SP 30	GM, GC, SM, SM-SC and ML 45	SC, ML-CL and inorganic CL 60
8	4	5 @ 39	6 @ 39	6 @ 48
	5	5 @ 39	6 @ 39	6 @ 48
	6	5 @ 39	6 @ 48	6 @ 35
	7	6 @ 48	6 @ 34	6 @ 25
	8	6 @ 39	6 @ 25	6 @ 18
9	4	5 @ 36	5 @ 37	6 @ 48
	5	5 @ 36	5 @ 37	6 @ 48
	6	5 @ 36	6 @ 44	6 @ 32
	7	6 @ 47	6 @ 30	6 @ 22
	8	6 @ 34	6 @ 22	6 @ 16
10	9	6 @ 27	6 @ 17	DR
	4	6 @ 48	5 @ 35	6 @ 48
	5	6 @ 48	5 @ 35	6 @ 48
	6	6 @ 48	6 @ 41	6 @ 30
	7	6 @ 43	6 @ 28	6 @ 20
	8	6 @ 31	6 @ 20	DR
	9	6 @ 24	6 @ 15	DR
10	6 @ 19	DR	DR	

SECTION R404.1.2.2 – Reinforcement for Foundation Walls is hereby amended with the insertion of “C” where “Seismic Design Categories D₀, D₁, and D₂” appears to read as “Seismic Design Categories C, D₀, D₁, and D₂”.

Table 404.1.2(3) is hereby revised as follows:

TABLE R404.1.2(3)**MINIMUM VERTICAL REINFORCEMENT FOR 8-INCH NOMINAL FLAT CONCRETE BASEMENT WALLS^{b,c,d,e,f,h,i}**

MAXIMUM UNSUPPORTED WALL HEIGHT (feet)	MAXIMUM UNBALANCED BACKFILL HEIGHT (feet)	MINIMUM VERTICAL REINFORCEMENT BAR SIZE AND SPACING (inches)		
		Soil classes ^a and design lateral soil (psf per foot of depth)		
		GW, GP, SW, SP 30	GM, GC, SM, SM-SC and ML 45	SC, ML-CL and inorganic CL 60
8	4	6 @ 41	6 @ 36	6 @ 37
	5	6 @ 41	6 @ 36	6 @ 37
	6	6 @ 41	6 @ 36	6 @ 37
	7	6 @ 41	6 @ 36	6 @ 35
	8	6 @ 41	6 @ 35	6 @ 26
9	4	6 @ 36	6 @ 35	6 @ 35
	5	6 @ 36	6 @ 35	6 @ 35
	6	6 @ 36	6 @ 35	6 @ 35
	7	6 @ 36	6 @ 35	6 @ 32
	8	6 @ 36	6 @ 32	6 @ 23
10	4	6 @ 35	6 @ 35	6 @ 35
	5	6 @ 35	6 @ 35	6 @ 35
	6	6 @ 35	6 @ 35	6 @ 35
	7	6 @ 35	6 @ 35	6 @ 29
	8	6 @ 35	6 @ 29	6 @ 21
	9	6 @ 34	6 @ 22	6 @ 16
	10	6 @ 27	6 @ 17	6 @ 13

Table 404.1.2(4) is hereby revised as follows:

TABLE R404.1.2(4)**MINIMUM VERTICAL REINFORCEMENT FOR 10-INCH NOMINAL FLAT CONCRETE BASEMENT WALLS^{b,c,d,e,f,h,i}**

MAXIMUM UNSUPPORTED WALL HEIGHT (feet)	MAXIMUM UNBALANCED BACKFILL HEIGHT (feet)	MINIMUM VERTICAL REINFORCEMENT BAR SIZE AND SPACING (inches)		
		Soil classes ^a and design lateral soil (psf per foot of depth)		
		GW, GP, SW, SP 30	GM, GC, SM, SM-SC and ML 45	SC, ML-CL and inorganic CL 60
8	4	6 @ 48	6 @ 35	6 @ 28
	5	6 @ 48	6 @ 35	6 @ 28
	6	6 @ 48	6 @ 35	6 @ 28
	7	6 @ 48	6 @ 35	6 @ 28
	8	6 @ 48	6 @ 35	6 @ 28
9	4	6 @ 37	6 @ 31	6 @ 31
	5	6 @ 37	6 @ 31	6 @ 31
	6	6 @ 37	6 @ 31	6 @ 31
	7	6 @ 37	6 @ 31	6 @ 31
	8	6 @ 37	6 @ 31	6 @ 28
10	4	6 @ 33	6 @ 28	6 @ 28
	5	6 @ 33	6 @ 28	6 @ 28
	6	6 @ 33	6 @ 28	6 @ 28
	7	6 @ 33	6 @ 28	6 @ 28
	8	6 @ 33	6 @ 28	6 @ 28
	9	6 @ 33	6 @ 28	6 @ 21
	10	6 @ 28	6 @ 23	6 @ 17

Table 404.1.2(6) is hereby revised as follows:

TABLE R404.1.2(6)
MINIMUM VERTICAL REINFORCEMENT FOR 8-INCH WAFFLE –GRID BASEMENT WALLS^{b,c,d,e,f,h,j}

MAXIMUM UNSUPPORTED WALL HEIGHT (feet)	MAXIMUM UNBALANCED BACKFILL HEIGHT (feet)	MINIMUM VERTICAL REINFORCEMENT BAR SIZE AND SPACING (inches)		
		Soil classes ^a and design lateral soil (psf per foot of depth)		
		GW, GP, SW, SP 30	GM, GC, SM, SM-SC and ML 45	SC, ML-CL and inorganic CL 60
8	4	5 @ 48	5 @ 48	5 @ 46
	5	5 @ 48	5 @ 48	5 @ 46
	6	5 @ 48	5 @ 43	6 @ 45
	7	5 @ 46	6 @ 43	6 @ 31
	8	6 @ 48	6 @ 32	6 @ 23
9	4	5 @ 46	5 @ 47	5 @ 46
	5	5 @ 46	5 @ 47	5 @ 46
	6	5 @ 46	5 @ 39	6 @ 41
	7	5 @ 42	6 @ 38	6 @ 28
	8	6 @ 44	6 @ 28	6 @ 20
	9	6 @ 34	6 @ 21	DR
10	4	5 @ 46	5 @ 46	5 @ 44
	5	5 @ 46	5 @ 46	5 @ 44
	6	5 @ 46	5 @ 37	6 @ 38
	7	5 @ 38	6 @ 35	6 @ 25
	8	6 @ 39	6 @ 25	DR
	9	6 @ 30	DR	DR
	10	6 @ 24	DR	DR

Table 404.1.2(8) is hereby revised as follows:

TABLE R404.1.2(8)
MINIMUM VERTICAL REINFORCEMENT FOR 6-, 8-, 10-INCH AND INCH FLAT BASEMENT WALLS^{b,c,d,e,f,h,i,k,n}

MAXIMUM WALL HEIGHT (feet)	MAXIMUM UNBALANCED BACKFILL HEIGHT (feet)	MINIMUM VERTICAL REINFORCEMENT BAR SIZE AND SPACING (inches)											
		Soil classes ^a and design lateral soil (psf per foot of depth)											
		GW, GP, SW, SP 30				GM, GC, SM, SM-SC and ML 45				SC, ML-CL and inorganic CL 60			
		Minimum nominal wall thickness (inches)											
		6	8	10	12	6	8	10	12	6	8	10	12
5	4	5 @ 46	5 @ 47	4 @ 48	NR	5 @ 48	5 @ 46	5 @ 37	4 @ 48	4 @ 35	5 @ 48	6 @ 44	4 @ 48
	5	5 @ 46	5 @ 47	4 @ 48	NR	5 @ 48	5 @ 46	5 @ 37	4 @ 48	4 @ 35	5 @ 48	6 @ 44	4 @ 48
6	4	5 @ 46	5 @ 47	4 @ 48	NR	5 @ 48	5 @ 46	5 @ 37	4 @ 48	4 @ 35	5 @ 48	6 @ 44	4 @ 48
	5	5 @ 46	5 @ 47	4 @ 48	NR	5 @ 48	5 @ 46	5 @ 37	4 @ 48	4 @ 35	5 @ 48	6 @ 44	4 @ 48
	6	5 @ 46	5 @ 47	4 @ 48	NR	5 @ 48	5 @ 46	5 @ 37	4 @ 48	5 @ 36	5 @ 48	6 @ 44	4 @ 48
7	4	5 @ 46	5 @ 47	4 @ 48	NR	5 @ 42	5 @ 46	5 @ 37	4 @ 48	5 @ 47	5 @ 48	6 @ 44	4 @ 48
	5	5 @ 46	5 @ 47	4 @ 48	NR	5 @ 42	5 @ 46	5 @ 37	4 @ 48	5 @ 47	5 @ 48	6 @ 44	4 @ 48
	6	5 @ 46	5 @ 47	4 @ 48	NR	5 @ 42	5 @ 46	5 @ 37	4 @ 48	6 @ 43	5 @ 48	6 @ 44	4 @ 48
	7	5 @ 46	5 @ 47	4 @ 48	NR	6 @ 42	5 @ 46	5 @ 37	4 @ 48	6 @ 34	6 @ 48	6 @ 44	4 @ 48
8	4	4 @ 37	5 @ 47	4 @ 48	NR	4 @ 38	5 @ 41	5 @ 37	4 @ 48	5 @ 43	5 @ 43	6 @ 44	4 @ 48
	5	4 @ 37	5 @ 47	4 @ 48	NR	4 @ 38	5 @ 41	5 @ 37	4 @ 48	5 @ 43	5 @ 43	6 @ 44	4 @ 48
	6	4 @ 37	5 @ 47	4 @ 48	NR	5 @ 37	5 @ 41	5 @ 37	4 @ 48	6 @ 37	5 @ 43	6 @ 44	4 @ 48
	7	5 @ 40	5 @ 47	4 @ 48	NR	6 @ 37	5 @ 41	5 @ 37	4 @ 48	6 @ 34	6 @ 43	6 @ 44	4 @ 48
	8	6 @ 43	5 @ 47	4 @ 48	NR	6 @ 34	6 @ 43	5 @ 37	4 @ 48	6 @ 27	6 @ 32	6 @ 44	4 @ 48
9	4	4 @ 34	5 @ 41	4 @ 48	NR	4 @ 35	5 @ 37	5 @ 37	4 @ 48	5 @ 40	6 @ 39	5 @ 37	4 @ 48
	5	4 @ 34	5 @ 41	4 @ 48	NR	4 @ 35	5 @ 37	5 @ 37	4 @ 48	5 @ 40	6 @ 39	5 @ 37	4 @ 48

	6	4 @ 34	5 @ 41 ^l	4 @ 48	NR	6 @ 48	5 @ 37	5 @ 37	4 @ 48	6 @ 36	6 @ 39	5 @ 37 ^l	4 @ 48
	7	5 @ 36	5 @ 41	4 @ 48	NR	6 @ 34	5 @ 37	5 @ 37	4 @ 48	6 @ 33	6 @ 38	5 @ 37	4 @ 48 ^l
	8	6 @ 38	5 @ 41	4 @ 48 ^l	NR	6 @ 33	6 @ 38	5 @ 37	4 @ 48 ^l	6 @ 24	6 @ 29	6 @ 39	4 @ 48 ^m
	9	6 @ 34	6 @ 46	4 @ 48	NR	6 @ 26	6 @ 30	6 @ 32	4 @ 48	6 @ 19	6 @ 23	6 @ 30	6 @ 39
10	4	5 @ 48	5 @ 38	4 @ 48	NR	4 @ 33	6 @ 48	6 @ 41	4 @ 48	5 @ 38	5 @ 37	6 @ 48	6 @ 45
	5	5 @ 48	5 @ 38	4 @ 48	NR	4 @ 33	6 @ 48 ^l	6 @ 47	4 @ 48	5 @ 38	5 @ 37	6 @ 48	6 @ 45
	6	5 @ 48	5 @ 38 ^l	4 @ 48	NR	6 @ 45	6 @ 48	6 @ 47	4 @ 48	6 @ 34	5 @ 37	6 @ 48	6 @ 45
	7	6 @ 47	5 @ 38	4 @ 48	NR	6 @ 34	6 @ 48	6 @ 47	4 @ 48	6 @ 30	6 @ 35	6 @ 48	6 @ 45 ^l
	8	6 @ 34	5 @ 38	4 @ 48	NR	6 @ 30	6 @ 34	6 @ 47	4 @ 48 ^l	6 @ 22	6 @ 26	6 @ 35	6 @ 45 ^m
	9	6 @ 34	6 @ 41	4 @ 48	NR ^l	6 @ 23	6 @ 27	6 @ 35	4 @ 48 ^m	DR	6 @ 22	6 @ 27	6 @ 34
	10	6 @ 28	6 @ 33	6 @ 45	NR	DR ^l	6 @ 23	6 @ 29	6 @ 38	DR	6 @ 22	6 @ 22	6 @ 28

SECTION R404.1.4.1 – Masonry Foundation Walls is hereby amended with the insertion of “C” where “Seismic Design Categories D₀, D₁, and D₂” appears to read as “Seismic Design Categories C, D₀, D₁, and D₂”.

