

# YAVAPAI COUNTY DEVELOPMENT SERVICES



## ORDINANCES ADOPTING 2006 INTERNATIONAL BUILDING CODES

FOR THE UNINCORPORATED AREAS OF YAVAPAI  
COUNTY

**EFFECTIVE September 4, 2007**

**YAVAPAI COUNTY DEVELOPMENT SERVICES  
ORDINANCES ADOPTING 2006 ADMINISTRATIVE AND  
TECHNICAL CODES**

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# ORDINANCE 2007-1

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF YAVAPAI COUNTY, ARIZONA REPEALING ORDINANCE 2004-1 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 ARTICLE 3, SECTIONS §11-801 THROUGH §11-866.

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

## **PART I      ADOPTION**

That Ordinance 2004-1 is hereby repealed in its entirety and a new administrative code pertaining to all aspects of construction is adopted to read as follows: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 Administration of the International Building Code, 2006 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.

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

**101.4 – Referenced codes.** The technical codes listed in Sections 101.4.1 through 101.4.9 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.

**SECTION 101.4.1 – Electrical is hereby amended by deletion of “ICC Electrical Code” and insertion of “National Electrical Code.”**

**SECTION 101.4.4 – Plumbing is hereby amended by deletion of the last sentence of the section.**

**SECTION 101.4.5 – Property maintenance is hereby amended by insertion of a new sentence at the end of this section to read as follows:**

**101.4.5 – Property maintenance.** The provisions of the 2006 Edition of The International Existing Building Code shall apply to the repair, alteration, change of occupancy, and relocation of existing buildings. These requirements shall provide flexibility to permit the use of alternative approaches to achieve compliance with minimum requirements of existing buildings and structures.

**SECTION 101.4.6 – Fire prevention is amended by deletion in its entirety and revised to read as follows:**

**101.4.6 – Fire prevention.** The provisions of adopted fire codes as enforced within individual authorized fire districts and The State of Arizona, Office of the Fire Marshall where no authorized fire district exists shall apply to matters affecting or relating to fire prevention. Such current regulations and ordinances shall apply to structures, processes and premises from the hazard of fire and explosion arising from the construction, extension, repair, alteration or removal of fire suppression and alarm systems or fire hazards in the structure or on the premises from occupancy or operation.

**SECTION 101.4.7 – Energy is deleted in its entirety.**

**SECTION 101.4.8 – Residential construction is hereby added as a new section to read as follows:**

**101.4.8 – Residential construction.** The provisions of the International Residential Code 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 townhomes with separate means of egress and their accessory structures.

**SECTION 101.4.9 – Grading is hereby added as a new section to read as follows:**

**101.4.9 – Grading.** The provisions of Ordinance 2007-09 shall apply to movement or import of earth or earthen materials by excavation or embankment.

**SECTION 102 – APPLICABILITY**

**SECTION 102.3 – Application of references is hereby amended by addition of the following Exception to read as follows:**

**102.3 – Application of references.**

**Exception:** Where enforcement of a code provision would violate the conditions of the listing of the equipment or material, the conditions of the listing and the manufacturer's installation instructions shall apply.

**SECTION 102.4 – Referenced codes and standards is hereby deleted in its entirety and revised to read as follows:**

**102.4 – Referenced codes and standards.** The codes and standards in this code shall be considered part of the requirements of this code to the prescribed extent of each such reference. Where differences occur between provisions of this code and referenced codes and standards, the provisions of this code shall apply. References made to provisions of the International Fire Code within this code and any technical code shall be considered as per the provision of Section 101.4.6.

**SECTION 102.6 – Existing Structures is hereby amended by deletion of “The International Fire Code” and insertion of “The International Existing Building Code.”**

**SECTION 102.7 – Definitions is hereby added as a new section to read as follows:**

**102.7 – 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.

**ALTER** or **ALTERATION** – Any construction or renovation to an existing structure other than repair or addition.

**APPROVED** – Acceptable to the building official.

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

**BEDROOM** – A 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.

**COMMERCIAL PROJECTS** – Any retail/wholesale commercial buildings, industrial buildings and multi family residential structures greater than a duplex.

**ELECTRICAL CODE** – The National Electrical Code published by the National Fire Protection Association, 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.

**LISTED** and **LISTING** – Terms referring to equipment that is shown in a list published by an approved testing agency qualified and equipped for experimental testing and maintaining an adequate periodic inspection of current products and whose listing states that the equipment complies with nationally recognized standards when installed in accordance with the manufacturer's installation instructions.

**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.

**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.

**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.

**SECTION 102.8 – Guideline manuals is hereby added as a new section to read as follows:**

**102.8 – 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 guidelines to provide alternative approaches to achieve compliance and interpretations of the technical codes. The use of specific publications shall first be presented to and approved for such use by the Building Safety Advisory and Appeals Board.

**SECTION 103 – DEPARTMENT OF BUILDING SAFETY**

**SECTION 103.3 – Deputies is hereby amended by deletion of the last sentence of this section.**

**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 keep and have access to official records of applications received, permits and certificates issued, fees collected, reports of inspections, and notices and orders issued.

**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, playhouses, and similar uses, provided the area does not exceed 400 square feet under roof. Any plumbing, mechanical, and electrical to structure will require a separate building permit.
2. Free standing Masonry or Concrete walls not over four feet (4') high on residential properties.
3. Fences not over six feet (6') high.
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, unless supporting a surcharge or impounding flammable liquids.
7. Water tanks supported directly upon grade if the capacity does not exceed 5,000 gallons and the ratio of height to diameter or width does not exceed 2:1.
8. Platforms, uncovered decks, walks and driveways not more than thirty inches (30") above grade and not over any basement or story below and which are not part of an accessible route.
9. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
10. Temporary motion picture, television and theater stage sets and scenery.
11. Window awnings supported by an exterior wall of Group R, Division 3, and Group U Occupancies when projecting not more than fifty-four inches (54").
12. Prefabricated swimming pools accessory to a Group R, Division 3 Occupancy in which the pool walls are entirely above the adjacent grade and if the capacity does not exceed 5,000 gallons and are installed entirely above ground.
13. Shade cloth structures constructed for nursery or agricultural purposes and not including service systems.
14. Swings and other playground equipment accessory to one- and two-family dwellings.
15. Re-roofing (no sheathing replacement).
16. New doors and windows (replacement if same size and type).
17. Remodels (non structural and no increase in square footage or plumbing, electrical, and mechanical, on residential properties).
18. Animal shades not to exceed 400 square feet under roof on residential properties. Any plumbing, mechanical, and electrical to structure will require a separate building permit.
19. Barns and sheds not to exceed 400 square feet under roof on residential properties. Any plumbing, mechanical, and electrical to structure will require a separate building permit.
20. Detached carports not to exceed 400 square feet under roof on residential properties. Any plumbing, mechanical, and electrical to structure will require a separate building permit.
21. Concrete flat work (driveways, walkways, and pads not to be used in connection with a structural component).

**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 connecting temporary decorative lighting.
2. Re-installation of attachment plug receptacles, but not the outlet therefor.
3. Repair or replacement of fixed motors, transformers or fixed approved appliances of the same type and rating in the same location.
4. Repair or replacement of branch circuit over-current devices of the required capacity in the same location.
5. Repair or replacement of current-carrying parts of any switch, contractor or control device.
6. Temporary wiring for experimental purposes in suitable experimental laboratories.
7. Portable motors or other portable appliances energized by means of a cord or cable having an attachment plug end to be connected to an approved receptacle when that cord or cable is permitted by the Electrical Code.

8. Repair or replacement of electrodes or transformers of the same size and capacity for signs or gas tube systems.
9. Removal of electrical wiring.
10. Electrical wiring, devices, appliances, apparatus or equipment operating at less than 25 volts and not capable of supplying more than 50 watts of energy.
11. The wiring for temporary theater, motion picture or television stage sets.
12. Low-energy power, controls and signal circuit of Class II and Class III as defined in the Electrical Code.
13. 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 ventilating appliances and equipment.
3. A portable cooling unit.
4. Steam, hot water or chilled water piping within any heating or cooling equipment or appliances regulated by this code.
5. The replacement of any minor part that does not alter the approval of equipment or an appliance or make such equipment or appliance unsafe.
6. A portable evaporative cooler.
7. Self-contained refrigerating systems that contain 10 pounds (4.5 kg) or less of refrigerant, or that are actuated by motors of 1 horsepower (0.75 kW) or less.
8. Gas water heaters (replacement that does not alter existing flue and/or gas connections or make such equipment unsafe).

