

Exhibit "A"

PART I ADOPTION

That Ordinance _____ is hereby repealed in its entirety and a new administrative code pertaining to all aspects of construction is adopted to read as follows:

CITY OF PRESCOTT ADMINISTRATIVE BUILDING CODE

There is hereby adopted by reference, that certain document known as Chapter 1 Scope and Administration of the International Building Code, 2012 Edition, as published by the International Code Council. Said document is hereby amended and adopted as the Administrative Building Code for the City of Prescott 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 City of Prescott 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.

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 City of Prescott Administrative Building Code for the City of Prescott, 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 City of Prescott

1. Federal Land. Private development on Federal land shall not be exempted.
2. Indian Tribal Land.
3. Any land covered by ARS statutes (school)

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 101.4.10 and referenced elsewhere in this code as adopted by City of Prescott shall be considered part of the requirements of this code to the prescribed extent of each such reference.

SECTION 101.4.1

101.4.1 – Electrical. The provisions of the 2011 Editions of the “National Electrical code” shall apply to the installation of electrical systems, including alterations, repairs, replacement, equipment, appliances, fixtures, fittings and appurtenances thereto **for commercial projects.**

SECTION 101.4.2 – Gas Code.

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

SECTION 101.4.3 – Mechanical Code.

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

SECTION 101.4.4 – Plumbing Code.

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

SECTION 101.4.5 – Property maintenance is hereby amended by

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

SECTION 101.4.6 – Fire prevention is amended by The city of Prescott Fire Department

101.4.6 – Fire prevention (Fire Codes). The provisions of adopted fire codes as enforced by the City of Prescott Fire Department

SECTION 101.4.7 – Energy Code.

101.4.7 – Energy Code. The provisions of the 2012 Edition of the “International Energy Conservation Code” shall apply to all matters governing the design and construction of buildings for energy efficiency. The provisions of the 2012 Editions of the “International Energy Conservation Code” shall also apply to detached one-and-two family dwellings, multiple single family dwellings (townhomes), their accessory structures and commercial projects.

SECTION 101.4.8 – Residential Code.

101.4.8 – Residential Code. The provisions of the 2012 Edition 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 multiple single-family dwellings (townhouses) and their accessory structures.

SECTION 101.4.9 – Building Code.

101.4.9 – Building Code. The provisions of the 2012 Edition of the “International Building Code” shall apply to the construction, alteration, movement, demolition, enlargement, replacement, relocation, repair, equipment, use and occupancy, location, maintenance or any appurtenance connected or attached to such building or structures.

SECTION 101.4.10 – Existing Building Code

101.4.10 – Existing Building Code. The provisions of 2012 edition “Existing Building Code” shall apply to repair, change of occupancy, and relocation of existing buildings and structures.

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 be reviewed by the Chief Building Official.

SECTION 102.4.2 – Provisions in referenced codes and standards is hereby amended by addition of the following exception to read as follows:

102.4.2 – Provisions in referenced codes and standards.

Exception: Where enforcement of any code provision would violate the conditions of approved listings of equipment or material, the conditions of the listing and the manufacturer’s installation instructions of listed equipment or material shall be used in review by the Chief Building Official.

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.

ADMINISTRATIVE BUILDING CODE – The City of Prescott Administrative Building Code, as set forth within Ordinance _____, as adopted by this jurisdiction.

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

APPROVED – Acceptable to the Chief Building Official or authority having jurisdiction.

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

BEDROOM – A separated room intended for sleeping that may or may not contain a closet in residential use.

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

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

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

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

CARPORTS – A covered structure intended for parking of a vehicle that is open on at least two sides, each side must be open a minimum of 50% or more.

CONDOMINIUM - An estate in real property consisting of an undivided interest in common in a portion of a parcel of real property, together with a separate interest in air space in a residential or commercial complex located on such real property. Condominium may include cluster housing or semi-detached housing. In addition, a condominium may include a separate interest in other portions of such real property, such as common area.

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

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

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

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

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

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

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

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

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 that is to be used.