SECTION R404.1.4.2 – Concrete Foundation Walls is hereby amended with the insertion of “C” where “Seismic Design Categories D₀, D₁, and D₂” appears to read as “Seismic Design Categories C, D₀, D₁, and D₂”.

SECTION R404.1.8 – Rubble Stone Masonry is hereby deleted in its entirety.

CHAPTER 5 FLOORS

SECTION R506 – CONCRETE FLOORS (ON GROUND)

SECTION R 506.2.3 Vapor Retarder is hereby deleted in its entirety.

CHAPTER 10 CHIMNEYS AND FIREPLACES

SECTION R1001 – MASONRY FIREPLACES

SECTION R1001.1 – General is hereby amended by the addition of the following paragraphs to the end of this section to read as follows:

R1001.1 – General. Masonry fireplaces to be installed in Township 7 North, Range 1 East and Range 1 West through Range 2 West Township 6 North, Range 1 East and Range 1 West G&SRB&M of Yavapai County (See map on page 27) shall comply with the clean burning standards established by ARS §11-875 which shall prohibit the installation of a solid-fuel-burning appliance unless it is one of the following:

1. A fireplace that has a permanently installed gas or electric log insert.
2. A fireplace, a wood stove or any other solid fuel burning appliance that is any of the following:
 - a. Certified by the United States environmental protection agency as in compliance with 40 Code of Federal Regulations part 60, subpart AAA in effect on July 1, 1990.
 - b. A wood stove tested and listed by a nationally recognized testing agency to meet performance standards equivalent to those in 40 Code of Federal Regulations part 60, subpart AAA in effect July 1, 1990.
 - c. Determined by the county air quality control officer to meet performance standards equivalent to those in 40 Code of Federal Regulations part 60, subpart AAA in effect on July 1, 1990.

3. A fireplace that has a permanently installed wood stove insert that complies with paragraph 2, subdivision (a), (b) or (c) of this section.

TABLE R1001.1 – Summary of requirements for masonry fireplaces and chimneys, footnote “b” is deleted in its entirety.

SECTION R1003 – MASONRY CHIMNEYS

SECTION R1003.3 – Seismic reinforcing is amended by modifying the first sentence to read as follows:

R1003.3 – Seismic reinforcing. Masonry or concrete chimneys in Seismic Design Categories C, D₀, D₁ and D₂ shall be reinforced.

SECTION R1004 – FACTORY-BUILT FIREPLACES

SECTION R1004.1 – GENERAL is hereby amended by the addition of the following paragraphs at the end of this section to read as follows:

R1004.1 – General. Factory-built fireplaces to be installed in Township 7 North, Range 1 East and Range 1 West through Range 2 West Township 6 North, Range 1 East and Range 1 West G&SRB&M of Yavapai County (See map on page 27) shall comply with the clean burning standards established by ARS §11-875 which shall prohibit the installation of a solid-fuel-burning appliance unless it is one of the following:

1. A fireplace that has a permanently installed gas or electric log insert.
2. A fireplace, a wood stove or any other solid fuel burning appliance that is any of the following:
 - a. Certified by the United States environmental protection agency as in compliance with 40 Code of Federal Regulations part 60, subpart AAA in effect on July 1, 1990.
 - b. A wood stove tested and listed by a nationally recognized testing agency to meet performance standards equivalent to those in 40 Code of Federal Regulations part 60, subpart AAA in effect July 1, 1990.
 - c. Determined by the county air quality control officer to meet performance standards equivalent to those in 40 Code of Federal Regulations part 60, subpart AAA in effect on July 1, 1990.
3. A fireplace that has a permanently installed wood stove insert that complies with paragraph 2, subdivision (a), (b) or (c) of this section.

CHAPTER 11 ENERGY EFFICIENCY

CHAPTER 11 – ENERGY EFFICIENCY is hereby deleted in its entirety and replaced with provisions of YAVAPAI COUNTY ORDINANCE 2008 – 1 INTERNATIONAL ENERGY CONSERVATION CODE, 2006 EDITION and as amended on January 1, 2015 by the YAVAPAI COUNTY BOARD OF SUPERVISORS.

CHAPTER 12 MECHANICAL ADMINISTRATION

CHAPTER 12 Mechanical Administration is deleted in its entirety. NOTE: THE YAVAPAI COUNTY ADMINISTRATIVE BUILDING CODE provisions as adopted by Yavapai County shall be used as the administrative provisions for Chapters 12 through 24 of this code.

CHAPTER 24 FUEL GAS

SECTION G2403 202 – GENERAL DEFINITIONS is hereby amended by revision of the following term:

CODE OFFICIAL. Is the BUILDING OFFICIAL as defined in Section 102.13 of the “Yavapai County Administrative Building Code”.

SECTION G2404.7 (301.11) – Flood Hazard is hereby amended by the addition of the following sentence to the end of the paragraph to read as follows:

G2407.7 (301.11) – Flood Hazard. See Section 101.4.9 of the Yavapai County Administrative Building Code for further criteria.

SECTION G2406 (303) – APPLIANCE LOCATION

SECTION G2406.2 (303.2) – Prohibited Locations is hereby amended by addition of 2nd sentence to read as follows:

G2406.2 – Hazardous Locations. Liquefied petroleum gas piping shall not serve any gas-fired appliance or equipment in a pit or basement where heavier-than-air gas may collect to form a flammable mixture.

SECTION G2415 (404) – PIPING SYSTEMS INSTALLATION

SECTION G2415.17 (404.17) – Plastic Pipe.

SECTION G2415.17.1 (404.17.1) – Limitations is hereby amended to revise the first paragraph and Exception #3 to read as follows: Exceptions 1 and 2 to remain as shown in the 2012 IRC.

G2415.17.1 (404.17.1) – Limitations. Plastic pipe shall be installed outdoors underground only. The minimum burial depth for plastic pipe shall be eighteen inches (18”) (457 mm) below finished grade. Plastic pipe shall not be used within or under any building or slab or be operated at pressure greater than 100 psig (689 kPa) for natural gas or 30 psig (207 kPa) for LP-gas.

EXCEPTIONS:

3. Plastic pipe shall be permitted under outdoor patio, walkway and driveway slabs provided that the burial depth complies with Section 2415.17.1.

SECTION G2420 (409) – GAS SHUTOFF VALVES

SECTION G2420.2 (409.2) – Meter valve is hereby amended by addition to the following section to read as follows:

G2420.2 (409.2) – Meter valve. Every meter shall be equipped with a shutoff valve located on the supply side of the meter. Such shutoff shall be manually operated and placed on the supply piping located outside the building it supplies and shall be readily accessible at all times.

SECTION G2420.3 (409.3.2) – Individual buildings is amended to read as follows:

G2420.3 (409.3.2) – Individual buildings. All buildings shall be provided with a shutoff valve located on the downstream side of the gas meter, between the gas meter and the building. Multiple buildings on the same system shall have a separate shutoff valve for each building.

CHAPTER 26 GENERAL PLUMBING REQUIREMENTS

SECTION P2603 – STRUCTURAL AND PIPING PROTECTION

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

P2603.5 – Freezing. Water service pipe shall be installed not less than twelve inches (12”) deep below finished grade and not less than six inches (6”) below the frost line with a blue 18 AWG insulated tracer wire terminating above grade at each end.

SECTION P2603.5.1 – Sewer Depth is hereby amended to read as follows:

P2603.5.1 – Sewer Depth. Building sewers that connect to private sewage disposal systems shall be a minimum of twelve inches (12”) below finished grade. Building sewers shall be a minimum of twelve inches (12”) below grade with a green 18 AWG insulated tracer wire terminating above grade at each end.

CHAPTER 28 WATER HEATERS

SECTION P2801 – GENERAL

SECTION P2801.1 – Required is hereby amended by the addition of a second paragraph to read as follows:

P2801.1 – Required. All new residences exceeding 1,800 square feet with two (2) or more bathrooms shall have a hot water re-circulating system installed.

SECTION P2803 – RELIEF VALVES

SECTION P2803.6.1 – Requirements for discharge pipe, Item #5 is amended to read as follows:

P2803.6.1 – Requirements for discharge pipe.

5. Discharge to the floor, to an indirect waste receptor or to the outdoors. Where discharging to the outdoors, discharge piping shall be no less than six inches (6”) and no greater than twenty-four inches (24”) from finished outside grade.

CHAPTER 40 DEVICES AND LUMINAIRES

SECTION E4002 – RECEPTACLES

SECTION E4002.14 – Tamper-resistant Receptacles is hereby deleted in its entirety.

PART II FINDINGS AND DECLARATION

The Board of Supervisors of Yavapai County, 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, 2012 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 1st Day of January, 2015.

Presented by:

Approved as to form by:

Jack E. Judd, CBO
Chief Building Official

Thomas M. Stoxen
Deputy County Attorney

Approved and adopted by the Board of Supervisors on the 2nd Day of September, 2014.

Rowle Simmons, Chairman
Board of Supervisors

ORDINANCE 2014-4

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF YAVAPAI COUNTY, ARIZONA REPEALING ORDINANCE 2007-4 RELATING TO THE PLUMBING CODE FOR THE UNINCORPORATED AREAS OF YAVAPAI COUNTY IN ITS ENTIRETY AND PROVIDING FOR THE ADOPTION OF THE INTERNATIONAL PLUMBING CODE, 2012 EDITION.

THE BOARD OF SUPERVISORS OF YAVAPAI COUNTY, ARIZONA DOES ORDAIN AS FOLLOWS;

Yavapai County Ordinance 2007-4 is repealed in its entirety and replaced with the following:

PART I ADOPTION

INTERNATIONAL PLUMBING CODE, 2012 EDITION, ADOPTED BY REFERENCE

There is hereby adopted by reference, that certain document known as the International Plumbing Code, 2012 Edition including Appendixes B, C, D, E and F as published by the International Code Council. Said document is hereby amended and adopted as the plumbing code for the unincorporated areas of Yavapai County 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, 2012 Edition including Appendixes B, C, D, E and F are hereby referred to, adopted and made a part hereof as 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 Board of Supervisors for public use.

CHAPTER 1 ADMINISTRATION

SECTION 101 – GENERAL

SECTION 101.1 – Title is amended by the insertion of “Yavapai County.”

SECTIONS 102 through 106 and 108 through 110 are amended by deletion in their entirety and replaced with the requirements of the Yavapai County Administrative Building Code as adopted and as may be amended from time to time.

CHAPTER 2 DEFINITIONS

SECTION 201 – GENERAL

SECTION 201.3 – Terms Defined in Other Codes is hereby amended to include “Yavapai County Administrative Building Code” to the list of codes as noted in section 201.3.

SECTION 201.4 – Terms Not Defined is hereby deleted in its entirety and revised to read as follows:

201.4 – Terms Not Defined. Where terms are not defined through the methods authorized by this chapter such terms shall have ordinarily accepted meanings such as the context implies, Webster’s Third New International Dictionary of the English Language, Unabridged, shall be considered as providing ordinarily accepted meanings.

SECTION 202 – General Definitions is hereby amended by revision of the following term:

CODE OFFICIAL. Is the BUILDING OFFICIAL as defined in Section 102.13 of the “Yavapai County Administrative Building Code”.

CHAPTER 3 GENERAL REGULATIONS

SECTION 305 – PROTECTION OF PIPES AND PLUMBING SYSTEM COMPONENTS

SECTION 305.4.1 – Sewer Depth is hereby amended to read as follows:

305.4.1 – Sewer Depth. Building sewers that connect to private sewage disposal systems shall be a minimum of twelve (12") inches below finished grade. Building sewers shall be a minimum of twelve (12") inches below grade with a green 18 AWG insulated tracer wire terminating above grade at each end.

SECTION 309 – FLOOD HAZARD RESISTANCE

SECTION 309.1 – General is hereby amended by addition of the following sentence added to the end of the paragraph to read as follows:

309.1 – General. See Section 101.4.9 of the Yavapai County Administrative Building Code for further criteria.

CHAPTER 4 FIXTURES, FAUCETS AND FIXTURE FITTINGS

SECTION 403 – MINIMUM PLUMBING FACILITIES

Table 403.1 – Minimum Number of Required Plumbing Fixtures is hereby amended by addition of new footnote "h" to Table 403.1 to read as follows:

Table 403.1 – Minimum Number of fixtures.

- h. Water coolers or bottled water dispensers may be substituted for drinking fountains in B, M, and S occupancies with twenty-five (25) or fewer occupants. Such water shall be free of charge to the public.

SECTION 403.2 – Separate Facilities, Exceptions are amended to read as follows:

403.2 – Separate Facilities.

Exceptions:

1. Separate facilities shall not be required for dwelling units and sleeping units.
2. Separate facilities shall not be required in structures or tenant spaces with a total occupant load, including employees and customers, of twenty-five (25) or less.
3. Separate facilities shall not be required in mercantile occupancies in which the maximum occupant load is fifty (50) or less.

CHAPTER 5 WATER HEATERS

SECTION 504 – SAFETY DEVICES

SECTION 504.6 – Requirements for Discharge Piping, item #5 is amended by addition of a second sentence to read as follows:

504.6 – Requirements for Discharge Piping.

5. Where discharging to the outdoors, discharge piping shall be no less than six inches (6") and no greater than twenty-four inches (24") from finished outside grade.