**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 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 is commenced within 180 days after its issuance, and an approved inspection as detailed in Section 109 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.

## **SECTION 106 – CONSTRUCTION DOCUMENTS**

**SECTION 106.1 – Submittal documents is hereby deleted in its entirety except the exception and revised to read as follows:**

**106.1 – Submittal documents.** Construction documents, plans, specifications, engineering calculations, diagrams, soils 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 technical codes shall be prepared by an Arizona registered design professional when the building is regulated by the rules and regulations of the Arizona State Board of Technical Registration. 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 registered design professional. Where special conditions exist, the building official is authorized to require construction documents to be prepared by an Arizona registered design professional.

**SECTION 106.1.1 – Information on construction documents is hereby amended by the revision of the second sentence to read as follows:**

**106.1.1 – Information on construction documents.** Electronic media documents are permitted to be submitted when prior approval is obtained from the building official.

**SECTION 106.1.1.1 – Fire protection system shop drawings is hereby deleted in its entirety.**

**SECTION 106.2 – Site plan is deleted in its entirety and revised to read as follows:**

**106.2 – 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 106.3.3 – Phased approval is hereby deleted in its entirety.**

**SECTION 106.3.4.2 – Deferred submittals is hereby amended by addition of a new first sentence to read as follows:**

**106.3.4.2 – Deferred submittals.** Deferred submittals of this code shall apply to all buildings, *EXCEPT* detached one- and two-family dwellings and their accessory structures regulated under the provisions of the International Residential Code as adopted by this jurisdiction.

**SECTION 106.5 – Retention of construction documents is hereby amended by deletion of “180 days” and insertion of “90 days.”**

## **SECTION 107 – TEMPORARY STRUCTURES AND USE**

**SECTION 107.3 – Temporary power is hereby amended by deletion of “The ICC Electrical Code” and insertion of “The National Electrical Code.”**

**SECTION 108 – FEES is hereby deleted in its entirety and revised to read as follows:**

## **SECTION 108 – FEES**

**108.1 – 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.

**108.2 – 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.

**108.3 – Plan review fees.** When submittal documents are required by Section 106.1, 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 108.2 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 106.3.4.2, 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.

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

**108.5 – 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.

**108.5.1 – 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.

**108.6 – 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.

**108.7 – 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 109 – INSPECTIONS is deleted in its entirety and revised to read as follows:**

**SECTION 109 – INSPECTIONS**

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

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.

**109.2 – 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.

**109.3 – Required inspections.** The building official, upon notification, shall make the inspections set forth in Sections 109.3.1 through 109.3.13.

**109.3.1 – 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.

**109.3.2 – 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 in the wall.

**109.3.2.1 – Reinforced masonry, insulating concrete form (ICF) and conventionally formed concrete wall inspection.** 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.

**109.3.3 – Plumbing, mechanical, gas and electrical systems inspection.** 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 Section M2105.1 prior to inspection shall be permitted as per the 2006 International Residential Code

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

**Exception:** Concrete flat work (driveways, walkways, and pads not to be used in connection with a structural component).

**109.3.5 – Floodplain inspections.** For construction in areas prone to flooding, as determined by the Yavapai County Flood Control department, 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.

**109.3.6 – 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.

**109.3.7 – Moisture barrier.** A moisture barrier inspection shall be performed after all flashings, windows, and moisture barrier is installed prior to the installation of any exterior wall covering.

**109.3.8 – 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.

**109.3.9 – Energy efficiency inspection.** 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. In lieu of an insulation inspection, a certification from the insulation installer may be submitted.

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

**109.3.10.1 – Fire-resistant penetrations and fire-resistance-rated construction inspection.** 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.

**109.3.11 – Special inspections.** For special inspections, see Section 1704 of the 2006 International Building Code.

**109.3.12 – Other inspections.** In addition to the inspections specified above the building official is authorized to make or require other inspection 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.

**109.3.13 – Final inspection.** Final inspection shall be made after the permitted work is complete and prior to occupancy.

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

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

**109.6 – Approval required.** Work shall not be done beyond the point indicated in each successive inspection without first obtaining the approval of the building official. The building official, upon notification, shall 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.

**109.7 – 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 110 – CERTIFICATE OF OCCUPANCY**

**SECTION 110.2 – Certificate issued is hereby amended by addition of an “Exception” to read as follows:**

### **110.2 – 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 112 – Board of appeals is hereby deleted in its entirety and revised to read as follows:**

## **SECTION 112 – BOARD OF APPEALS**

**112.1 – 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.

**112.2 – 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.

**112.3 – 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.

### **112.4 – 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.

**112.5 – 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 113 – Violations is hereby deleted in its entirety and revised to read as follows:**

**SECTION 113 – VIOLATIONS – Shall be handled through Section 205 of the Planning/Zoning Ordinance.**

**113.1 – 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.

**113.2 – 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 §11-808.

**113.3 – Appeals.** The decision of the Hearing Officer may be appealed to the Yavapai County Board of Supervisors in accordance with ARS §11-808.

**113.6 – Penalties.** Pursuant to ARS §11-808 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, 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 4<sup>th</sup> day of September 2007.

Presented by:

Approved as to form by:

\_\_\_\_\_  
Jack E. Judd, CBO  
Building Official

\_\_\_\_\_  
Jack Fields  
Deputy County Attorney

Approved and adopted by the Board of Supervisors on the 18<sup>th</sup> day of June 2007.

\_\_\_\_\_  
Chip Davis, Chairman  
Board of Supervisors

## **ORDINANCE 2007-2**

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF YAVAPAI COUNTY, ARIZONA REPEALING ORDINANCE 2004-2 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, 2006 EDITION.

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

Yavapai County Ordinance 2004-2 is hereby repealed in its entirety and replaced with the following:

### **PART I ADOPTION**

#### **INTERNATIONAL BUILDING CODE, 2006 EDITION, ADOPTED BY REFERENCE**

There is hereby adopted by reference, that certain document known as the International Building Code, 2006 Edition, including Appendixes C, 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, 2006 Edition, including Appendixes C, 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 115 are amended by deletion in their entirety and substituting the requirements of the Yavapai County Administrative Building Code, as adopted and as may be amended from time to time.**

#### **CHAPTER 3 USE AND OCCUPANCY CLASSIFICATION**

##### **SECTION 305 – EDUCATIONAL GROUP E**

**SECTION 305.2 – Day Care is amended by addition of Exception 1 to read as follows:**

##### **305.2 – Day Care.**

**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 308 – INSTITUTIONAL GROUP I**

**SECTION 308.2 – Group I-1 is hereby deleted in its entirety and revised to read as follows:**

**308.2 – 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	Congregate care facilities
Assisted living centers	Social rehabilitation facilities
Halfway houses	Alcohol and drug abuse centers
Group homes	Convalescent facilities

A facility such as above with ten (10) or fewer persons shall be classified as a Group R-4, Condition 1, or shall comply with the International Residential Code and Section 419 of this code.

**SECTION 308.3 – Group I-2 is deleted in its entirety and revised to read as follows:**

**308.3 – 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 not capable of self-preservation by responding to an emergency situation without physical assistance from staff. This group shall include, but not be limited to, the following:

Hospitals	Nursing homes (both intermediate-care facilities and skilled nursing facilities)
Mental hospitals	
Detoxification facilities	

A facility such as above with five (5) or fewer persons shall be classified as Group R-3 or shall comply with the International Residential Code in accordance with Section 101.2.

This occupancy shall also include buildings and structures used for assisted living homes providing supervisory, personal, or directed care on a 24-hour basis of more than ten (10) persons who are not capable of self-preservation by responding to an emergency situation without physical assistance from staff. A facility such as the above with ten (10) or fewer persons shall be classified as R-4, Condition 2.

