

CHAPTER 7 BUILDING

ARTICLE 7-1 BUILDING CODE (Ord 97-02)(Ord 98-02)(Res 90-01)

- 7-1-1 Adoption of International Building Code (Ord 05-04)(Ord 09-30)
- 7-1-2 Conformance with Zoning Ordinance
- 7-1-3 Adoption of Construction Standards

Section 7-1-1 Adoption of International Building Code (Ord 90-01)(Ord 97-07)(Ord 05-04)(Ord 09-30)

That a certain document, three (3) copies of which are on file in the office of the Town Clerk of the Town of Quartzsite, La Paz County, Arizona, being marked and designated as the *International Building Code* 2006 edition, including Appendix Chapters, A,C,E,G,H,I, & J as published by the International Code Council, be and is hereby adopted as the Building Code of the Town of Quartzsite, in the State of Arizona, 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 regulation, provisions, penalties, conditions and terms of said Building Code on file in the Town of Quartzsite are hereby, adopted, and made a part hereof, as fully set out in this ordinance, with the additions, insertion, deletions and changes, if any, prescribed in Section 2 of this ordinance.

The following sections are hereby revised:

- Section 101.1. Insert: Town of Quartzsite
- Section 1612.3. Insert: Town of Quartzsite
- Section 1612.3. Insert: March 10, 2005
- Section 3410.2. Insert:

Section 7-1-2 Conformance with Zoning Ordinance

Whenever a building permit is issued to any person or entity and a building inspection performed, such building must conform to the provisions of the zoning ordinance of the town in addition to the provisions of this chapter.

Section 7-1-3 Adoption of Construction Standards (Ord 97-02)(Ord 02-07)

That certain document known as "Town of Quartzsite Construction Standards" is hereby adopted and made a part of this chapter the same as though said document were specifically set forth in full herein and at least three copies of the said document shall be filed in the office of the clerk and kept available for public use and inspection.

ARTICLE 7-2 ELECTRICAL CODE (Ord 90-02)(Ord 97-10)(Res 90-02)(Ord 05-01/Ord 09-33)

That a certain document, three (3) copies of which are on file in the office of the Town Clerk of the Town of Quartzsite, being marked and designated as the National Electrical Code published by the National Fire Protection Association, be and is hereby adopted as the Electrical Code of the Town of Quartzsite, for regulating the design, construction quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, use or maintenance of electric conductors and equipment within or on public and private buildings or other structures, including mobile homes, recreational vehicle, and floating building; and other premises such as yards, carnival, parking, and other lots, and industrial substations, conductors and equipment on the premises, and optical fiber cable in the Town of Quartzsite; providing issuance of permits and collection of fees therefore; and each and all of the regulations, provisions, conditions and terms of such National Electrical Code, 2005 Edition, published by the National fire Protection Association, on file in the office of the Town of Quartzsite are hereby referred to, adopted and made a part hereof as if fully set out in this ordinance.

ARTICLE 7-3 MECHANICAL CODE (Ord 90-04)(Ord 97-09)(Res 90-04)(Res 05-03)(Ord 09-32)

That a certain document three (3) copies of which are on file in the office of the Town Clerk of the Town of Quartzsite, being marked and designated as the *International Mechanical Code*, 2006 Edition, including Appendix Chapter A, as published by the International Code Council, be and is hereby adopted as the Mechanical Code of the Town of Quartzsite, in the State of Arizona regulating and governing the design, construction, quality of material, erection, installation, alteration, repair, location, relocation, replacement, addition to, use or maintenance of mechanical systems 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 said Mechanical Code on file in the office of the Town of Quartzsite are hereby referred to adopted, and make a part hereof, as if fully set out in this ordinance, with the additions, insertions, deletions and changes if any prescribed in Section 2 of this ordinance.

The following sections are hereby revised:

Section 101.1. Insert: Town of Quartzsite

Section 106.5.2 Insert: Adopted by ordinance

Section 108.4. Insert: Misdemeanor, Two thousand five hundred (\$2500.00), six Months

ARTICLE 7-4 PLUMBING CODE (Ord 90-03)(Ord 97-08)(Res 90-03)(Ord 05-06)(Ord 09-35)

That a certain document three (3) copies of which are on file in the office of the Town Clerk of the Town of Quartzsite, being marked and designated as the *International Plumbing Code*, 2006 edition, including Appendix Chapters B, C, D, E, F, & G as published by the International Code Council, be and is hereby adopted as the Plumbing Code of the Town of Quartzsite, in the State of Arizona regulating and governing the

design construction, quality of material, erection, installation, alteration, repair, location, relocation, replacement, addition to, use or maintenance of mechanical systems 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 said Plumbing Code on file in the office of the Town of Quartzsite are hereby referred to adopted, and make a part hereof, as if fully set out in this ordinance, with the additions, insertions, deletions and changes if any prescribed in Section 2 of this ordinance.