CHAPTER 6 WATER SUPPLY AND DISTRIBUTION

SECTION 603 – WATER SERVICE

SECTION 603 – Water Service Pipe Installation is hereby amended by addition of new sections 603.3 and 603.3.1 to read as follows:

603.3 – Water Service Pipe Installation. The installation of the water service pipe shall comply with Sections 603.3.1.

603.3.1 – Burial Depth. The water service pipe shall be installed not less than twelve inches (12") below finished grade and not less than six inches (6") below the frost line. Plastic water piping shall be provided with a blue 18 AWG insulated tracer wire terminating above grade at each end.

CHAPTER 7 SANITARY DRAINAGE

SECTION 715 – BACKWATER VALVES

SECTION 715.1 – Sewage Backflow is hereby deleted in its entirety and amended to read as follows:

715.1 –Sewage Backflow. All structures, where plumbing fixtures are installed and connected to a public sewer system shall be protected by an approved backwater valve. The backwater valve shall be installed in the building drain and be accessible.

CHAPTER 9 VENTS

SECTION 903 – VENT TERMINALS

SECTION 903.1 – Roof Extension is hereby amended by the insertion of nine inches (9").

PART II FINDINGS AND DECLARATION

The Board of Supervisors of Yavapai County, 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, 2012 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 1st day of January, 2015.

Presented by:

Approved as to form by:

Jack E. Judd, CBO
Chief Building Official

Thomas M. Stoxen
Deputy County Attorney

Approved and adopted by the Board of Supervisors on the 2nd day of September, 2014.

Rowle Simmons, Chairman
Yavapai County Board of Supervisors

ORDINANCE 2014-5

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF YAVAPAI COUNTY, ARIZONA REPEALING ORDINANCE 2007-5 RELATING TO THE MECHANICAL CODE FOR THE UNINCORPORATED AREAS OF YAVAPAI COUNTY IN ITS ENTIRETY AND PROVIDING FOR ADOPTION OF THE INTERNATIONAL MECHANICAL CODE, 2012 EDITION.

THE BOARD OF SUPERVISORS OF YAVAPAI COUNTY, ARIZONA DOES ORDAIN AS FOLLOWS:

Yavapai County Ordinance 2007-5 is hereby repealed in its entirety and replaced with the following:

PART I ADOPTION

INTERNATIONAL MECHANICAL CODE, 2012 EDITION, ADOPTED BY REFERENCE

There is hereby adopted by reference, that certain document known as International Mechanical Code, 2012 Edition including Appendix A, as published by the International Code Council, Inc. Said document is hereby amended and adopted as the Mechanical Code for the unincorporated areas of Yavapai County providing the regulating, installation and maintenance of heating, ventilating, cooling and refrigeration systems, and each and all such regulations, provisions, penalties, conditions and terms of the International Mechanical Code, 2012 Edition, including Appendix A are hereby referred to, adopted and made a part hereof as 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 Board of Supervisors for public use.

CHAPTER 1 ADMINISTRATIVE

SECTION 101 GENERAL

SECTION 101.1 – Title is amended by the insertion of “Yavapai County.”

SECTIONS 102 through 106 and 108 through 110 are amended by deletion in their entirety and replacement with the requirements of the Yavapai County Administrative Building Code, as adopted, and as may be amended from time to time.

CHAPTER 2 DEFINITIONS

SECTION 201 – GENERAL

SECTION 201.3 – Terms Defined in other codes is hereby amended to include “Yavapai County Administrative Building Code” to the list of codes as noted in Section 201.3.

SECTION 201.4 – Terms Not Defined is hereby deleted in its entirety and revised to read as follows:

201.4 – Terms Not Defined. Where terms are not defined through the methods authorized by this chapter such terms shall have ordinarily accepted meanings such as the context implies, Webster’s Third New International Dictionary of the English Language, Unabridged, shall be considered as providing ordinarily accepted meanings.

SECTION 202 – General Definitions is hereby amended by revision of the following term:

CODE OFFICIAL. Is the BUILDING OFFICIAL as defined in Section 102.13 of the “Yavapai County Administrative Building Code”.

901.2 – General. Fireplaces and solid-fuel-burning appliances to be installed in Township 7 North, Range 1 East and Range 1 West through Range 2 West Township 6 North, Range 1 East and Range 1 West G&SRB&M of Yavapai County (See map on page 46) shall comply with the clean burning standards established by ARS §11-875 which shall prohibit the installation of a solid-fuel-burning appliance unless it is one of the following:

1. A fireplace that has a permanently installed gas or electric log insert.
2. A fireplace, a wood stove or any other solid fuel burning appliance that is any of the following:
 - a. Certified by the United States Environmental Protection Agency as in compliance with 40 Code of Federal Regulations part 60, subpart AAA in effect on July 1, 1990.
 - b. A wood stove tested and listed by a nationally recognized testing agency to meet performance standards equivalent to those in 40 Code of Federal Regulations part 60, subpart AAA in effect July 1, 1990.
3. A fireplace that has a permanently installed wood stove insert that complies with paragraph 2, subdivision (a), (b) or (c) of this section.

PART II FINDINGS AND DECLARATION

The Board of Supervisors of Yavapai County, 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, 2012 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 1st Day of January, 2015.

Presented by:

Approved as to form by:

Jack E. Judd, C.B.O.
Chief Building Official

Thomas M. Stoxen
Deputy County Attorney

Approved and adopted by the Board of Supervisors on the 2nd Day of September, 2014.

Rowle Simmons, Chairman
Board of Supervisors

ORDINANCE 2014-6

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF YAVAPAI COUNTY, ARIZONA REPEALING ORDINANCE 2007-6 RELATING TO THE INTERNATIONAL FUEL GAS CODE FOR THE UNINCORPORATED AREAS OF YAVAPAI COUNTY IN ITS ENTIRETY AND PROVIDING FOR THE ADOPTION OF THE INTERNATIONAL FUEL GAS CODE, 2014 EDITION.

THE BOARD OF SUPERVISORS OF YAVAPAI COUNTY, ARIZONA DOES ORDAIN AS FOLLOWS:

Yavapai County Ordinance 2007-6 is hereby repealed in its entirety, and replaced with the following:

PART I ADOPTION

INTERNATIONAL FUEL GAS CODE, 2012 EDITION, ADOPTED BY REFERENCE

There is hereby adopted by reference, that certain document known as International Fuel Gas Code, 2012 Edition, including Appendixes A, B, C and D, as published by the International Code Council, Inc. Said document is hereby amended and adopted as the Fuel Gas Code for the unincorporated areas of Yavapai County 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, penalties, conditions and terms of the International Fuel Gas Code, 2012 Edition, including Appendixes A, B, C and D, are hereby referred to, adopted and made a part hereof as 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 Board of Supervisors for public use.

CHAPTER 1 ADMINISTRATIVE

SECTION 101 – GENERAL

SECTION 101.1 – Title is amended by the insertion of “Yavapai County.”

SECTIONS 102 through 106 and 108 through 110 are amended by deletion in their entirety and replaced with the requirements of the Yavapai County Administrative Building Code, as adopted, and as may be amended from time to time.

CHAPTER 2 DEFINITIONS

SECTION 201 – GENERAL

SECTION 201.3 – Terms Defined in other codes is hereby amended to include “*Yavapai County Administrative Building Code*” to the list of codes as noted in Section 201.3.

SECTION 201.4 – Terms Not Defined is hereby deleted in its entirety and revised to read as follows:

201.4 – Terms Not Defined. Where terms are not defined through the methods authorized by this chapter such terms shall have ordinarily accepted meanings such as the context implies. Webster’s Third New International Dictionary of the English Language, Unabridged, shall be considered as providing accepted meanings.

SECTION 202 – General Definitions is hereby amended by revision of the following term:

CODE OFFICIAL. Is the BUILDING OFFICIAL as defined in Section 102.13 of the “Yavapai County Administrative Building Code”.

CHAPTER 3 GENERAL REGULATIONS

SECTION 301 – GENERAL

SECTION 301.11 – Flood Hazard is hereby amended by the insertion of the following sentence to the end of the paragraph to read as follows:

301.11 – Flood Hazard. See Section 101.4.9 of the Yavapai County Administrative Building Code for further criteria.

SECTION 303 – APPLIANCE LOCATION

SECTION 303.2 – Hazardous Locations is hereby amended by addition of 2nd sentence to read as follows:

303.2 – Hazardous Locations. Liquefied petroleum gas piping shall not serve any gas-fired appliance or equipment in a pit or basement where heavier-than-air gas may collect to form a flammable mixture.

CHAPTER 4 GAS PIPING INSTALLATIONS

SECTION 404 – PIPING SYSTEM INSTALLATION

SECTION 404.12 – Minimum Burial Depth is hereby deleted in its entirety and revised to read as follows:

404.12 – Minimum Burial Depth. Underground piping systems of metallic pipe or metallic tubing shall be installed a minimum depth of 12 inches (305mm) below grade, except as provided for in Section 404.12.1. Underground piping systems of plastic pipe shall be installed a minimum of 18 inches (457mm) below grade with a yellow 18 AWG insulated tracer wire.

PART II FINDINGS AND DECLARATION

The Board of Supervisors of Yavapai County, 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, 2012 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 1st day of January, 2015.

Presented by:

Approved as to form by:

Jack E. Judd, CBO
Chief Building Official

Thomas M. Stoxen
Deputy County Attorney

Approved and adopted by the Board of Supervisors on the 2nd day of September, 2014.

Rowle Simmons, Chairman
Yavapai County Board of Supervisors

ORDINANCE 2014-7

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF YAVAPAI COUNTY, ARIZONA REPEALING ORDINANCE 2007-7 RELATING TO THE ELECTRICAL CODE FOR THE UNINCORPORATED AREAS OF YAVAPAI COUNTY IN ITS ENTIRETY AND PROVIDING FOR THE ADOPTION OF THE NATIONAL ELECTRICAL CODE, 2011 EDITION.

THE BOARD OF SUPERVISORS OF YAVAPAI COUNTY, ARIZONA DOES ORDAIN AS FOLLOWS:

Yavapai County Ordinance 2007-7 is hereby repealed in its entirety, and replaced with the following:

PART I ADOPTION

NATIONAL ELECTRICAL CODE, 2011 EDITION, ADOPTED BY REFERENCE

There is hereby adopted by reference, that certain document known as the National Electrical Code, 2011 Edition as published by the National Fire Protection Association. Said document is hereby amended and adopted as the Electrical Code for the unincorporated areas of Yavapai County 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, 2011 Edition are hereby referred to, adopted, and made a part hereof as 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 Board of Supervisors for public use.

ARTICLE 90 INTRODUCTION

ARTICLE 90.1 – PURPOSE

ARTICLE 90-1 (A) – Practical Safeguarding is amended by the addition of a second paragraph to read as follows:

Article 90-1(A) – Practical Safeguarding. 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, titled the National Electrical Code, 2011 Edition, and in conformity with the rules and regulations as set forth by the Building Official of Yavapai County as the *authority having jurisdiction*.

Article 90-1 (E) – Administration and Enforcement is hereby added as a sub paragraph to read as follows:

Article 90-1 (E) – Administration and Enforcement. For the purpose of administration and enforcement of the requirements of this code and amendments thereto, the provisions of the Yavapai County Administrative Building Code as adopted by separate ordinance, and as may be amended from time to time, shall apply.

ARTICLE 406 RECEPTACLES, CORD CONNECTORS, AND ATTACHMENT PLUGS (CAPS)

ARTICLE 406 – RECEPTACLES, CORD CONNECTORS, AND ATTACHMENT PLUGS (CAPS)

ARTICLE 406.12 – Tamper Resistant Receptacles in Dwelling Units is hereby deleted in its entirety.

PART II FINDINGS AND DECLARATION

The Board of Supervisors of Yavapai County, 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, 2011 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 1st day of January, 2015.

Presented by:

Approved as to form by:

Jack E. Judd, CBO
Chief Building Official

Thomas M. Stoxen
Deputy County Attorney

Approved and adopted by the Board of Supervisors on the 2nd day of September, 2014.

Rowle Simmons, Chairman
Board of Supervisors

ORDINANCE 2014-8

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF YAVAPAI COUNTY, ARIZONA REPEALING ORDINANCE 2007-8 RELATING TO THE INTERNATIONAL PROPERTY MAINTENANCE CODE FOR THE UNINCORPORATED AREAS OF YAVAPAI COUNTY IN ITS ENTIRETY AND PROVIDING FOR THE ADOPTION OF THE INTERNATIONAL PROPERTY MAINTENANCE CODE, 2012 EDITION AS AMENDED HEREINAFTER.

THE BOARD OF SUPERVISORS OF YAVAPAI COUNTY, ARIZONA DOES ORDAIN AS FOLLOWS, PURSUANT TO ARS §11-268, A:

Yavapai County Ordinance 2007-8 is hereby repealed in its entirety and replaced with the following:

PART I ADOPTION

INTERNATIONAL PROPERTY MAINTENANCE CODE, 2012 EDITION ADOPTED BY REFERENCE

There is hereby adopted by reference, that certain document known as the International Property Maintenance Code, 2012 Edition, including Appendix A, as published by the International Code Council. Said document is hereby amended and 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, 2012 Edition, including Appendix A, are hereby referred to, adopted and made part hereof, as 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 Board of Supervisors for public use.