**SECTION 308.5.2 – Child care facility is amended by the revision of the exception to read as follows:**

**308.5.2 – Child care facility.**

**Exception:** A “child care group home” complying with the requirements of ARS §36-897 *et seq.* 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 310.1 – Residential Group R is hereby revised to read as follows:**

**310.1 – Residential Group R.** Residential Group R includes, among others, the use of a building or structure, or portion thereof, for sleeping purposes when not classified as an Institutional Group I. Residential occupancies shall include the following:

**R-3** Residential occupancies where the occupants are primarily permanent in nature and not classified as R-1, R-2, R-4 or I and where buildings do not contain more than two (2) dwelling units as applicable in Section 101.2, or adult and child care facilities that provide accommodations for five (5) or fewer persons of any age. Adult and child care facilities within a single-family home are permitted to comply with the International Residential Code in accordance with Section 101.2 of the Yavapai County Administrative Building Code.

**R-4** Residential occupancies shall include buildings arranged for occupancy as residential care/assisted living facilities including more than five (5) but not more than ten (10) occupants, excluding staff.

**R-4 Condition 1.** This occupancy condition shall include facilities licensed to provide supervisory care services, in which occupants are capable of self preservation by responding to an emergency situation without physical assistance from staff. Condition 1 facilities housing more than ten (10) persons shall be classified as a Group I-1.

**R-4 Condition 2.** This occupancy condition shall include facilities licensed to provide personal or directed care services, in which occupants are incapable of self preservation by responding to an emergency without physical assistance from staff. Condition 2 facilities housing more than ten (10) persons shall be classified as Group I-2. R-4 occupancies shall meet the requirements for construction as defined in Group R-3 except as otherwise provided for in this code, and Section 419 or shall comply with the International Residential Code in accordance with Section 101.2 where the building is in compliance with Section 419 of this code.

**SECTION 310.2 – Definitions is amended by the revision/addition of the following definitions to read as follows:**

**310.2 – Definitions.**

**PERSONAL CARE SERVICE.** Assistance with activities of daily living that can be performed by persons without professional skills or professional training and includes the coordination or provision of intermittent nursing services and the administration of medications and treatments.

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

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

**RESIDENTIAL CARE/ASSISTED LIVING HOME.** A building or part thereof housing a maximum of 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 supervisory, personal or directed services. This classification shall include, but not be limited to, the following:

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

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

**SECTION 421 – Residential Care/Assisted Living Homes is hereby added as a new section to read as follows:**

**SECTION 421 – RESIDENTIAL CARE/ASSISTED LIVING HOMES**

**421.1 – 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.

**421.2 – 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.

**421.3 – 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.

**421.3.1 – Mixed uses.** R-4 occupancies shall be separated from other uses as provided in Table 302.3.2.

**421.4 – Access and means of egress facilities.**

**421.4.1 – 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 3409. Bathing and toilet facilities need not be made accessible, but shall be provided with grab bars in accordance with ICC/ANSI A 117.1.

**421.4.2 – Exits**

**421.4.2.1 – Number of exits.** Every story, basement, or portion thereof 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.

**421.4.2.2 – Distance to exits.** The maximum travel distance shall comply with Section 1004, except that the maximum travel distance from the center point of any sleeping room to an exit shall not exceed seventy-five feet (75').

**421.4.2.3 – 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.

**421.4.2.4 – Emergency escape and rescue.** R-4 occupancies shall comply with the requirements of Section 1025, except that Exception 1 to Section 1025.1 does not apply to R-4 occupancies.

**421.4.2.5 – Delayed egress locks.** In R-4 Condition 2 occupancies, delayed egress locks shall be permitted in accordance with Sections 1008.1.3.4 and 1008.1.8.6, items 1, 2, 4, 5 and 6.

**421.5 – Smoke detectors and sprinkler systems.**

**421.5.1 – Smoke alarms.** All habitable rooms and hallways in R-4 occupancies shall be provided with smoke alarms installed in accordance with Section 907.2.10.

**421.5.2 – Sprinkler systems.** R-4 occupancies shall be provided with a sprinkler system installed in accordance with Section 903.2.9. Sprinkler systems installed under this section shall be installed throughout, including attached garages, and in Condition 2 facilities shall include attics and concealed spaces of or containing combustibles materials. Such systems may not contain unsupervised valves between the domestic water riser control valve and the sprinklers. In R-4 condition 2 occupancies, such systems shall contain water-flow switches electrically supervised by an approved supervising station, and shall sound an audible signal at a constantly attended location.

**CHAPTER 5  
GENERAL BUILDING HEIGHTS AND AREAS**

**SECTION 508 – MIXED USE AND OCCUPANCY**

Table 508.2 is hereby amended by the addition of the following:

<b>ROOM OR AREA</b>	<b>SEPARATION AND/OR PROTECTION</b>
<b>Room for electrical services rated at 1000 amperes or more</b>	<b>One (1) hour</b>

**CHAPTER 9  
FIRE-PROTECTION SYSTEMS**

**SECTIONS 901 through 912 are deleted in their entirety and revised to read as follows:**

- A. Fire-protection systems requirements of a recognized Fire District in Yavapai County with an adopted fire code ordinance shall be enforced.
- B. Fire-protection systems of Chapter 9 requirements within Yavapai County not in a recognized Fire District will be in accordance with the requirements of the State of Arizona, Office of The State Fire Marshal.

**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 or R-4 as applicable in Section 101.2 of the Yavapai County Administrative Building Code.

**SECTION 1013 – GUARDS**

**SECTION 1013.5 – Mechanical equipment is hereby amended by addition of exception to read as follows:**

**1013.5 – Mechanical equipment.**

**Exception:** This section shall not apply to individual detached buildings of less than 3,000 square feet in size.

**SECTION 1013.6 – Roof access is hereby amended by addition of exception to read as follows:**

**1013.6 – Roof access.**

**Exception:** This section shall not apply to individual detached buildings of less than 3,000 square feet in size.

## **CHAPTER 11 ACCESSIBILITY**

**CHAPTER 11 – Accessibility is deleted in its entirety and replaced to read as follows.**

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

## **CHAPTER 13 ENERGY EFFICIENCY**

**CHAPTER 13 – Energy efficiency is deleted in its entirety.**

## **CHAPTER 16 STRUCTURAL DESIGN**

**SECTION 1607 – LIVE LOADS**

**TABLE 1607.1 – # 28 is amended to read as follows:**

28.	Residential One- and two-family dwellings	
	Uninhabitable attics with storage	40 psf
	Habitable attics and sleeping areas	40 psf