The following sections are hereby revised:

Section 101.1. Insert: Town of Quartzsite

Section 106.5.2 Insert: Adopted by ordinance

Section 108.4. Insert: Misdemeanor, Two thousand five hundred (\$2500.00) six months

Section 305.6.1 Insert: 12, 12

Section 904.1. Insert: 12

ARTICLE 7-5 FIRE CODE (Ord 03-04)(Res 06-06)

That certain code entitled 2003 Edition of the International Fire Code, copyrighted by the International Conference of Building Official is hereby adopted as the fire code of the town and made a part of this chapter the same as though said code was specifically set forth in full herein; and at least three copies of said code shall be filed in the office of the Town Clerk and kept available for public use and inspection.

ARTICLE 7-6 ABATEMENT OF DANGEROUS BUILDINGS CODE (Ord 90-06)(Ord 97-11)(Res 90-06)

That certain documents, three copies of which are on file in the office of the Town Clerk, being marked and designated as the Uniform Code for the Abatement of Dangerous Buildings published by the International Conference of Building Officials, be and is hereby adopted as the code for the abatement of dangerous buildings of the town for the purpose of providing a just, equitable and practicable method, to be cumulative with and in addition to, any other remedy provided by the Uniform Building Code or otherwise available at law, whereby buildings or structures which from any cause endanger the life, limb, health, morals, property, safety or welfare of the general public or their occupants may be required to be repaired, vacated or demolished, this code shall apply to all dangerous buildings, as defined by the code, which are now in existence or which may hereafter become dangerous in the town.

ARTICLE 7-7 BUILDING OFFICIAL

The building official and administrative authority, as such may be referenced in any section of this chapter for all matters pertaining to any building, plumbing, electrical or any other inspections, shall be vested in the office of the manager, provided that the Council may authorize such deputies as needed to perform any inspection work or other functions that may be required by this chapter.

ARTICLE 7-8 BUILDING PERMIT; FEES; AND POSTING (Ord 90-13)(Ord 06-09)

- A. A building permit must be applied for and issued by the building safety department prior to constructing any commercial or residential improvement, addition, renovation, or accessory structure/building which is greater than 120 square feet or that is not currently exempted from the permitting requirements of those code adopted within this chapter.

ARTICLE 7-9 INTERNATIONAL RESIDENTIAL CODE (Ord 05-02)(Ord 09-34)

That a certain document three (3) copies of which are on file in the office of the Town Clerk of the Town of Quartzsite, La Paz County, Arizona, being marked and designated as the *International Residential Code*, 2006 edition, including Appendix Chapters A,B,C,D,E,G,H,J, & L as published by the International Code Council, be and is here by adopted as the Residential Code of the Town of Quartzsite, in the State of Arizona for regulating and governing the construction, alteration, movement, enlargement, replacement, repair, equipment, location, removal and demolition of detached one and two family dwellings and multiple single family dwellings (townhouses) not more than three stories in height with separate means of egress 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 said Residential Code on file in the office of the Town of Quartzsite are hereby referred to, adopted, and made a part hereof, as if fully set out in this ordinance, with the additions, insertions, deletions and changes, if any, prescribed in Section 2 of this ordinance.

The following sections are hereby revised:

Section R101.1 Insert: Town of Quartzsite

Table R301.2 (1) insert: Ground Snow Load ~ Zero
Wind Speed ~ 90
Seismic Design Category ~ C
Weathering ~ Negligible
Frost Line Depth ~ 12"
Termite ~ Moderate to Heavy
Decay ~ None
Winter Design Temp ~39 Degrees
Ice Shield Underlayment Required ~ No
Flood Hazards ~ FEMA Firm Map
Air Freezing Index ~ 0
Mean Annual Temp ~ 73 Degrees

Section P2603.6.1 Insert: 12", 12"

Section P3103.1 Insert: 12", 6"

ARTICLE 7-10 FUEL GAS CODE (Ord 05-05)(Ord 09-31)

That a certain document three (3) copies of which are on file in the office of the Town Clerk of the Town of Quartzsite, being marked and designated as the *International Fuel Gas Code*, 2006 edition, including Appendix Chapters A,B, C,D as published by the

International Code Council, be and is hereby adopted as the Fuel Gas Code of the Town of Quartzsite, in the State of Arizona regulating and governing the design construction, quality of material, erection, installation, alteration, repair, location, relocation, replacement, addition to, use or maintenance of mechanical systems 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 said Fuel Gas Code be on file in the office of the Town of Quartzsite are hereby referred to adopted, and made a part hereof, as if fully set out in this ordinance, with the additions, insertions, deletions and changes if any prescribed in Section 2 of this ordinance.

The following sections are hereby revised:

Section 101.1. Insert: Town of Quartzsite

Section 106.5.2 Insert: Adopted by resolution

Section 108.4. Insert: Misdemeanor, Two thousand five hundred (\$2500.00), six Months

- B. The building official or his designee(s) shall review all plans for any improvement prior to the issuing of a building permit and shall collect a fee for such permit prior to its issuance. The building permit fees shall be computed according to a schedule to be adopted by resolution and reviewed periodically by the Council and do not include any engineering or development fees.
- C. Once a building permit has been applied for and obtained, the building permit card must be posted in a conspicuous location on site prior to the commencement of work. The building permit card must be posted on the job site so that it can be found.
- D. Work being done with a permit, but with the permit card not posted, may result in additional inspection fees on an hourly basis being charged to the permit holder.
- E. All work must be inspected by the building inspector. Failure to call for required inspections may result in a fee being assessed on an hourly basis.