CHAPTER 1 SCOPE AND ADMINISTRATION

PART 1 – SCOPE AND APPLICATION

SECTION 101 – GENERAL

SECTION 101.1 – Title is hereby amended by the insertion of “Yavapai County.”

SECTION 102 – APPLICABILITY

SECTION 102.3 – Application of Other Codes is hereby deleted in its entirety and revised to read as follows:

102.3 – Application of Other Codes. Repairs, additions or alterations to a structure, or changes of occupancy, shall be done in accordance with the procedures and provisions of the referenced technical codes as listed in Section 101.4 of the *“Yavapai County Administrative Building Code”*. Nothing in this code shall be construed to cancel, modify or set aside any provision of the *“Yavapai County Planning and Zoning Ordinance”*.

PART 2 – ADMINISTRATION AND ENFORCEMENT

SECTION 103 – Department of Property Maintenance inspection is hereby amended by deletion in its entirety and replaced with Section 103 of the *“Yavapai County Administrative Building Code”*.

SECTION 104 – Duties and Powers of the Code Official and SECTION 105 APPROVAL is hereby amended by deletion in their entirety and replaced with Section 104 of the *“Yavapai County Administrative Building Code”*.

SECTION 106 – Violations is hereby amended by deletion in its entirety and replaced with Section 114 of the “Yavapai County Administrative Building Code”.

SECTION 111 – MEANS OF APPEAL

SECTION 111 – Means of Appeal is amended by deletion in its entirety and replaced with the requirements of Section 114 – Board of Appeals of the Yavapai County Administrative Building Code, as adopted.

**CHAPTER 2
DEFINITIONS**

SECTION 201.3 Terms defined in other codes is hereby amended to delete the International Zoning Code and replace with the Yavapai County Planning and Zoning Ordinance and include “Yavapai County Administrative Building Code” to the list of codes as noted in Section 201.3.

SECTION 201.4 Terms not defined is hereby deleted in its entirety and revised to read as follows:

201.4 Terms not defined. Where terms are not defined through the methods authorized by this chapter such terms shall have ordinarily accepted meanings such as the context implies. Webster’s Current Addition Dictionary of the English Language, Unabridged, shall be considered as providing ordinarily accepted meanings.

SECTION 202 – GENERAL DEFINITIONS

SECTION 202 GENERAL DEFINITIONS is amended with the revision of CODE OFFICIAL to read as follows:

CODE OFFICIAL – Is the BUILDING OFFICIAL as defined in Section 102.13 of the “Yavapai County Administrative Building Code”.

**CHAPTER 3
GENERAL REQUIREMENTS**

SECTION 302 — EXTERIOR PROPERTY AREAS

SECTION 302.3 — Sidewalks and Driveway is amended by insertion of Exception to read as follows:

Exception – Single Family Residential

SECTION 302.4 — Weeds is amended by deletion in its entirety.

SECTION 303 — SWIMMING POOLS, SPAS AND HOT TUBS

SECTION 303 — SWIMMING POOLS, SPAS AND HOT TUBS is amended by deletion in its entirety.

SECTION 304 — EXTERIOR STRUCTURE

SECTION 304.2 — Protective Treatment is amended by deletion in its entirety.

SECTION 304.7 — Roofs and Drainage is amended by deletion in its entirety.

SECTION 304.9 — Overhang Extensions is amended by deletion of second sentence in its entirety starting with the words “When required”.

SECTION 304.14 — Insect Screens is amended by deletion in its entirety.

**CHAPTER 6
MECHANICAL AND ELECTRICAL REQUIREMENTS**

SECTION 604 – ELECTRICAL FACILITIES

SECTION 604.2 — Service is amended by deletion of “ICC Electrical Code” and insertion of the “National Electrical Code, 2011 Edition.”

SECTION 606 — ELEVATORS ESCALATORS AND DUMBWAITERS

SECTION 606 — Elevators Escalators and Dumbwaiters is amended by deletion in its entirety.

PART II FINDINGS AND DECLARATION

The Board of Supervisors of Yavapai County, 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 2012, 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 1st day of January, 2015.

Presented by:

Approved as to form by:

Jack E. Judd, CBO
Chief Building Official

Thomas M. Stoxen
Deputy County Attorney

Approved and adopted by the Board of Supervisors on the 2nd day of September, 2014.

Rowle Simmons, Chairman
Board of Supervisors

ORDINANCE 2014-9

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF YAVAPAI COUNTY, ARIZONA REPEALING ORDINANCE 2007-9 RELATING TO THE YAVAPAI COUNTY GRADING ORDINANCE FOR THE UNINCORPORATED AREAS OF YAVAPAI COUNTY IN ITS ENTIRETY AND PROVIDING FOR THE ADOPTION OF A NEW ORDINANCE PERTAINING TO ALL ASPECTS OF GRADING ON PRIVATE PROPERTY.

THE BOARD OF SUPERVISORS OF YAVAPAI COUNTY, ARIZONA DOES ORDAIN AS FOLLOWS:

Yavapai County Ordinance 2007-9 is hereby repealed in its entirety and replaced with the following:

PART I ADOPTION

YAVAPAI COUNTY GRADING ORDINANCE

There is hereby adopted the Yavapai County Grading Ordinance. Said document is hereby adopted to set forth rules and regulations to control excavation, grading, and earthwork construction, including fills and embankments, and provides for approval of plans and inspections of grading construction. The Yavapai County Administrative Building Code, establishes the administrative procedure for issuance of permits and collection of fees therefore and providing for severability and each and all conditions and terms of the Yavapai County Grading Ordinance.

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

SECTION 101 – TITLE, PURPOSE AND SCOPE

101.1 – Title. These regulations are known as the Yavapai County Grading Ordinance 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, excavation and earthwork construction, including fills and embankments on private property, within the unincorporated areas of Yavapai County.

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. Where conflicts occur between the technical requirements of this ordinance and the geotechnical report, the geotechnical report shall govern.

101.3.1 – Standards.

The standards listed below are recognized standards.

ASTM D 1557-07
ASTM D 1586-11
ASTM D 2166M-13
ASTM D 2216-10
ASTM D 2487-06e1

The above listed standards are as found in 2012 International Building Code Chapter 35 and/or the ASTM Referenced Standards.

SECTION 102 – FLOOD HAZARD AREAS

102 – Flood hazard areas. The provisions for grading, excavation and earthwork construction including fills and embankments within areas prone to flooding as determined by the Yavapai County Flood Control District or in flood hazard areas where design flood elevations are specified but floodways have not been designated, unless it has been demonstrated through hydrologic and hydraulic analyses performed in accordance with standard engineering practice that the proposed work will not result in any increase in the level of the base flood. The review and approval of grading plans shall also be obtained from the Yavapai County Flood Control District.

SECTION 103 – DEFINITIONS

103 – Definitions. The following words and terms shall, for the purpose of this ordinance, have the meanings shown herein. Refer to Chapter 2 of the *International Building Code* for general definitions.

AS GRADED – The extent of surface conditions on completion of grading.

BEDROCK – In-place solid rock.

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

BEST MANAGEMENT PRACTICES (BMP) INCLUSIVE DEFINITION – 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) including construction site access 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 – Earth material acquired from, an off-site or on-site location, for use in grading on a site.

CIVIL ENGINEER – A professional engineer registered by the Arizona State Board of Technical Registration, to practice, in the field of civil works.

CIVIL ENGINEERING – 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 – The densification of a fill by mechanical means.

CUT – See Excavation.

DOWN DRAIN – A device for collecting water from a swale or ditch located on or above a slope, and safely delivering it to an approved drainage facility.

EARTH MATERIAL – Any rock, natural soil, fill, or any combination thereof.

ENGINEERING GEOLOGIST – A geologist experienced and knowledgeable in engineering geology.

ENGINEERING GEOLOGY – 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 – The wearing away of the ground surface as a result of the movement of wind, water or ice.

EXCAVATION – The mechanical removal of earth material by artificial means also referred to as a “cut”.

FILL – A deposition of earth materials by artificial means.

GEOTECHNICAL ENGINEER – See "Soils Engineer."

GRADE – The vertical location of the ground surface.

EXISTING GRADE – The grade prior to grading.

FINISH GRADE – The final grade of the site that conforms to the approved plan.

ROUGH GRADE – The stage at which the grade approximately conforms to the approved plan.

GRADING – An excavation, or fill, or combination thereof.

INGRESS/EGRESS EASEMENT GRADING – Grading being done in conjunction with access to multiple properties within the boundaries of designated private easements.

KEY – A compacted fill placed in a trench excavated in earth material beneath the toe of a slope.

NOTICE OF INTENT (NOI) – 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 one (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 one (1) acre but are part of a larger development must also submit an NOI.

PROFESSIONAL INSPECTION – The inspection required by this ordinance to be performed by the civil engineer, soils engineer or engineering geologist. Such inspections include those 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 – Any lot or parcel of land or contiguous combination thereof, under the same ownership, where grading is performed or permitted.

SITE BOUNDARIES – Related to setbacks, is any lot or parcel of land or contiguous combination thereof or limits within an ingress/egress easement, where grading is performed or permitted.

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

SOIL – Naturally occurring superficial deposits overlying bedrock.

SOILS ENGINEER (GEOTECHNICAL ENGINEER) – An professional engineer registered by the Arizona State Board of Technical Registration, to practice, in the field of soils engineering (geo-technical) engineering.

SOILS ENGINEERING (GEOTECHNICAL ENGINEERING) – 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.

STORMWATER POLLUTION PREVENTION PLAN (SWPPP) – A plan required by a permit to discharge stormwater associated with a construction activity, and which describes and ensures the implementation of practices that are to be used to reduce the pollutants in stormwater discharges associated with construction activities.

TERRACE – A relatively level step constructed in the face of a graded slope for drainage and maintenance purposes

SECTION 104 – PERMITS REQUIRED

104.1 – Permits Required. Except as specified in Section 104.2 of this section, no person shall do any grading without first having obtained a grading permit from the Building Official. Retaining walls and major drainage structures required by the grading plans may be included on the grading permit. Note additional fees may apply for retaining walls and structures beyond normal grading construction.

104.1.1 – Prior to issuance of a grading permit, except as specified in Section 104.2 of this section and as specified in Arizona Pollutant Discharge Elimination System (AZPDES) General Permit No. AZG2013-001, Part III Section 1.2, operators' construction activities that disturb one (1) acre or greater are required to submit a Notice of Intent (NOI) to obtain authorization under the Arizona Department of Environmental Qualities (ADEQ), AZPDES General Permit No. AZG2013-001. Operators of construction activities that disturb less than one (1) acre but are part of a larger development must also submit a NOI and Stormwater Pollution Prevention Plan. A copy of the NOI and Stormwater Pollution Prevention Plan submitted to ADEQ must be provided to Yavapai County.

104.2 – Exempted Work. A grading permit is not required for the following:

1. Any 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 five feet (5') 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 two feet (2') in depth or (2) does not create a cut slope greater than five feet (5') in height and steeper than 1-1/2 units horizontal in 1 unit vertical (66.7% slope) and less than one (1) acre in area.
8. Fill less than one foot (1') in depth and placed on natural terrain with a slope flatter than 5 horizontal to 1 vertical (20% slope), or less than three feet (3') in depth and less than one (1) acre in area not intended to support structures, which does not exceed fifty (50) cubic yards on any one (1) site and does not obstruct a drainage course.
9. Grading projects within public right of ways for other than structures requiring a building permit.

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 105 – HAZARDS

105 – 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 106 – GRADING PERMIT REQUIREMENTS

106.1 – Permits Required. Except as exempted in Section 104.2 of this ordinance, no person shall do any grading without first obtaining a grading permit from Yavapai County Development Services. A separate permit shall be obtained for each site, and the cubic yards per this section is the total combination of excavation and fill grading work to be performed within the site boundary.

106.2 – Application. The provisions of the Yavapai County Administrative Building Code are applicable to grading. Additionally, the application shall state the estimated quantities of work involved.

106.3 – Grading Designation.

1. Grading in excess of 2,000 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. Grading involving 2,000 cubic yards or less shall be designated "regular grading" unless the Building Official determines that special conditions or unusual hazards exist, in which case grading shall conform to the requirements for engineered grading.
3. Grading within established ingress/egress easements not intended to support structures involving any cut and/or fill shall be designated as ingress/egress easement grading. When in excess of 2,000 cubic yards grading shall be performed in accordance with the approved grading plan prepared by a civil engineer per "Engineered Grading" designation.

106.4 – Engineered Grading Requirements. Application for a grading permit shall be accompanied by two (2) 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.

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. Estimated cubic yards of material to be excavated and/or filled (total of the combination).
2. General vicinity of the proposed grading site.
3. Property limits and accurate contours of existing ground and details of terrain and area drainage.
4. Limiting dimensions, elevations or finish contours to be achieved by the grading, and proposed drainage channels and related construction. Plans shall include 2 cross sections at 90 degree angle to each.
5. 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.

6. Location of any buildings or structures on the property and on land of adjacent owners that are within fifteen feet (15') of the property where the work is to be performed.
7. 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.
8. 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.
9. The Stormwater Pollution Prevention Plan (SWPPP) if applicable.
 - A. The Storm Water Pollution Prevention Plan should include all erosion and sediment control measures necessary to meet the objectives of the (ADEQ) (AZPDES General Permit No. AZG2013-001) regulations throughout all phases of construction and after completion of development of the site.