**SECTION 1612 – Flood loads is hereby deleted in its entirety.**

## **CHAPTER 18 SOILS AND FOUNDATION**

**SECTION 1803 – EXCAVATION, GRADING AND FILL**

**SECTION 1803.4 – Grading and fill in flood hazard areas is deleted in its entirety.**

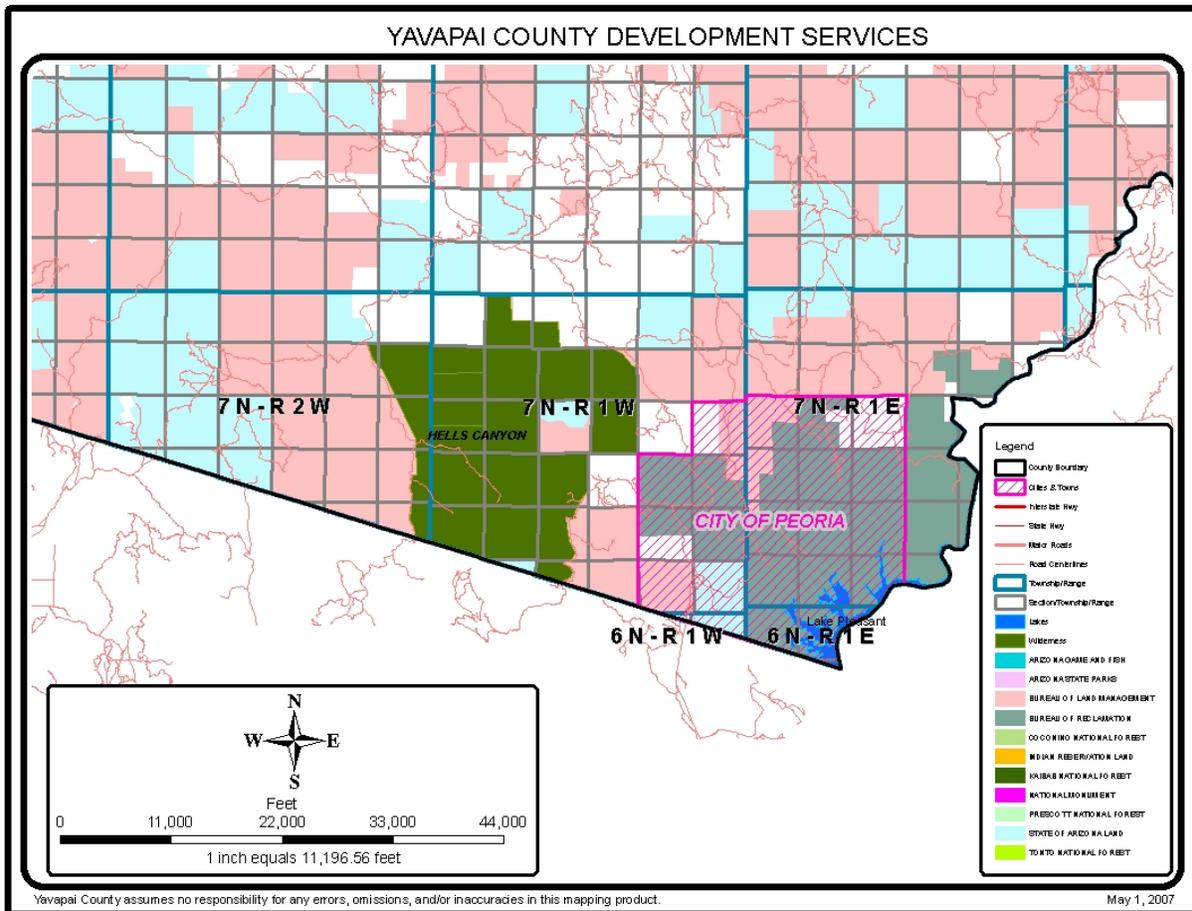
## **CHAPTER 21 MASONRY**

**SECTION 2111 – MASONRY FIREPLACES**

**SECTION 2111.1 – General is hereby amended by the addition of the following paragraphs to the end of this section to read as follows:**

**2111.1 – Definition.** 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 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.



## CHAPTER 27 ELECTRICAL

CHAPTER 27 – Electrical is deleted in its entirety.

## **CHAPTER 29 PLUMBING SYSTEMS**

### **SECTION 2902 – MINIMUM PLUMBING FACILITIES**

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

#### **2902.1 – Minimum number of fixtures.**

- e. 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 employee facilities shall not be required in occupancies in which twenty-five (25) or less people are employed.
3. 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.
4. Separate facilities shall not be required in mercantile occupancies in which the maximum occupant load is fifty (50) or less.

## **CHAPTER 31 SPECIAL CONSTRUCTION**

### **SECTION 3109 – SWIMMING POOL ENCLOSURES AND SAFETY DEVICES**

**SECTION 3109.3 – Public swimming pools is amended by the deletion of four feet (4') and the insertion of five feet (5').**

**SECTION 3109.4.1 – Barriers height and clearances is amended by the deletion of forty eight inches (48”) and the insertion of sixty inches (60”).**

**SECTION 3109.4.1.7 Gates is amended by revision of the last sentence to read as follows:**

**3109.4.1.7 – Gates.** Where the release mechanism of the self-latching device is located less than fifty-four inches (54”) from the bottom of the gate, the release mechanism shall be located on the pool side of the gate at least five inches (5”) below the top of the gate, and the gate and barrier shall have openings not greater than 0.5 inch within eighteen inches (18”) of the release mechanism.

**SECTION 3109.4.1.8 Dwelling wall as a barrier is hereby amended by the addition of #4 to read as follows:**

4. Emergency escape and rescue windows for sleeping rooms which face within a swimming pool enclosure shall be equipped with a latching device located fifty-four inches (54”) above the floor. All other operable dwelling unit windows facing within the swimming pool enclosure shall be equipped with screwed-in-place wire mesh screen, a keyed lock that prevents opening the window more than four inches (4”), or a latching device located not less than fifty-four inches (54”) above the floor.

**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.**

**SECTION 3403 – ADDITIONS, ALTERATIONS OR REPAIRS**

**SECTION 3403.1.1 – Flood hazard areas is hereby deleted in its entirety.**

**SECTION 3407 – HISTORIC BUILDINGS**

**SECTION 3407.2 – Flood hazard areas is hereby deleted in its entirety.**

**SECTION 3409 – Accessibility for existing buildings is hereby deleted in its entirety.**

**SECTION 3410 – COMPLIANCE ALTERNATIVES**

**SECTION 3410.2.4.1 – Flood hazard areas 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 Building Code, 2006 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 4<sup>th</sup> day of September 2007.**

**Presented by:**

**Approved as to form by:**

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

\_\_\_\_\_  
**Jack Fields  
Deputy County Attorney**

**Approved and adopted by the Board of Supervisors on the 18<sup>th</sup> day of June 2007.**

\_\_\_\_\_  
**Chip Davis, Chairman  
Board of Supervisors**

## **ORDINANCE 2007-3**

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF YAVAPAI COUNTY, ARIZONA REPEALING ORDINANCE 2004-3 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, 2006 EDITION.

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

Yavapai County Ordinance 2004-3 is hereby repealed in its entirety and replaced with the following:

### **PART I ADOPTION**

#### **INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS, 2006 EDITION ADOPTED BY REFERENCE**

There is hereby adopted by reference, that certain document known as the International Residential One- and Two-Family Dwelling Code, 2006 Edition, including Appendixes A, B, C, G, H, J, O, 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, 2006 Edition, including Appendixes A, B, C, G, H, J, O 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 – TITLE, SCOPE AND PURPOSE**

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

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

### **CHAPTER 3 BUILDING PLANNING**

#### **SECTION R301 – DESIGN CRITERIA**

**TABLE R301.2 (1)**

**CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA**

Roof Snow Load	Wind Speed (mph)	Seismic Design Category	SUBJECT TO DAMAGE FROM			Winter Design Temp	Ice Barrier Underlayment Required
			Weathering	Frost Line Depth	Termite		
20 to 60	90 MPH Exposure A, B, C	C	Negligible Below 3000 Moderate Above 3000	6 inches below 4500 12 inches above 4500	Moderate to Heavy	20°	NO

Flood Hazards	Air Freezing Index	Mean Annual Temp
Refer to Flood Plain Unit	194	53°

**TABLE R301.5 is amended by deletion of design load 20 in attics with storage and 30 in sleeping rooms and replace with 40 in both areas.**

USE	LIVE LOAD
Attics with storage <sup>b,e</sup>	<del>20</del> 40
Sleeping rooms	<del>30</del> 40

(No other changes to Table)

**SECTION R308 – GLAZING**

**SECTION R308.4 – Hazardous locations – Item #5 is hereby amended to read as follows:**

5. Glazing in doors and enclosures for hot tubs, whirlpools, saunas, steam rooms, bathtubs and showers. Glazing in any part of a wall enclosing these compartments and all interior and exterior walls in bathrooms where the bottom exposed edge of the glazing is less than fifty-six inches (56”) measured vertically above the floor or walking surface.

**SECTION R309 – GARAGES AND CARPORTS**

**SECTION R309.1 – Opening protection is amended by the addition of the sentence to read as follows:**

**R309.1 – Opening protection.** Doors providing protection shall be maintained self-closing and self-latching.

**SECTION R 323 – ELEVATORS AND PLATFORM LIFTS**

**SECTION R323.3 – Accessibility is hereby deleted in its entirety.**

**SECTION R324 – Flood-resistant construction is hereby deleted in its entirety.**

**CHAPTER 4  
FOUNDATIONS**

**SECTION R403 – FOOTINGS**

**SECTION R403.1.1 – Minimum size is hereby amended by addition of the following section to read as follows:**

**R403.1.1 – Minimum size.** Continuous spread concrete footings shall be reinforced with at least one #4 horizontal reinforcement bar located three inches (3") from the bottom of the footing. Monolithic interior and exterior concrete footings shall be reinforced with at least one #4 horizontal located three inches (3") from the bottom of the footing and one #4 located three inches (3") from the top of the slab. Pier and column footings shall be reinforced with #4 horizontal reinforcement spaced no more than twelve inches (12") in each direction and located three inches (3") from the bottom of the footing.

**SECTION R403.1.3.1 – Foundations and stem walls is hereby deleted in its entirety and revised to read as follows:**

**R403.1.3.1 – Foundations and stem walls.** Foundations and stem walls shall be provided with the following steel reinforcement, unless an engineered design is provided:

1. For non-retaining stem walls less than twenty four inches (24") in height, a bond beam composed of one horizontal #4 rebar is required at the top of the wall and one #4 vertical rebar is provided at forty-eight inches (48") on center. The vertical reinforcement shall extend into the footing with a bent hook having a minimum of six inch (6") 90° bend.
2. For stem walls twenty-four inches (24") to forty-eight inches (48") in height, a bond beam composed of two horizontal #4 rebar, or one #5 rebar is required at the top of the wall and one #4 vertical rebar is provided at forty-eight inches (48") on center. The vertical reinforcement shall extend into the footing with a bent hook having a minimum of six inch (6") 90° bend.
3. For stem walls over forty-eight inches (48") in height or retaining two (2) or more feet of earth, engineering may be required to determine footing size, wall thickness, materials, steel placement and size (depending on soil conditions), height, surcharge loading, or other requirements at the option of the building official or his designee.

## **SECTION R404 – FOUNDATION AND RETAINING WALLS**

**SECTION R404.1.1 – Masonry foundation walls is hereby amended by deletion in its entirety and revised to read as follows:**

**R404.1.1 – Masonry foundation walls.** Concrete masonry foundation walls shall be constructed as set forth in Tables R404.1.1 (2), (3) and (4) for the most restrictive design soil class provided that the minimum vertical reinforcement is #4 spaced no more than forty-eight inches (48") on center and shall also comply with the provisions of this section and the applicable provisions of Sections R606, R607 and R608. In Seismic Design Category D<sub>0</sub>, D<sub>1</sub> and D<sub>2</sub>, concrete masonry foundation walls shall comply with Section R404.1.4. Rubble stone masonry walls shall not be used in Seismic Design Category C, D<sub>0</sub>, D<sub>1</sub> or D<sub>2</sub>.

**TABLE R404.1.1(5) – Foundations, concrete foundation walls is hereby amended by the addition of new subsection "m" to read as follows:**

**R404.1.1(5) – Foundations, concrete foundation walls.**

- m. Where Table R404.1.1 (5) permits plain concrete (PC) walls, not less than one #4 (13mm) vertical bar at a spacing not to exceed forty-eight inches (48") on center, shall be provided.

**SECTION R404.1.8 – Rubble stone masonry is hereby deleted in its entirety.**

**TABLE R404.4(2) – Foundations, 7.5 inch thick flat ICF foundation walls, subsection "c" is hereby deleted and replaced with a new subsection "c" to read as follows:**

**R404.4 (2) – Foundations, 7.5 inch thick flat ICF foundation walls.**

- c. Where Table R404.2(2) states not required (N/R), not less than one #4 (13mm) vertical bar at a spacing not to exceed forty-eight inches (48") on center, shall be provided.

**TABLE R404.4(3) – Foundations, 9.5 inch thick flat ICF foundation walls, subsection “c” is hereby deleted and replaced with a new subsection “c” to read as follows:**

**R404.4 (3) – Foundations, 9.5 inch thick flat ICF foundation walls.**

- c. Where Table R404.2(3) states not required (N/R), not less than one #4 (13mm) vertical bar at a spacing not to exceed forty-eight inches (48") on center, shall be provided.

**SECTION R408 – UNDER FLOOR SPACE**

**SECTION R408.7 – Flood resistance is deleted in its entirety.**

**CHAPTER 5  
FLOORS**

**SECTION R506 – CONCRETE FLOORS (ON GROUND)**

**SECTION R506.2 – Site preparation is hereby deleted in its entirety.**

**CHAPTER 7  
WALL COVERING**

**SECTION R702 – INTERIOR COVERING**

**TABLE R702.3.5 – Minimum thickness and application of Gypsum Board, footnote “d” is hereby deleted in its entirety.**

**CHAPTER 9  
WEATHER PROTECTION**

**SECTION R903 – WEATHER PROTECTION**

**SECTION R903.6 – Crickets and Saddles is hereby added to read as follows:**

**R903.6 – Crickets and Saddles.** A cricket or saddle shall be installed on the ridge side of any chimney or vertical projection through the roof greater than thirty inches (30") (762 mm) wide. Cricket or saddle coverings shall be sheet metal or of the same material as the roof covering.

**SECTION R905 – REQUIREMENTS FOR ROOF COVERINGS**

**SECTION R905.2.8.6 – Drip edge is hereby added to read as follows:**

**R905.2.8.6 – Drip edge.** Provide drip edge at eaves and gables of shingle roofs. Overlap to be a minimum of two inches (2") (51 mm). Eave drip edges shall extend 0.25 inches (6.4 mm) below the sheathing and extend back on the roof a minimum of two inches (2") (51 mm). Drip edge shall be mechanically fastened a maximum of twelve inches (12") (305 mm) on center.

**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 23) 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, D<sub>0</sub>, D<sub>1</sub> and D<sub>2</sub> 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 23) 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 deleted in its entirety and revised to read as follows:**

### **CHAPTER 11 SIMPLIFIED THERMAL COMPONENT CRITERIA**

#### **SECTION N1101 – GENERAL**

**N1101.1 – Scope.** This chapter regulates the energy efficiency for the design and construction of buildings regulated by this code.

**N1102.1 – Simplified Prescriptive Building Envelope Thermal Component Criteria.** The minimum required Thermal Performance (U-factor and R-value) for Yavapai County will be:

Climate Zone 4 Minimum Insulation R-values:

- A. Ceilings: R-30
- B. Walls: R-13
- C. Floors: R-19
- D. Mass Walls: R-5

## **CHAPTER 12 MECHANICAL ADMINISTRATION**

**CHAPTER 12 Mechanical Administration is deleted in its entirety.**

### **CHAPTER 13 GENERAL MECHANICAL SYSTEM REQUIREMENTS**

#### **SECTION M1307 – APPLIANCE INSTALLATION**

**SECTION M1307.3 – Elevation of ignition source is amended by addition of exception to read as follows:**

**M1307.3 – Elevation of ignition source.**

**Exception:** Clothes dryers.

## **CHAPTER 24 FUEL GAS**

#### **SECTION G2415 – PIPING SYSTEMS INSTALLATION**

**SECTION G2415.9 – Minimum burial depth is hereby amended to read as follows:**

**G2415.9 (404.9) – Minimum burial depth.** Underground piping systems shall be installed a minimum depth of twelve inches (12”) (305 mm) below grade for metal piping and eighteen inches (18”) (457 mm) for plastic piping with a yellow 18 AWG tracer wire terminating above grade at each end, Except as provided for in Section G2415.9.1. Underground ferrous gas piping shall be electrically isolated from the rest of the gas system with listed or approved isolation fittings (dialectic union) installed a minimum of six inches (6”) above grade.

**SECTION G2420 – 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 P2603.6 – Freezing is amended by the revision of the last sentence to read as follows:**

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

**SECTION P2603.6.1 – Sewer depth is hereby amended to read as follows:**

**P2603.6.1 – Sewer depth.** Building sewers that connect to private sewage disposal systems shall be a minimum of twelve inches (12”) below finished grade at the point of septic tank connection. Building sewers shall be a minimum of twelve inches (12”) below grade with a green 18 AWG 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 grade outside.

## **APPENDIX G SWIMMING POOLS, SPAS AND HOT TUBS**

### **SECTION AG 102 – DEFINITIONS**

**SWIMMING POOL** is amended to read as follows:

**SWIMMING POOL.** Any structure intended for swimming or recreational bathing that contains water over eighteen inches (18") inches deep. This includes in-ground, above-ground and on-ground swimming pools, hot tubs and spas.