106.5 – Soils Engineering Report. The soils engineering report required by Section 106.4, #7 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. The required soils reports shall include data as required per the International Building Code, 2012 Edition, by Section 1803.6.

106.6 – Engineering Geology Report. The engineering geology report required by Section 106.4, #7 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.

106.7 – Regular Grading Requirements. Each application for a grading permit shall be accompanied by two (2) sets of plans of sufficient clarity to indicate the nature and extent of the work

The plan shall include the following information:

1. Estimated cubic yards of material to be excavated and/or filled (total of the combination).
2. General vicinity of the proposed grading site.
3. Property limits and accurate contours of existing ground and details of terrain and area drainage.
4. Limiting dimensions, elevations, or finish contours to be achieved by the grading, and proposed drainage channels and related construction. Plans shall include 2 cross sections at 90 degree angle to each.
5. 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.

6. Location of any buildings or structures on the property and the location of any buildings or structures on land of adjacent owners that are within fifteen feet (15') of the property line(s) that may be affected by the proposed grading operations.
7. Type and source of fill material
8. A soil investigation report and a report of satisfactory placement of fill, both acceptable to the building official, shall be submitted for fills used to support the foundations of any building or structure.
9. The following notes are required on the plans:
 - A. The ground surface shall be prepared to receive fill by removing vegetation, non-complying fill, and other unsuitable materials.
 - B. No rock or similar irreducible material with a maximum dimension greater than twelve inches (12") shall be allowed in fills in the absence of a soils report and inspection by a soils engineer.
 - C. All fills shall be compacted to a minimum of 90% of maximum density and verified by a compaction report when supporting a structure.
10. The Stormwater Pollution Prevention Plan (SWPPP) if applicable
 - A. The Stormwater Pollution Prevention Plan should include all erosion and sediment control measures necessary to meet the objectives of the ADEQ, (AZPDES General Permit No. AZG2013-001) regulations throughout all phases of construction and after completion of development of the site.

SECTION 107 – ISSUANCE

107. – Issuance. The provisions of Section 105 of the Yavapai County Administrative Building Code 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 108 – GRADING FEES

108.1 – General. Fees shall be assessed in accordance with the provisions as set forth in the Valuation & Fee Schedule adopted by the Yavapai County Board of Supervisors.

108.2 – 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 & Fee 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 total volume of grading work being done (both excavating and fill). Grading cut and fill amounts for ingress/egress easements shall be calculated on the entire length of the ingress/egress easements to be graded.

108.3 – Grading Permit Fees. A fee for each grading permit shall be paid to the Building Official as set forth in the Valuation & Fee 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 109 – CUTS

109.1 – 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.

109.2 – Slope. The slope of cut surfaces shall be no steeper than is safe for the intended use, and shall be no steeper than 2 horizontal to 1 vertical (50%) unless the applicant furnishes a soils report justifying a steeper slope.

Exceptions:

1. A cut surface may be at a slope of 1.5 horizontal to 1 vertical (67%) provided that **all** the following are met:
 - 1.1 It is not intended to support structures or surcharges.
 - 1.2 It is adequately protected against erosion.
 - 1.3 It is no more than eight feet (8') (2438 mm) height.
 - 1.4 It is approved by the building official.
2. A cut surface in bedrock shall be permitted to be at a slope of 1 horizontal to 1 vertical (100%).

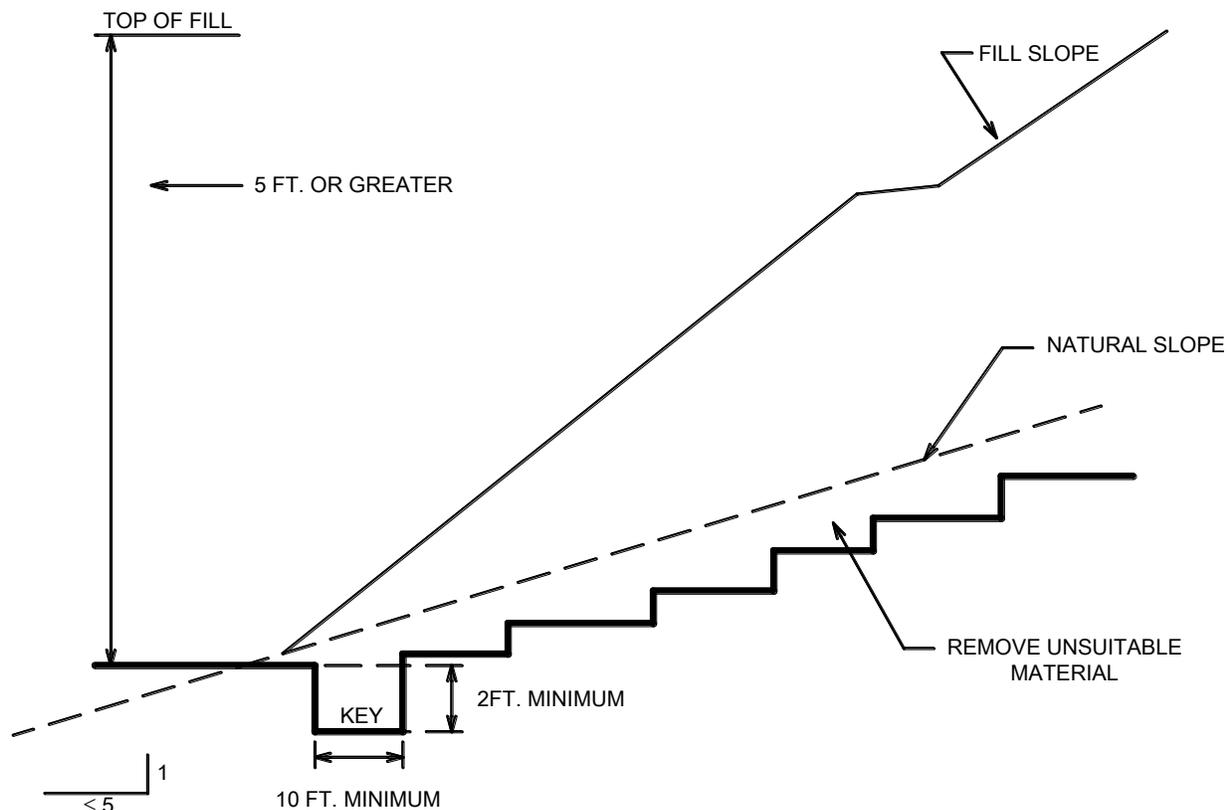
SECTION 110 – FILLS

110.1 – 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 soils engineering report, these provisions may be waived for minor fills not intended to support structures.

110.2 – Preparation of ground. Fill slopes shall not be constructed on natural slopes steeper than 2 units horizontal to 1 unit vertical (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 5 horizontal to 1 vertical (20% slope) and the height is greater than five (5'), benching into sound bedrock or other competent material shall be provided. The bench under the toe of a fill on a slope steeper than 5 horizontal to 1 vertical (20% slope) shall be at least ten feet (10') 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. (See figure 110.2 Benching Details).



**FIGURE 110.2
BENCHING DETAILS**

110.3 – Fill Material. Detrimental amounts of organic material shall not be permitted in fills. No rock or similar irreducible material with a maximum dimension greater than twelve inches (12") 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 twelve inches (12") in maximum dimension shall be ten feet (10') or more below grade, measured vertically.
3. Rocks shall be placed to assure filling of all voids with well-graded soil.

110.4 – Compaction. All fill material shall be compacted to 90% of maximum density as determined by ASTM D.1557, modified proctor, in lifts not exceeding twelve inches (12") in depth.

110.5 – Maximum slope. The slope of fill surfaces shall be no steeper than is safe for the intended use. Fill slopes steeper than 2 horizontal to 1 vertical (50%) shall be justified by soil reports or engineering data.

SECTION 111 – SETBACKS

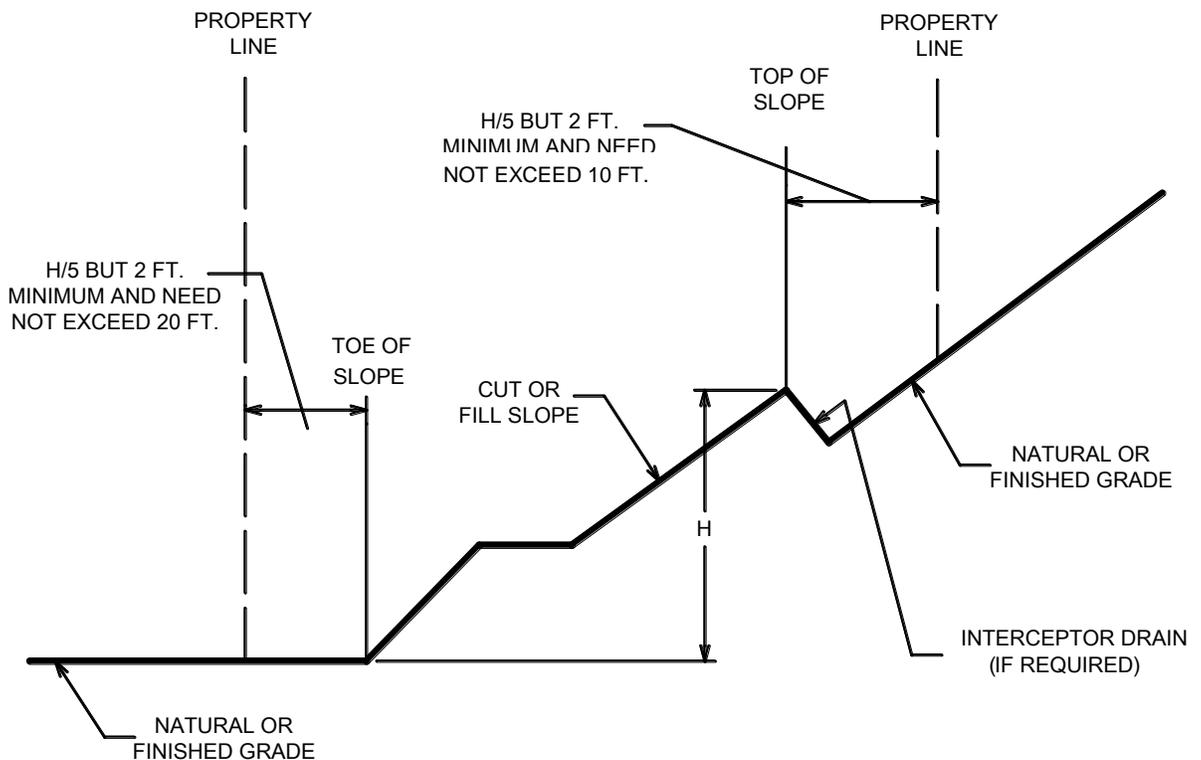
111.1 – General. Cut and fill slopes shall be set back from the site boundaries in accordance with this section. Setback dimensions shall be measured perpendicular to the site boundary and shall be as shown in Figure 111, Drainage Dimensions, unless substantiating data is submitted justifying reduced setbacks.

111.2 – Top of cut slope. The setback at the top of a cut slope shall not be less than shown in Figure 111 or than is required to accommodate any required interceptor drains, whichever is greater.

111.3 – Toe of fill slope protection. Where required to protect adjacent properties at the toe of a slope from adverse effects of the grading, additional protection approved by the building official shall be included. Such protection may include but is not limited to:

1. Setback greater than those required by Figure 111.
2. Provision for retaining walls or similar construction.
3. Erosion protection of the fill slopes.
4. Provisions for the control of surface waters.

111.4 – 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.



**FIGURE 111
DRAINAGE DIMENSIONS**

SECTION 112 – Drainage and Terracing

112.1 – General. Unless otherwise recommended by a registered design professional, drainage facilities and terracing shall be provided in accordance with the requirement of this section.

Exception. Drainage facilities and terracing need not be provided where the ground slope is not steeper than 3 horizontal to 1 vertical (33%).

112.2 – Terrace. Terraces at least six feet (6') in width shall be established at not more than thirty foot (30') (9144 mm) vertical intervals on all cut or fill slopes to control surface drainage and debris. Suitable access shall be provided to allow for cleaning and maintenance. Where two (2) or more terraces are required, one terrace, located at approximately mid-height, shall be at least twelve feet (12') (3658 mm) in width.

Swales or ditches shall be provided on terraces. They shall have a minimum gradient of 20 horizontal to 1 vertical (5%) and shall be paved with concrete not less than three inches (3") (76 mm) in thickness or with other material suitable to the application. They shall have a minimum depth of twelve inches (12") (305 mm) and a minimum of five feet (5').

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.

112.3 – Subsurface Drainage. Cut and fill slopes shall be provided with subsurface drainage as necessary for stability.

112.4 – 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% toward approved drainage facilities, unless waived by the Building Official.

Exception: The gradient from the building pad may be % 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 ten feet (10').
3. No existing slope faces steeper than 1 vertical to 10 horizontal (10% slope) have a vertical height in excess of ten feet (10').

112.5 – Interceptor Drains. Interceptor drains shall be installed along the top of cut slopes receiving drainage from a tributary width greater than forty feet (40') measured horizontally. They shall have a minimum depth of one foot (1') and a minimum width of three feet (3'). The slope shall be approved by the building official, but shall not be less than 50 horizontal to 1 vertical (2 %). The drain shall be paved with concrete not less than 3 inches in thickness, or by other materials suitable to the application. Discharge from the drain shall be accomplished in a manner to prevent erosion and shall be approved by the building official.

112.6 – Drainage across Property Lines. Drainage across property lines shall not exceed that which existed prior to grading. Excess or concentrated drainage shall be contained on site or directed to an approved drainage facility. Erosion of the ground in the area of discharge shall be prevented by installation of non-erosive down-drains or other devices.

SECTION 113 – EROSION CONTROL

113.1 – Slopes. The faces of cut and fill slopes shall be prepared and maintained to control erosion. This control may consist of effective planting.

Exception. Erosion control measures need not be provided on cut slopes not subject to erosion due to the erosion-resistant character of the materials.

113.2 – Other devices. Where necessary, check dams, cribbing, riprap or other devices or methods shall be employed to control erosion and provide safety.

SECTION 114 – GRADING INSPECTION

114.1 – 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 114.5 for engineered grading and as required by the building official for regular grading. A site investigation shall be performed to determine that such grading is going to conform to the boundaries of the designated ingress/egress easements and the boundaries of the easements shall be appropriately flagged to indicate easement locations and cut or fill locations.

114.2 – 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.

114.3 – 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.

114.4 – 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.

114.5 – 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.

114.6 – 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.

114.7 – Notification of Noncompliance. When fulfilling their respective duties under this chapter, if 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.

114.8 – 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 115 – COMPLETION OF WORK

115.1 – 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 106.4. 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 106.5 shall prepare 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 106.4 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 the as-built plan and the specifications.

115.2 – 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 Board of Supervisors of Yavapai County, 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 Yavapai County Grading Ordinance, 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 1st day of January, 2015.

Presented by:

Approved as to form by:

Jack E. Judd, CBO
Chief Building Official

Thomas M. Stoxen
Deputy County Attorney

Approved and adopted by the Board of Supervisors on the 2nd day of September, 2014.

Rowle Simmons, Chairman
Board of Supervisors

ORDINANCE 2014-10

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF YAVAPAI COUNTY, ARIZONA ADOPTING THE 2012 EDITION OF THE INTERNATIONAL EXISTING BUILDING CODE, REGULATING AND GOVERNING THE REPAIR, ALTERATION, CHANGE OF OCCUPANCY, ADDITION AND RELOCATION OF EXISTING BUILDINGS, INCLUDING HISTORIC BUILDINGS WITHIN THE UNINCORPORATED AREAS OF YAVAPAI COUNTY.

THE BOARD OF SUPERVISORS OF YAVAPAI COUNTY, ARIZONA DOES ORDAIN AS FOLLOWS:

PART I ADOPTION

INTERNATIONAL EXISTING BUILDING CODE, 2012 EDITION, ADOPTED BY REFERENCE

There is hereby adopted by reference, that certain document known as International Existing Building Code, 2012 Edition, including Appendixes A, B, and C, as published by the International Code Council, Inc. Said document is hereby amended and adopted as the Existing Building Code for the unincorporated areas of Yavapai County providing for regulating and governing the repair, alteration, change of occupancy, addition and relocation of existing buildings, including historic buildings, and each and all such regulations, provisions, penalties, conditions and terms of the International Existing Building Code, 2012 Edition, including Appendixes A, B, and C, are hereby referred to, adopted and made a part hereof as 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 Board of Supervisors for public use.

CHAPTER 1 ADMINISTRATIVE

SECTION 101 – GENERAL

SECTION 101.1 – Title is amended by the insertion of “Yavapai County.”

SECTIONS 102 through 115 are amended by deletion in their entirety and replacement with the requirements of the Yavapai County Administrative Building Code, as adopted, and as may be amended from time to time.

CHAPTER 2 DEFINITIONS

SECTION 201 – GENERAL

SECTION 201.3 – Terms defined in other codes is hereby amended to include “Yavapai County Administrative Building Code” to the list of codes as noted in section 201.3.

SECTION 201.4 Terms Not Defined is hereby deleted in its entirety and revised to read as follows:

201.4 – Terms Not Defined. Where terms are not defined through the methods authorized by this chapter such terms shall have ordinarily accepted meanings such as the context implies, Webster’s Third New International Dictionary of the English Language, Unabridged, shall be considered as providing accepted meanings.

SECTION 202 – GENERAL DEFINITIONS is hereby amended by revision of the following term:

CODE OFFICIAL. Is the BUILDING OFFICIAL as defined in Section 102.13 of the “Yavapai County Administrative Building Code”.

PART II FINDINGS AND DECLARATION

The Board of Supervisors of Yavapai County, 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 Existing Building Code, 2012 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 1st day of January, 2015.

Presented by:

Approved as to form by:

Jack E. Judd, CBO
Chief Building Official

Thomas M. Stoxen
Deputy County Attorney

Approved and adopted by the Board of Supervisors on the 2nd day of September, 2014.

Rowle Simmons, Chairman
Yavapai County Board of Supervisors

ORDINANCE 2014-11

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF YAVAPAI COUNTY ARIZONA RELATING TO THE BUILDING CODES FOR THE UNINCORPATED AREAS OF YAVAPAI COUNTY AND PROVIDING FOR A SWIMMING POOL AND SPA CODE DO HEREBY ADOPT THE INTERNATIONAL SWIMMING POOL AND SPA CODE, 2012 EDITION.

THE BOARD OF SUPERVISORS OF YAVAPAI COUNTY, ARIZONA DOES ORDAIN AS FOLLOWS:

PART I ADOPTION

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

There is hereby adopted by reference, that certain document known as International Swimming Pool And Spa Code, 2012 Edition, as published by the International Code Council, Inc. Said document is hereby amended and adopted as the Swimming Pool And Spa Code for the unincorporated areas of Yavapai County providing for the regulating, installation and maintenance of swimming pools and spas, equipment thereof and related accessories, and each and all such regulations, provisions, penalties, conditions and terms of the International Swimming Pool And Spa Code, 2012 Edition, are hereby referred to, adopted and made a part hereof as 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 Board of Supervisors for public use.

CHAPTER 1 ADMINISTRATIVE

SECTION 101 – GENERAL

SECTION 101.1 – Title is amended by the insertion of “Yavapai County.”

SECTIONS 102 through 108 are amended by deletion in their entirety and replacement with the requirements of the Yavapai County Administrative Building Code, as adopted, and as may be amended from time to time.

CHAPTER 2 DEFINITIONS

SECTION 201 – GENERAL

SECTION 201.3 – Terms Defined in other codes is hereby amended to include “Yavapai County Administrative Building Code” to the list of codes as noted in section 201.3.

SECTION 201.4 – Terms not defined is hereby deleted in its entirety and revised to read as follows:

201.4 – Terms Not Defined. Where terms are not defined through the methods authorized by this chapter such terms shall have ordinarily accepted meanings such as the context implies, Webster’s Third New International Dictionary of the English Language, Unabridged, shall be considered as providing accepted meanings.

SECTION 202 – DEFINITIONS is hereby amended by revision on the following terms:

AQUATIC VESSEL is hereby amended by revision to the 2nd sentence to read as follows:

Portable vessels 18 inches (305 mm) or less in designed water depth which are drained and filled daily are not considered aquatic vessels.

CODE OFFICIAL. Is the BUILDING OFFICIAL as defined in Section 102.13 of the “Yavapai County Administrative Building Code”.

CHAPTER 3 GENERAL COMPLIANCE

SECTION 301 – GENERAL

SECTION 301.1.2 – Application of the International Codes is hereby added as a new section to read as follows:

301.1.2 – Application of the International Codes. Where the *International Residential Code* is referenced in this code, the provisions of the *International Residential Code* shall apply to related systems in detached one-and two-family dwellings and townhouses not more than three stories in height. All other related systems shall comply with the applicable International Code or referenced standard.

SECTION 302.1 – Electrical is hereby revised to change the section reference at end of the first sentence to be “Section 301.1.2”.

SECTION 302.5 – Backflow Protection is hereby revised to change the section reference at end of the first sentence to be “Section 301.1.2”.

SECTION 302.6 – Wastewater Discharge is hereby revised to change the section reference at end of the first sentence to be “Section 301.1.2”.

SECTION 303 – ENERGY

SECTION 303 – Energy is hereby deleted in its entirety and replaced with the provisions of the “2006 *International Energy Conservation Code*” as adopted by Yavapai County.

SECTION 304 – FLOOD HAZARD AREAS

SECTION 304.1 – General is hereby amended by the insertion of the following sentence to the end of the paragraph to read as follows:

304.1 – General. See Section 101.4.9 of the Yavapai County Administrative Building Code for further criteria.

SECTION 305 BARRIER REQUIREMENTS

SECTION 305.2.1 – Barrier Height and Clearances is hereby amended by revisions to the following subsection as listed:

1. Is amended by deletion of **48 inches (1219mm)** as found in the first sentence and insertion of **60 inches (1524mm)**.

SECTION 305.5 – Pool Structure as a Barrier, #2 is hereby amended by addition of a 2nd sentence to read as follows:

2. Any access ladder or steps shall be removable without tools and secured in an inaccessible position with a latching device not less than fifty-four inches above ground when the pool is not in use.

PART II FINDINGS AND DECLARATION

The Board of Supervisors of Yavapai County, 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 Swimming Pool and Spa Code, 2012 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 1st day of January, 2015.

Presented by:

Approved as to form by:

Jack E. Judd, CBO
Chief Building Official

Thomas M. Stoxen
Deputy County Attorney

Approved and adopted by the Board of Supervisors on the 2nd day of September, 2014.

Rowle Simmons, Chairman
Yavapai County Board of Supervisors

AMENDMENT TO YAVAPAI COUNTY ORDINANCE 2008-1 – THE INTERNATIONAL ENERGY CONSERVATION CODE, 2006 EDITION AS ADOPTED BY REFERENCE ON THE 6TH DAY OF OCTOBER 2008.

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

CHAPTER 1 ADMINISTRATION

SECTION 101 – SCOPE AND GENERAL REQUIREMENTS

SECTION 101.1 – Title is amended by the insertion of “Yavapai County.”

SECTION 101.2 – Scope is hereby deleted in its entirety and revised to read as follows:

101.2 – Scope. This code applies only to new constructed residential buildings as defined in section 202 of this code.

SECTION 101.4 - Applicability

SECTION 101.4.3 – Additions, alterations, renovations or repairs is hereby amended by revision of the first paragraph to read as follows:

101.4.3 – Additions, alterations, renovations or repairs. Addition, alteration, renovation or repairs to any *legal existing building* or its building system or portion thereof need not to conform to the provisions of this code as they relate to new construction except provisions of this code pursuant to the *building thermal envelope* shall apply, provided the energy use is not increased. Additions, alterations, renovations, or repairs to any legal existing building shall not create an unsafe or hazardous condition or overload existing building systems.

SECTION 101.6 – Administration is hereby added as a new section to read as follows:

101.6 – Administration. The provisions for the issuance of permits and collection of fees therefore; and each and all of the regulations, provisions, penalties, conditions and terms of this code along with procedures for enforcement thereof is hereby referred to as the “**YAVAPAI COUNTY ADMINISTRATIVE BUILDING CODE, ORDINANCE 2014-1**” as adopted by Yavapai County and shall be considered part hereof as set forth herein, excepting such portions as are hereinafter deleted, modified and amended.

CHAPTER 2 DEFINITIONS

SECTION 201 – GENERAL

SECTION 201.3 – Terms Defined in other codes is hereby amended to include “Yavapai County Administrative Building Code” to the list of codes as noted in Section 201.3.

SECTION 201.4 – Terms Not Defined is deleted in its entirety and amended to read as follows:

201.4 – Terms Not Defined. Where terms are not defined through the methods authorized by this Chapter, such terms shall have ordinarily accepted meanings such as the context implies. Webster’s Third New International Dictionary of the English Language, Unabridged, shall be considered as providing ordinarily accepted meanings.

SECTION 202 – GENERAL DEFINITIONS is hereby amended by revision of the following terms:

BUILDING, LEGAL EXISTING. Any residential building as defined in this section, erected prior to the adoption of this code, or one which a legal building permit has been issued.

CODE OFFICIAL. Is the BUILDING OFFICIAL as defined in Section 102.13 of the “Yavapai County Administrative Building Code”.

RESIDENTIAL BUILDING. For this code, includes detached one-and two-family dwellings and multiple single-family dwellings (townhouses) as well as Group R-2, R-3 and R-4 buildings three stories or less in height above grade plan.

PART II FINDINGS AND DECLARATION

The Board of Supervisors of Yavapai County, 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 Yavapai County Ordinance 2008-1 – The International Energy Conservation Code 2006 Edition.

The provisions of this amendment, Ordinance 2008-1 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 1st day of January, 2015.

Presented by:

Approved as to form by:

Jack E. Judd, CBO
Chief Building Official

Thomas M. Stoxen
Deputy County Attorney

Approved and adopted by the Board of Supervisors on the 2nd day of September, 2014.