### **SECTION AG103 – SWIMMING POOLS**

**SECTION AG103.2 – Above-ground and on-ground pools section is amended by the insertion of Exception to read as follows:**

**AG103.2 – Above ground and on-ground pools.**

**Exception:** Prefabricated swimming pools accessory to a Group R, Division 3 Occupancy in which the pool walls are entirely above the adjacent grade and if the capacity does not exceed 5,000 gallons and are installed entirely above-ground.

### **SECTION AG105 – BARRIER REQUIREMENTS**

**SECTION AG 105.2 – Outdoor swimming pool is hereby amended to read as follows:**

**#1 is amended by the deletion of forty-eight inches (48") and the insertion of sixty inches (60").**

**#6 is amended by the deletion of 2 ¼ inches square and the insertion of 1 ¾ inches square.**

**#8 first sentence is amended to read as follows:**

**8.** Access gates shall comply with the requirements of Section AG105.2, Items 1 through 7, and shall be self-closing and self-latching.

**Subsection 8.1 is amended to read as follows:**

**8.1** The release mechanism shall be located on the pool side of the gate at least five inches (5") below the top of the gate.

**#9 is revised by the addition of a new Section 9.4 to read as follows:**

**9.4** Emergency escape and rescue windows for sleeping rooms which face within a swimming pool enclosure shall be equipped with a latching device located fifty-four inches (54") above the floor. All other operable dwelling unit windows facing within the swimming pool enclosure shall be equipped with screwed-in-place wire mesh screen, a keyed lock that prevents opening the window more than four inches (4"), or a latching device located not less than fifty-four inches (54") above the floor.

**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, 2006 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 4<sup>th</sup> day of September 2007.

Presented by:

Approved as to form by:

\_\_\_\_\_  
Jack E. Judd, CBO  
Chief Building Official

\_\_\_\_\_  
Jack Fields  
Deputy County Attorney

Approved and adopted by the Board of Supervisors on the 18<sup>th</sup> day of June 2007.

\_\_\_\_\_  
Chip Davis, Chairman  
Board of Supervisors

## **ORDINANCE 2007-4**

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF YAVAPAI COUNTY, ARIZONA REPEALING ORDINANCE 2004-4 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, 2006 EDITION.

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

Yavapai County Ordinance 2004-4 is repealed in its entirety and replaced with the following:

### **PART I ADOPTION**

#### **INTERNATIONAL PLUMBING CODE, 2006 EDITION, ADOPTED BY REFERENCE**

There is hereby adopted by reference, that certain document known as the International Plumbing Code, 2006 Edition including Appendixes B, C, D, E and G 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, 2006 Edition including Appendixes B, C, D, E and G 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 hereby amended by the insertion of “Yavapai County.”**

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

**SECTIONS 108 through 109 are amended by deletion in their entirety.**

### **CHAPTER 3 GENERAL REGULATIONS**

#### **SECTION 305 – PROTECTION OF PIPES AND PLUMBING SYSTEM COMPONENTS**

**SECTION 305.6.1 – Sewer depth is hereby amended to read as follows:**

**305.6.1 – Sewer depth.** Building sewers that connect to private sewage disposal systems shall be a minimum of twelve (12”) inches below finished grade at the point of septic tank connection. Building sewers shall be a minimum of twelve (12”) inches below grade with a green 18 AWG tracer wire terminating above grade at each end.

#### **SECTION 310 – WASHROOM AND TOILET ROOM REQUIREMENTS**

**SECTION 310.5 – Urinal partitions is hereby deleted in its entirety.**

## **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 “e” to read as follows:**

**Table 403.1 – Minimum number of fixtures.**

- e. Water coolers or bottled water dispensers may be substituted for drinking fountains in A, B, and M 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 employee facilities shall not be required in occupancies in which twenty-five (25) or less people are employed.
3. 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.
4. Separate facilities shall not be required in mercantile occupancies in which the maximum occupant load is fifty (50) or less.

### **SECTION 424 – FAUCETS AND OTHER FIXTURE FITTINGS**

**SECTION 424.2 – Hand showers is hereby deleted in its entirety.**

## **CHAPTER 5 WATER HEATERS**

### **SECTION 504 – SAFETY DEVICES**

**SECTION 504.6 – Requirements for discharge pipe, Item #5 is amended to read as follows:**

#### **504.6 – 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 grade.

## **CHAPTER 6 WATER SUPPLY AND DISTRIBUTION**

### **SECTION 603 WATER SERVICE**

**SECTION 603 – Water service pipe installation is hereby amended as a new section to read as follows:**

**603.1 – Water service pipe installation.** The installation of the water service pipe shall comply with Section 603.1.1.

**603.1.1 – Burial depth.** The water service pipe shall be buried a minimum of twelve inches (12”) below the finish grade with a blue 18 AWG tracer wire terminating above grade at each end and be covered with clean backfill material that is free of sharp rocks .

**CHAPTER 7  
SANITARY DRAINAGE**

**SECTION 715 – BACKWATER VALVES**

**SECTION 715.1 – Sanitary drainage; Backwater valves; Sewage backflow is amended to read as follows:**

**715.1 – Sanitary drainage; Backwater valves; Sewage backflow.** All structures connected to a public sewer system shall be protected by an approved backwater valve.

**CHAPTER 9  
VENTS**

**SECTION 904 – VENT TERMINALS**

**SECTION 904.1 – Roof extension is amended by the insertion of six inches (6”).**

**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, 2006 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 4<sup>th</sup> day of September 2007.**

**Presented by:**

**Approved as to form by:**

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

\_\_\_\_\_  
**Jack Fields  
Deputy County Attorney**

**Approved and adopted by the Board of Supervisors on the 18<sup>th</sup> day of June 2007.**

\_\_\_\_\_  
**Chip Davis, Chairman  
Yavapai County Board of Supervisors**

## **ORDINANCE 2007-5**

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF YAVAPAI COUNTY, ARIZONA REPEALING ORDINANCE 2004-5 RELATING TO THE MECHANICAL CODE FOR THE UNINCORPORATED AREAS OF YAVAPAI COUNTY IN ITS ENTIRETY AND PROVIDING FOR ADOPTION OF THE INTERNATIONAL MECHANICAL CODE, 2006 EDITION.

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

Yavapai County Ordinance 2004-5 is hereby repealed in its entirety and replaced with the following:

### **PART I ADOPTION**

#### **INTERNATIONAL MECHANICAL CODE, 2006 EDITION, ADOPTED BY REFERENCE**

There is hereby adopted by reference, that certain document known as International Mechanical Code, 2006 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, 2006 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 109 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 3 GENERAL REGULATIONS**

#### **SECTION 301 – GENERAL**

**Section 301.2 – Energy Utilization is hereby deleted in its entirety.**

#### **SECTION 304 – INSTALLATION**

**SECTION 304.3 – Elevation of ignition source is hereby amended by adding an Exception to read as follows:**

**304.3 – Elevation of ignition source.**

**Exception:** Clothes dryers installed in private garages.

**CHAPTER 9  
SPECIFIC APPLIANCES, FIREPLACES AND  
SOLID FUEL-BURNING EQUIPMENT**

**SECTION 901 – GENERAL**

**SECTION 901.2 – General is hereby amended by the addition of the following paragraphs to the end of this section to read as follows:**

**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 23) 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, 2006 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 4<sup>th</sup> day of September 2007.

Presented by:

Approved as to form by:

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

\_\_\_\_\_  
Jack Fields  
Deputy County Attorney

Approved and adopted by the Board of Supervisors on the 18<sup>th</sup> day of June 2007.

\_\_\_\_\_  
Chip Davis, Chairman  
Board of Supervisors

## **ORDINANCE 2007-6**

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF YAVAPAI COUNTY, ARIZONA REPEALING ORDINANCE 2004-6 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, 2006 EDITION.

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

Yavapai County Ordinance 2004-6 is hereby repealed in its entirety, and replaced with the following:

### **PART I ADOPTION**

#### **INTERNATIONAL FUEL GAS CODE, 2006 EDITION, ADOPTED BY REFERENCE**

There is hereby adopted by reference, that certain document known as International Fuel Gas Code, 2006 Edition, including Appendixes A, B, and C, 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, 2006 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 109 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 3 GENERAL REGULATIONS**

##### **SECTION 305 – INSTALLATION**

**SECTION 305.3 – General regulations; Installation; Elevation of ignition source is hereby amended by adding the following Exception to read as follows:**

**Exception:** Clothes dryers installed in private garages.

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

##### **SECTION 404 – PIPING SYSTEM INSTALLATION**

**SECTION 404.9 – Minimum burial depth is amended by adding the following sentence to the end of the section to read as follows:**

**404.9 – Minimum burial depth.** Underground ferrous gas piping shall be electrically isolated from the rest of the gas system with listed or approved isolation fittings (dialectic union) installed a minimum six inches (6") above grade for plastic piping with a yellow 18 AWG tracer wire terminating above grade at each end.

**SECTION 409 – SHUTOFF VALVES**

**SECTION 409.1.3 – Gas piping installations; Shutoff valves; Access to shutoff valves is hereby amended by adding a second sentence to read as follows:**

**409.1.3 – Gas piping installations; Shutoff valves; Access to shutoff valves.** All buildings shall be provided with a shutoff valve located at the building on the downstream side of the gas meter.

**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, 2006 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 4<sup>th</sup> day of September 2007.

Presented by:

Approved as to form by:

\_\_\_\_\_  
Jack E. Judd, CBO  
Chief Building Official

\_\_\_\_\_  
Jack Fields  
Deputy County Attorney

Approved and adopted by the Board of Supervisors on the 18<sup>th</sup> day of June 2007.

\_\_\_\_\_  
Chip Davis, Chairman  
Yavapai County Board of Supervisors

## **ORDINANCE 2007-7**

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF YAVAPAI COUNTY, ARIZONA REPEALING ORDINANCE 2004-7 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, 2005 EDITION.

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

Yavapai County Ordinance 2004-7 is hereby repealed in its entirety, and replaced with the following:

### **PART I ADOPTION**

#### **NATIONAL ELECTRICAL CODE, 2005 EDITION, ADOPTED BY REFERENCE**

There is hereby adopted by reference, that certain document known as the National Electrical Code, 2005 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, 2005 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 and that document titled the National Electrical Code, 2005 Edition, and in conformity with the rules and regulations as set forth by the Building Official.

**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.

**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, 2005 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 4<sup>th</sup> day of September 2007.

Presented by:

Approved as to form by:

\_\_\_\_\_  
Jack E. Judd, CBO  
Chief Building Official

\_\_\_\_\_  
Jack Fields  
Deputy County Attorney

Approved and adopted by the Board of Supervisors on the 18<sup>th</sup> day of June 2007.

\_\_\_\_\_  
Chip Davis, Chairman  
Board of Supervisors

## **ORDINANCE 2007-8**

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF YAVAPAI COUNTY, ARIZONA REPEALING ORDINANCE 2004-8 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, 2006 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 2004-8 is hereby repealed in its entirety and replaced with the following:

### **PART I ADOPTION**

#### **INTERNATIONAL PROPERTY MAINTENANCE CODE, 2006 EDITION ADOPTED BY REFERENCE**

There is hereby adopted by reference, that certain document known as the International Property Maintenance Code, 2006 Edition 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, 2006 Edition 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 ADMINISTRATION**

##### **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 amended by the addition of “International Residential Code.”**

**SECTION 103 – Department of property maintenance inspection is hereby deleted in its entirety.**

##### **SECTION 106 – VIOLATIONS**

**SECTION 106 – Violations is amended by deletion in its entirety and replacement with the requirements of the Yavapai County Administrative Building Code, as adopted, and as may be amended from time to time.**

##### **SECTION 110 – DEMOLITION**

**SECTION 110.1 – General is amended by deletion in its entirety.**

##### **SECTION 111 – MEANS OF APPEAL**

**SECTION 111 – Means of Appeal is amended by deletion in its entirety and replaced with the requirements of Section 204 – Board of Appeals of the Yavapai County Administrative Building Code, as adopted.**

## **CHAPTER 2 DEFINITIONS**

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

## **CHAPTER 3 GENERAL REQUIREMENTS**

**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 302.5 — Rodent Harborage is amended by deletion in its entirety.**

**SECTION 302.8 — Motor Vehicles is amended by deletion in its entirety.**

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

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

**SECTION 304.7 — Roofs and Drainage is amended by deletion of the words “free from obstructions.”**

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

**SECTION 304.13 — Window, Skylight and Door Frames is amended by deletion in its entirety.**

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

**SECTION 304.15 — Doors is amended by deletion in its entirety.**

**SECTION 304.16 — Basement Hatchways is amended by deletion in its entirety.**

**SECTION 304.17 — Guards for Basement Windows is amended by deletion in its entirety.**

**SECTION 304.18 – Building Security is amended by deletion in its entirety.**

**SECTION 305.3 — Interior Surfaces is amended by deletion in its entirety.**

**SECTION 305.6 — Interior Doors is amended by deletion in its entirety.**

**SECTION 307 — Rubbish and Garbage is amended by deletion in its entirety.**

**SECTION 308 — Extermination is amended by deletion in its entirety.**

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

**Chapter 4 – Light ventilation and occupancy limitations is hereby deleted 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, 2005 Edition.”**

**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 2006, 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 4<sup>th</sup> day of September 2007.

Presented by:

Approved as to form by:

\_\_\_\_\_  
Jack E. Judd, CBO  
Chief Building Official

\_\_\_\_\_  
Jack Fields  
Deputy County Attorney

Approved and adopted by the Board of Supervisors on the 18<sup>th</sup> day of June 2007.

\_\_\_\_\_  
Chip Davis, Chairman  
Board of Supervisors

## ORDINANCE 2007-9

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF YAVAPAI COUNTY, ARIZONA REPEALING ORDINANCE 2004-10 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 2004-10 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 on private property.

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

##### **101.3.1 – Standards.**

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

ASTM D 1557-02

ASTM D 1586-99

ASTM D 2166-00

ASTM D 2216-98

ASTM D 2487-00

The above listed standards are as found in Chapter 35 referenced standards of the 2006 International Building Code as adopted.

#### **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 Department 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 Department.

## **SECTION 103 – DEFINITIONS**

**103 – DEFINITIONS.** For the purposes of this ordinance, the definitions listed hereunder shall be construed as specified in this section.

**APPROVAL** – The proposed work or completed work conforms to this chapter in the opinion of the Building Official.

**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) 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 location, for use in grading on a site.

**CIVIL ENGINEER** – A professional engineer registered in the state, 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.

**FILL** – A deposit of earth material placed 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** – Any excavating, filling, 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 designed compacted fill placed in a trench excavated in earth material beneath the toe of a proposed fill 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 code 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 engineer experienced and knowledgeable in the practice 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 surface 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.

**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. AZG2003-001, Part III Section B, operators' construction activities that disturb one (1) acre or greater are required to submit a Notice of Intent (NOI) to obtain authorization under Arizona Department of Environmental Qualities (ADEQ), AZPDES General Permit No. AZG2003-001. 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. An excavation below finished grade for basements and footings of a building, retaining wall or other structure authorized by a valid building permit. This shall not exempt any fill made with the material from such excavation or exempt any excavation having an unsupported height greater than 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 one hundred (100) 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 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.
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.
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. AZG2003-001) 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, #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, 2006 Edition, Section 1802.6.

**106.6 – Engineering geology report.** The engineering geology report required by Section 106, #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.
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.
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. AZG2003-001) regulations throughout all phases of construction and after completion of development of the site.