Rowle Simmons, Chairman
Yavapai County Board of Supervisors

THE YAVAPAI COUNTY BOARD OF SUPERVISORS 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 \$5,000.00	\$100.00
\$5,001.00 to \$25,000.00	\$100.00 for the first \$5,000.00 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.
Other Inspections and Fees:	
1. Inspections outside of normal business hours.....	\$ 100.00 per hour*
2. Re-inspection fees assessed under provisions of Adopted Codes.....	\$ 100.00
3. Inspections for which no fee is specifically indicated; site investigation, courtesy, special inspections	\$ 100.00 per hour*
4. Additional plan review required by changes, additions or revisions to plans ...(minimum charge – one hour).....	\$ 50.00 per hour*
5. Use of outside consultants for plan review, building inspection, or both.....	Actual Costs**
6. Fee for Application Extension.....	\$ 25.00
7. Fee for Permit Extension.....	\$ 25.00
8. Fee for 2 nd Permit Extension...(Site Investigation Included)	\$ 50.00
9. Fee for Temporary Certificate of Occupancy.....	\$300.00 Residential \$500.00 Commercial
*Or the total hourly cost to the jurisdiction, whichever is greater. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.	
**Actual costs include administrative and overhead costs.	

THE YAVAPAI COUNTY BOARD OF SUPERVISORS 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.

**YAVAPAI COUNTY
DEVELOPMENT SERVICES DEPARTMENT**

VALUATION AND FEE SCHEDULE

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

PART I

DEFINITIONS OF TYPES OF CONSTRUCTION	
IA –	All non-combustible material with fire rated protection.
IB –	All non-combustible material without fire rated protection.
IIA –	All non-combustible material with fire rated protection.
IIB –	All non-combustible material without fire rated protection.
IIIA –	Exterior frame with non-combustible material with fire rated protection.
IIIB –	Exterior frame with non-combustible material without fire rated protection.
IV –	Heavy timber.
VA –	Any material with fire rated protection.
VB –	Any material without fire rated protection.

OCCUPANCY AND TYPE OF CONSTRUCTION	VALUATION PER SQUARE FOOT
1. Group A – 1	
Assembly, Theaters, With Stage**	
IA	\$170.50
IB	\$164.50
IIA.....	\$160.50
IIB.....	\$153.50
IIIA.....	\$142.00
IIIB.....	\$141.00
IV.....	\$148.50
VA.....	\$130.50
VB.....	\$125.50
2. Group A – 1	
Assembly, Theaters, without stage**	
IA.....	\$156.50
IB.....	\$150.50
IIA.....	\$146.50
IIB.....	\$139.50
IIIA.....	\$128.00
IIIB.....	\$127.50
IV.....	\$134.00
VA.....	\$116.50
VB.....	\$111.50

3. Group A – 2		
	Assembly, Nightclubs**	
	IA.....	\$124.50
	IB.....	\$120.50
	IIA.....	\$117.00
	IIB.....	\$112.00
	IIIA.....	\$103.00
	IIIB.....	\$102.50
	IV.....	\$107.50
	VA.....	\$ 93.50
	VB.....	\$ 90.00
4. Group A – 2		
	Assembly, Restaurants, Bars, Banquet Halls**	
	IA.....	\$124.50
	IB.....	\$120.50
	IIA.....	\$116.00
	IIB.....	\$112.00
	IIIA.....	\$102.00
	IIIB.....	\$102.50
	IV.....	\$107.50
	VA.....	\$ 92.50
	VB.....	\$ 90.00
5. Group A – 3		
	Assembly, Churches**	
	IA.....	\$127.00
	IB.....	\$121.00
	IIA.....	\$117.00
	IIB.....	\$110.00
	IIIA.....	\$ 98.50
	IIIB.....	\$ 97.50
	IV.....	\$104.50
	VA.....	\$ 87.00
	VB.....	\$ 82.00
6. Group A – 3		
	Assembly, General, Community Halls, Libraries, Museums**	
	IA.....	\$127.00
	IB.....	\$121.00
	IIA.....	\$116.00
	IIB.....	\$110.00
	IIIA.....	\$ 97.50
	IIIB.....	\$ 97.50
	IV.....	\$104.50
	VA.....	\$ 86.00
	VB.....	\$ 82.00

7. Group A – 4		
	Assembly, Arenas**	
	IA.....	\$130.00
	IB.....	\$126.00
	IIA.....	\$121.50
	IIB.....	\$117.50
	IIIA.....	\$107.50
	IIIB.....	\$108.00
	IV.....	\$113.00
	VA.....	\$ 98.00
	VB.....	\$ 95.50
8. Group B		
	Business**	
	IA.....	\$133.00
	IB.....	\$127.50
	IIA.....	\$123.50
	IIB.....	\$117.50
	IIIA.....	\$104.50
	IIIB.....	\$103.50
	IV.....	\$112.50
	VA.....	\$ 92.50
	VB.....	\$ 88.50
9. Group E		
	Educational**	
	IA.....	\$141.50
	IB.....	\$136.50
	IIA.....	\$132.50
	IIB.....	\$126.00
	IIIA.....	\$116.00
	IIIB.....	\$113.00
	IV.....	\$122.00
	VA.....	\$102.50
	VB.....	\$ 98.50
10. Group F – 1		
	Factory and Industrial, Moderate Hazard**	
	IA.....	\$ 77.50
	IB.....	\$ 74.00
	IIA.....	\$ 69.00
	IIB.....	\$ 66.50
	IIIA.....	\$ 56.50
	IIIB.....	\$ 58.00
	IV.....	\$ 63.50
	VA.....	\$ 47.50
	VB.....	\$ 44.50

11. Group F – 2		
	Factory and Industrial, Low Hazard**	
	IA.....	\$ 77.00
	IB.....	\$ 73.00
	IIA.....	\$ 69.00
	IIB.....	\$ 65.50
	IIIA.....	\$ 57.00
	IIIB.....	\$ 57.00
	IV.....	\$ 62.50
	VA.....	\$ 47.50
	VB.....	\$ 43.50
12. Group H – 1		
	High hazard, Explosives**	
	IA.....	\$ 70.50
	IB.....	\$ 66.50
	IIA.....	\$ 62.50
	IIB.....	\$ 59.00
	IIIA.....	\$ 50.50
	IIIB.....	\$ 50.50
	IV.....	\$ 56.00
	VA.....	\$ 41.00
	VB.....	\$ N.P.*
13. Group H – 2,3,4		
	High Hazard**	
	IA.....	\$ 72.50
	IB.....	\$ 68.50
	IIA.....	\$ 65.00
	IIB.....	\$ 61.50
	IIIA.....	\$ 53.00
	IIIB.....	\$ 53.00
	IV.....	\$ 58.50
	VA.....	\$ 43.50
	VB.....	\$ 39.50
14. Group H – 5		
	Hazardous Production Materials**	
	IA.....	\$133.00
	IB.....	\$127.50
	IIA.....	\$123.50
	IIB.....	\$117.50
	IIIA.....	\$104.50
	IIIB.....	\$103.50
	IV.....	\$112.50
	VA.....	\$ 92.50
	VB.....	\$ 88.50

15. Group I – 1		
	Institutional, Supervised Environment**	
	IA.....	\$131.50
	IB.....	\$127.00
	IIA.....	\$123.50
	IIB.....	\$118.00
	IIIA.....	\$108.00
	IIIB.....	\$108.00
	IV.....	\$117.00
	VA.....	\$ 98.50
	VB.....	\$ 94.50
16. Group I – 2		
	Institutional, Incapacitated**	
	IA.....	\$226.50
	IB.....	\$221.50
	IIA.....	\$217.00
	IIB.....	\$211.00
	IIIA.....	\$197.50
	IIIB.....	\$ N.P.*
	IV.....	\$206.00
	VA.....	\$185.50
	VB.....	\$ N.P.*
17. Group I – 3		
	Institutional, Restrained**	
	IA.....	\$152.50
	IB.....	\$147.50
	IIA.....	\$143.00
	IIB.....	\$137.00
	IIIA.....	\$125.50
	IIIB.....	\$123.50
	IV.....	\$132.50
	VA.....	\$113.50
	VB.....	\$107.50
18. Group I – 4		
	Institutional, Day Care Facilities**	
	IA.....	\$128.00
	IB.....	\$123.50
	IIA.....	\$120.00
	IIB.....	\$114.50
	IIIA.....	\$104.50
	IIIB.....	\$104.50
	IV.....	\$113.50
	VA.....	\$ 95.50
	VB.....	\$ 91.00

19. Group M		
	Mercantile**	
	IA.....	\$ 95.50
	IB.....	\$ 91.50
	IIA.....	\$ 88.00
	IIB.....	\$ 83.00
	IIIA.....	\$ 73.50
	IIIB.....	\$ 74.00
	IV.....	\$ 78.50
	VA.....	\$ 64.00
	VB.....	\$ 61.50
20. Group R – 1		
	Residential, Hotels**	
	IA.....	\$129.00
	IB.....	\$124.50
	IIA.....	\$121.00
	IIB.....	\$115.50
	IIIA.....	\$105.50
	IIIB.....	\$105.50
	IV.....	\$115.00
	VA.....	\$ 96.00
	VB.....	\$ 92.00
21. Group R – 2		
	Residential, Multiple Family**	
	IA.....	\$109.50
	IB.....	\$104.50
	IIA.....	\$101.00
	IIB.....	\$ 96.00
	IIIA.....	\$ 86.00
	IIIB.....	\$ 86.00
	IV.....	\$ 95.00
	VA.....	\$ 76.50
	VB.....	\$ 72.50
22. Group R – 3		
	Residential, One and Two Family**	
	IA.....	\$103.50
	IB.....	\$100.50
	IIA.....	\$ 98.00
	IIB.....	\$ 95.00
	IIIA.....	\$ 90.00
	IIIB.....	\$ 90.00
	IV.....	\$ 93.00
	VA.....	\$ 85.50
	VB.....	\$ 80.00

23. Group R – 4		
	Residential, Care/Assisted Living Facilities**	
	IA.....	\$130.00
	IB.....	\$125.50
	IIA.....	\$122.00
	IIB.....	\$116.50
	IIIA.....	\$106.50
	IIIB.....	\$106.50
	IV.....	\$116.00
	VA.....	\$ 97.00
	VB.....	\$ 93.00
24. Group S – 1		
	Storage, Moderate Hazard**	
	IA.....	\$ 70.50
	IB.....	\$ 66.50
	IIA.....	\$ 62.00
	IIB.....	\$ 59.50
	IIIA.....	\$ 50.00
	IIIB.....	\$ 51.00
	IV.....	\$ 56.50
	VA.....	\$ 40.50
	VB.....	\$ 37.50
25. Group S – 2		
	Storage, Low Hazard**	
	IA.....	\$ 69.50
	IB.....	\$ 65.50
	IIA.....	\$ 61.00
	IIB.....	\$ 58.50
	IIIA.....	\$ 50.00
	IIIB.....	\$ 50.00
	IV.....	\$ 55.50
	VA.....	\$ 40.50
	VB.....	\$ 36.50
26. Group U		
	Utility, Miscellaneous**	
	IA.....	\$ 53.00
	IB.....	\$ 49.50
	IIA.....	\$ 46.50
	IIB.....	\$ 43.50
	IIIA.....	\$ 37.00
	IIIB.....	\$ 37.00
	IV.....	\$ 40.50
	VA.....	\$ 29.00
	VB.....	\$ 27.50

*N.P. = Not Permitted

**Plus any utilities installed

PART II

ADDITIONAL SPECIFIC VALUATION DATA

VALUATION DATA AS NOTED

**PLUS ANY UTILITIES INSTALLED

- ARIZONA ROOM** \$25.00 SQ. FT.
- AGRICULTURAL BUILDING
 - A. BARN ** \$20.00 SQ. FT.
 - B. SHADE/MARE MOTEL ** \$ 9.00 SQ. FT.
 - C. GREENHOUSE** \$12.50 SQ. FT.
- ALTERATION TO AN EXISTING STRUCTURE – RESIDENTIAL

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

- A. ENCLOSE EXTERIOR WALL OPENING \$ 5.00 SQ. FT.
- B. ADD OR REMOVE INTERIOR PARTITION (includes utilities) \$30.00 SQ. FT.
- C. INSTALL WINDOW OR SLIDING GLASS DOOR \$ 7.50 SQ. FT.
- D. INSTALL EXTERIOR SIDING \$ 4.00 SQ. FT.
- E. PLASTERING/STUCCO Interior/Exterior
(with no structural changes)
UP TO \$5,000.00 \$100.00 flat fee
\$5,001.00 AND ABOVE PER VALUATION
Note: Valuation calculated at \$2.00 sq. ft. Interior and \$4.00 sq. ft. Exterior. BUILDING PERMIT FEE ONLY
- F. ADD STONE OR BRICK VENEER \$10.00 SQ. FT.
(with no structural changes)
- AWNING OR CANOPY (SUPPORTED BY BUILDING)
 - A. CANVAS \$ 4.00 SQ. FT.
 - B. METAL (ENGINEERED) \$ 8.00 SQ. FT.