## **SECTION 107 – ISSUANCE**

**107. – Issuance.** The provisions of Section 103.3 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%).

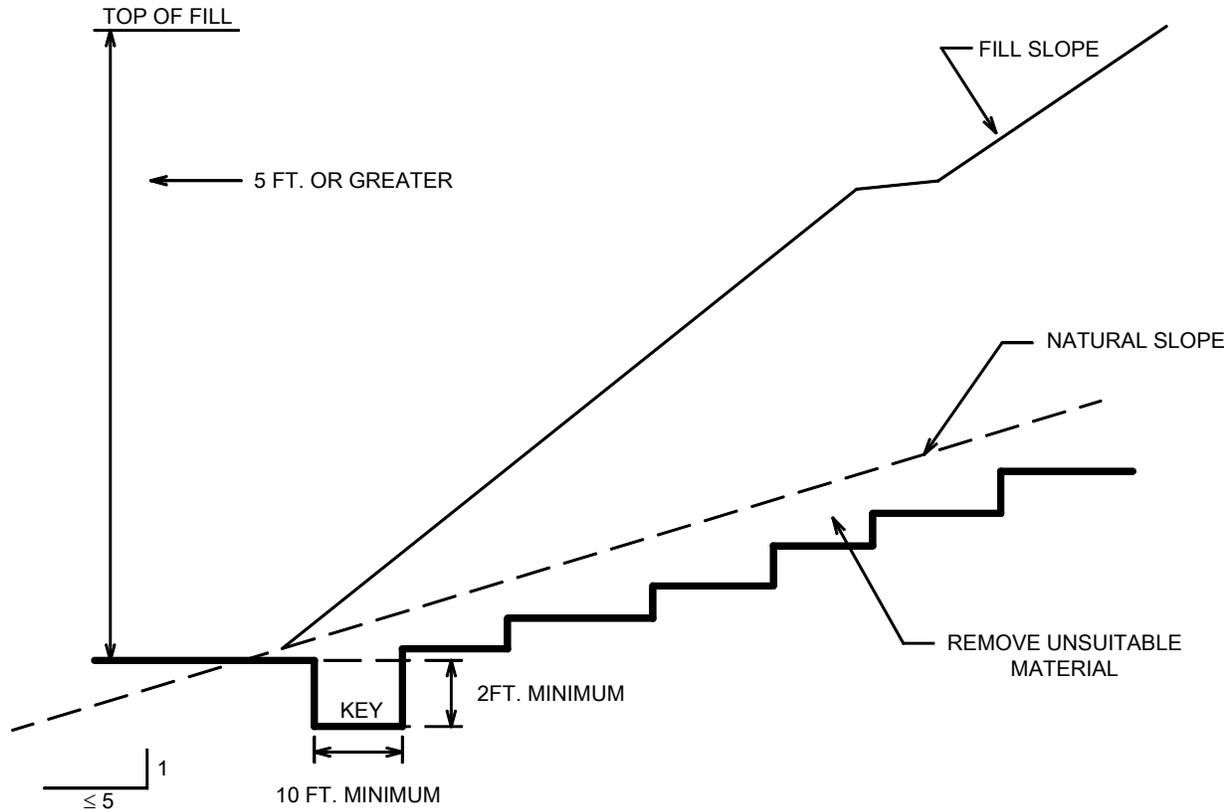
## SECTION 110 – FILLS

**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**

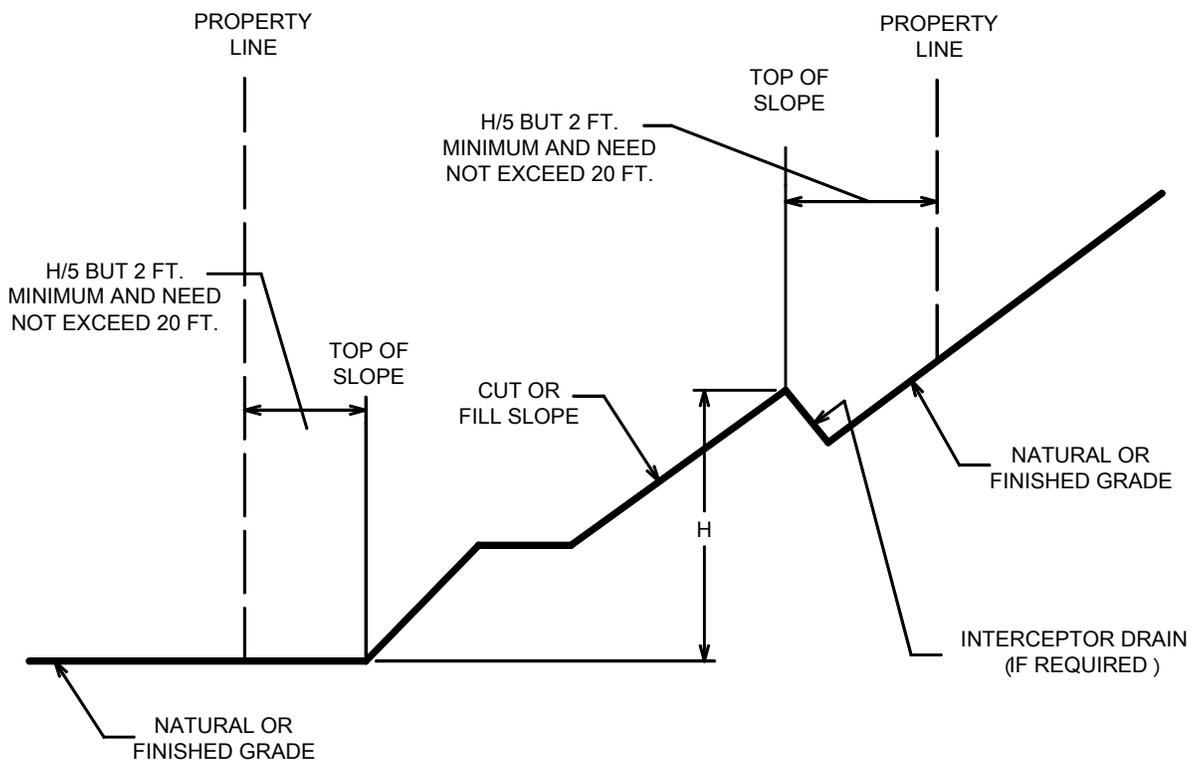
**111.1 – General.** Cut and fill slopes shall be set back from the site boundaries in accordance with this section. Setback dimensions shall be measured perpendicular to the site boundary and shall be as shown in Figure 111, Drainage Dimensions, unless substantiating data is submitted justifying reduced 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 4<sup>th</sup> day of September 2007.

Presented by:

Approved as to form by:

\_\_\_\_\_  
Jack E. Judd, CBO  
Chief Building Official

\_\_\_\_\_  
Jack Fields  
Deputy County Attorney

Approved and adopted by the Board of Supervisors on the 18<sup>th</sup> day of June 2007.

\_\_\_\_\_  
Chip Davis, Chairman  
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.
<b>Other Inspections and Fees:</b>	
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 <sup>nd</sup> 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	
<b>IA</b> –	All non-combustible material with fire rated protection.
<b>IB</b> –	All non-combustible material without fire rated protection.
<b>IIA</b> –	All non-combustible material with fire rated protection.
<b>IIB</b> –	All non-combustible material without fire rated protection.
<b>IIIA</b> –	Exterior frame with non-combustible material with fire rated protection.
<b>IIIB</b> –	Exterior frame with non-combustible material without fire rated protection.
<b>IV</b> –	Heavy timber.
<b>VA</b> –	Any material with fire rated protection.
<b>VB</b> –	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

\$5,001.00 AND ABOVE

Note: Valuation calculated at \$2.00 sq. ft. Interior and \$4.00 sq. ft. Exterior.

**\$100.00 flat fee  
PER VALUATION  
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:

<b>A. NEW COMMERCIAL PROJECT</b>	<b>\$500.00</b>
<b>B. NEW RESIDENCE</b>	<b>\$400.00</b>
<b>C. RESIDENTIAL REMODEL/ ADDITION &amp; COMMERCIAL REMODEL/ ADDITION</b>	
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
<b>D. GRADING</b>	
UP TO 1000 CU. YDS.	\$37.50
1001 CU. YDS. OR MORE.	\$100.00

### REFUNDS

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

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 19th day of February, 2010.

Presented by:

Approved as to form by:

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

\_\_\_\_\_  
Jack Fields  
Deputy County Attorney

Approved and adopted by the Board of Supervisors on the 19th day of January, 2010.

\_\_\_\_\_  
Chip Davis, Chairman  
Board of Supervisors