- **BALCONY** **\$ 9.00 SQ. FT.**

- **CARPORT (ALL ATTACHED OR DETACHED IF OVER 400 SQ. FT.)****
 - A. **WOOD** **\$12.50 SQ. FT.**
 - B. **METAL** **\$10.00 SQ. FT.**

- **DEMOLITION OF AN EXISTING STRUCTURE** **\$150.00 PER APN**
Up to two structures
\$25.00 per structure thereafter

- **FENCE OR FREE STANDING WALL**
 - A. **WOOD/CHAIN LINK/WIRE/WROUGHT IRON** **\$ 1.50 SQ. FT.**
 - B. **MASONRY/CONCRETE** **\$ 5.00 SQ. FT**
(no retaining/surcharge)

- **FIREPLACES/FREE STANDING STOVES/INSERTS**
 - A. **CONCRETE OR MASONRY (plans required)** **\$300.00 flat fee each**
 - B. **PRE-FABRICATED METAL (no plans required)** **\$100.00 flat fee each**
Free standing/Inserts Pellet, Wood, Gas or Electric
 - C. **EXTERIOR FIREPLACE/BARBEQUE (plans required)** **\$300.00 flat fee each**

- **GARAGE/WORKSHOP – RESIDENTIAL (ALL ATTACHED OR DETACHED IF OVER 400 SQ. FT.)****
 - A. **WOOD OR METAL** **\$27.50 SQ. FT.**
 - B. **MASONRY OR CONCRETE** **\$32.50 SQ. FT.**

- **GRADING PERMIT FEES**
 - 0 TO 50 CU. YDS.** **\$50.00**
 - 51 TO 100 CU. YDS.** **\$75.00**
 - 101 TO 1,000 CU. YDS.** **\$75.00 FOR FIRST 100 CU.**
YDS. PLUS \$15.00 FOR EACH
ADDITIONAL 100 CU. YDS.
OR FRACTION THEREOF.

1,001 TO 10,000 CU. YDS.	\$200.00 FOR FIRST 1,000 CU. YDS. PLUS \$15.00 FOR EACH ADDITIONAL 1,000 CU. YDS. OR FRACTION THEREOF.
10,001 TO 100,000 CU. YDS.	\$350.00 FOR FIRST 10,000 CU. YDS. PLUS \$25.00 FOR EACH ADDITIONAL 10,000 CU. YDS. OR FRACTION THEREOF.
100,001 CU. YDS. OR MORE	\$750.00 FOR FIRST 100,000 CU. YDS. PLUS \$30.00 FOR EACH ADDITIONAL 10,000 CU. YDS. OR FRACTION THEREOF.
• GRADING PLAN REVIEW FEE	50% OF THE GRADING PERMIT FEE
• MANUFACTURED HOUSING (FOUNDATION)	\$ 5.00 SQ. FT.
• MASTER PLAN FEE (VALID FOR DURATION OF ADOPTED CODE UNDER WHICH ISSUED).	PLAN CHECK FEE ONLY FOR STRUCTURE
• MEMBRANE STRUCTURE, TENT, CANOPY, AIR SUPPORT STRUCTURE (SELF-SUPPORTED)	
A. TENT	\$75.00 flat fee each
B. CANOPY	\$25.00 flat fee each
C. AIR SUPPORT STRUCTURE	\$50.00 flat fee each
• PATIO/DECK/PORCH	
A. COVERED PATIO AT GRADE LEVEL	\$ 8.00 SQ. FT.
B. COVERED DECK ELEVATED	\$15.00 SQ. FT.
C. OPEN DECK ELEVATED	\$10.00 SQ. FT.
D. SCREENED-IN PORCH UNDER EXISTING ROOF COVER	\$ 6.00 SQ. FT.
E. PRE-FABRICATED METAL AWNING	\$ 6.00 SQ. FT.
F. GAZEBO/RAMADA	\$12.50 SQ. FT.

- **PLAN REVIEW FEE** **65% OF THE BUILDING PERMIT FEE**

- **PLAN REVIEW FEE FOR A MASTER PLAN** **50% OF THE BUILDING PERMIT FEE**

- **RETAINING WALL**
(measured from bottom of footing to top of wall)
 - A. **CMU, CONCRETE** **\$12.50 SQ. FT.**
 - B. **BRICK REINFORCED** **\$10.00 SQ. FT.**
 - C. **UN-REINFORCED MANUFACTURED UNIT** **\$10.00 SQ. FT.**
 - D. **ROCK/STONE UN-REINFORCED (ENGINEERED)** **\$10.00 SQ. FT.**

- **ROOF STRUCTURE REPLACEMENT**
(includes trusses, rafters, sheeting and roofing material)
 - A. **ASPHALT SHINGLES** **\$10.00 SQ. FT.**
 - B. **CLAY TILE** **\$16.00 SQ. FT.**
 - C. **WOOD SHAKE OR SHINGLE** **\$12.00 SQ. FT.**
 - D. **ROLLED ROOFING** **\$ 8.00 SQ. FT.**
 - E. **BUILT-UP OR HOT MOPPED WITH AGGREGATE** **\$10.00 SQ. FT.**

- **SHELL BUILDING**

DEFINITION---A **shell building** is defined as a building for which HVAC, lighting, suspended ceilings, plumbing and electrical systems, partition layouts and interior finishes are not shown on the plans and for which NO SPECIFIC USE or TENANT has been noted. A separate permit with plans for tenant improvements will be required at a later date for completion of a shell building. A **“Shell Only”** building may include a fire extinguishing system as needed for fire protection requirements and minimal electric for lighting (house panel only) and main under slab sewer drain (not to include fixtures) along with slab floor. Warehouses and Industrial buildings shall not be considered as a shell building. NO Certificate of Occupancy shall be issued for any building permitted as a SHELL BUILDING under this definition.

THE VALUATION FOR A SHELL BUILDING SHALL BE \$50.00 PER SQ. FT.

- **SIGN AND BILLBOARD**

- NON-ILLUMINATED**

A. ROOF 1 FACE	\$16.50 SQ. FT.
B. ROOF 2 FACE	\$22.50 SQ. FT.
C. WALL 1 FACE	\$10.00 SQ. FT.
D. PROJECTING 1 FACE	\$15.00 SQ. FT.
E. PROJECTING 2 FACE	\$22.50 SQ. FT.
F. POLE 1 FACE	\$16.50 SQ. FT.
G. POLE 2 FACE	\$22.50 SQ. FT.
H. BILLBOARD 1 FACE	\$16.50 SQ. FT.
I. BILLBOARD 2 FACE	\$22.50 SQ. FT.

- ILLUMINATED**

A. ROOF 1 FACE	\$26.50 SQ. FT.
B. ROOF 2 FACE	\$37.50 SQ. FT.
C. WALL 1 FACE	\$22.50 SQ. FT.
D. PROJECTING 1 FACE	\$32.50 SQ. FT.
E. PROJECTING 2 FACE	\$35.00 SQ. FT.
F. POLE 1 FACE	\$26.50 SQ. FT.
G. POLE 2 FACE	\$37.50 SQ. FT.
H. BILLBOARD 1 FACE	\$26.50 SQ. FT.
I. BILLBOARD 2 FACE	\$37.50 SQ. FT.

- **STORAGE BUILDING OR SHED****

A. ATTACHED	\$15.00 SQ. FT.
B. DETACHED OVER 400 SQ. FT.	\$27.50 SQ. FT.

-

- **SWIMMING POOL**** \$25.00 SQ. FT.

Sq. ft. of water surface area based on length x width or nearest dimension if irregularly shaped

- **SPA OR WHIRLPOOL** \$3500.00 each
(includes utilities) VALUATION

- **STAIRS** \$7.00 SQ. FT.

- **TENANT IMPROVEMENTS****

THE VALUATION OF THE
TENANT IMPROVEMENTS
SHALL BE \$50.00 PER SQ. FT.
OR THE ACTUAL
CONSTRUCTION COST
ESTIMATE AS DETERMINED
BY THE BUILDING OFFICIAL

- **ABOVE GROUND WATER TANK**
(OVER 5000 GALLONS)

A. RESIDENTIAL

\$100.00 each flat fee

B. COMMERCIAL

\$400.00 each flat fee

UTILITIES

- **SINGLE PERMIT; ELECTRICAL OR PLUMBING OR MECHANICAL EACH TRADE**

UP TO \$5,000.00

\$100.00

\$5,001.00 AND ABOVE

PER VALUATION
BUILDING PERMIT FEE ONLY

A. COMMERCIAL (Plans Required)

PER VALUATION

- **COMBINED PERMIT;
FOR SINGLE EQUIPMENT INSTALLATIONS ONLY**

(Such as Electric and Mechanical for A/C equipment, Building and Electric for wood stove, Plumbing and Mechanical for heater, etc.)

UP TO \$5,000.00

\$100.00

\$5,001.00 OR MORE

PER VALUATION
BUILDING PERMIT FEE ONLY

A. COMMERCIAL (Plans Required)

PER VALUATION

- **FOR NEW CONSTRUCTION OR ADDITION**

A. PLUMBING

\$ 3.50 SQ. FT.

B. ELECTRICAL

\$ 2.50 SQ. FT.

C. MECHANICAL

\$ 1.50 SQ. FT.

EQUIPMENT

- **AIR CONDITIONING/HVAC SYSTEM**

A. RESIDENTIAL

UP TO \$5,000.00

\$100.00 flat fee

\$5,001.00 OR MORE

PER VALUATION
BUILDING PERMIT FEE ONLY

B. ROOF MOUNTED HVAC SYSTEM (plans required)

PER VALUATION

C. COMMERCIAL (plans required)

PER VALUATION

- **FIRE ALARM**
 - A. COMMERCIAL \$.50 SQ. FT.
 - B. RESIDENTIAL \$.25 SQ. FT.
- **KITCHEN TYPE I or II HOOD SYSTEM (plans required)** \$6,000.00 VALUATION
- **SOLAR INSTALLATION, WIND TURBINES, GENERATORS (plans required) (Based on Installation Cost)**
 - UP TO \$5,000.00 \$150.00 flat fee
 - \$5,001.00 OR MORE PER VALUATION
- **SPRINKLER SYSTEM**
 - A. COMMERCIAL \$ 1.50 SQ. FT.
 - B. RESIDENTIAL \$ 1.00 SQ. FT.
- **TOWER (plans required) (NEW INSTALLATION)**
 - UP TO \$5,000.00 \$165.00 flat fee
 - \$5,001.00 OR MORE PER VALUATION
- **CO-LOCATE EXISTING TOWER (plans required)**
 - UP TO \$4,000.00 \$145.00 flat fee
 - \$4,001.00 OR MORE PER VALUATION

AUTHORITY TO DETERMINE VALUE

PER PROVISIONS OF ADOPTED CODES

****PLUS ANY UTILITIES INSTALLED**

PART III

DEPOSITS

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

A. NEW COMMERCIAL PROJECT	\$500.00
B. NEW RESIDENCE	\$400.00
C. RESIDENTIAL REMODEL/ ADDITION & COMMERCIAL REMODEL/ ADDITION	
Up to \$ 5,000.00 valuation	\$25.00
\$5,001 to \$10,000	\$50.00
\$10,001 to \$25,000	\$75.00
\$25,001 and UP	\$100.00
D. GRADING	
UP TO 1000 CU. YDS.	\$37.50
1001 CU. YDS. OR MORE.	\$100.00

REFUNDS

A. PLAN CHECK FEES	NO REFUND ONCE THE PLAN CHECK PROCESS HAS BEGUN
B. PLANS WITHDRAWN	RETAIN \$50.00 PER HOUR (MINIMUM CHARGE ONE HOUR) OR CALCULATED PLAN REVIEW FEE WHICHEVER IS GREATER
C. BUILDING PERMIT FEES (no work started and no inspections called)	RETAIN \$25.00 OR 25% WHICHEVER IS GREATER
D. PLUMBING, ELECTRICAL, MECHANICAL FEES (no work started and no inspections called)	RETAIN \$10.00 OR 25% WHICHEVER IS GREATER

FOR A BUILDING PERMIT, THE APPLICANT SHALL PROVIDE AN ESTIMATED VALUE OR VALUATION FOR THE TOTAL VALUE OF ALL CONSTRUCTION RELATED TO THE APPLICATION. THE TOTAL VALUATION SHALL INCLUDE ALL MATERIALS AND LABOR, SUCH AS ALL FINISH WORK, PAINTING, ROOFING, ELECTRICAL, PLUMBING, HEATING, AIR-CONDITIONING, ELEVATORS, FIRE-EXTINGUISHING, FIRE-ALARM SYSTEMS AND ALL OTHER PERMANENT EQUIPMENT FOR A COMPLETED PROJECT. THE VALUATIONS/FEEES AS SET FORTH IN PARTS I II OR III SHALL BE USED BY THE BUILDING OFFICIAL AS GUIDELINES TO DETERMINE TOTAL VALUATION WHEN SUCH WORK IS NOT SPECIFICALLY DEFINED THEREIN WITHOUT SUBSTANTIATED WRITTEN DOCUMENTATION BEING PROVIDED BY THE APPLICANT.

END VALUATION SCHEDULE

PART IV EFFECTIVE DATE

This ordinance shall take effect and be in force on the 1st day of January, 2015.

Presented by:

Approved as to form by:

Jack E. Judd, CBO
Chief Building Official

Thomas M. Stoxen
Deputy County Attorney

Approved and adopted by the Board of Supervisors on the 2nd day of September, 2014.

Rowle Simmons, Chairman
Yavapai County Board of Supervisors