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

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

TRAILER (PARK MODEL) – A park trailer built on a single chassis with the square footage between 320 to 400, mounted on wheels and designed to be connected to utilities necessary for operation of installed fixtures and manufactured to comply with ANSI A119.5 standards, except that it does not include recreational vehicles, travel trailers, campers or fifth wheel trailers.

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

Yurt/tent – Canvas structure erected for more than 14 days or that is rented will required to meet all life safety requirements.

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 Chief Building Official as guidance to provide alternative approaches to achieve compliance and interpretations of the adopted codes and the technical codes.

SECTION 103 – DEPARTMENT OF BUILDING SAFETY

SECTION 104 – DUTIES AND POWERS OF CHIEF BUILDING OFFICIAL

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

104.5 – Identification. The Chief 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 Chief 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 104.10.1 – Flood Hazard Areas is hereby deleted in its entirety.

SECTION 105 – PERMITS

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 City of Prescott regulatory agencies may have permit requirements for these exemptions.

Building permits. A building permit shall not be required for the following: *(All though zoning approval or a site plan may be required)*

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 200 square feet under roof. No plumbing, mechanical, and electrical to structure is allowed, the structure cannot be occupied.
2. Fences not over six feet (6') high.
3. Oil derricks.
4. Movable cases, counters and partitions not over five feet nine inches (5'9") high.
5. Retaining walls, which are not over **Two** feet (2') in height, measured from the bottom of the footing to the top of the wall.
6. 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.

7. Decks, platforms, walks and driveways being uncovered, not exceeding 200 square feet in area, that are not more than 30 inches above grade at any point, are not over any basement or story below and which do not serve any egress door and are not attached
8. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
9. Temporary motion picture, television and theater stage sets and scenery where the public is not to attend.
10. 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").
11. Prefabricated swimming pools as an accessory to a Group R, Division 3 Occupancy used only for single family uses that are less than 24 inches deep with walls, fences entirely enclosed the pool and the adjacent grade where the water capacity does not exceed 5,000 gallons and the pool is entirely above ground. Any electrical or water heating systems requires a separate permit.
12. Shade cloth structures constructed for nursery or agricultural purposes and not including service systems in residential uses only and square footage not to exceed 200 square foot.
13. Swings and other playground equipment accessory to one- and two-family dwellings.
14. Re-roofing (no sheathing replacement) for one and two family property. **Except in a historic house or district.**
15. Animal shades not to exceed 200 square feet under roof on residential properties. Any plumbing, mechanical, and electrical to structure will require a separate building permit.
16. 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 listed fixed motors, transformers or fixed approved appliances of the same type and rating in the same location.
4. Temporary wiring for experimental purposes in suitable experimental laboratories.
5. Listed portable motors or other listed portable appliances energized by means of a cord or cable having an attachment listed plug end to be connected to an approved receptacle when that cord or cable is permitted by the Electrical Code.
6. Repair or replacement of listed electrodes or transformers of the same size and capacity for signs or gas tube systems.
7. Removal of electrical wiring.
8. Electrical wiring, listed devices, listed appliances, listed apparatus or listed equipment operating at less than 25 volts and not capable of supplying more than 50 watts of energy.
9. The wiring for temporary theater, motion picture or television stage sets where the public is not to attend. .
10. Low-energy power, controls and signal circuit of Class II and Class III as defined in the Electrical Code.

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

1. A listed portable heating appliance.
2. Listed portable ventilating appliances and equipment.
3. A listed portable cooling unit.
4. Steam, hot water or chilled water piping within any listed heating or cooling equipment or listed 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.

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

1. Any listed portable heating appliance.
2. Replacement of any minor part of equipment that does not alter approval of such equipment 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 approval or a approved permit has been issued. Such application shall be deemed abandoned and shall be expired. The Chief Building Official is authorized to grant one (1) extension of time of up to 180 additional days. The extension shall be requested in writing and justifiable cause demonstrated prior to the expiration date.

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 a permit has commenced within 180 days after its issuance, with approval of a valid inspection by the Building Safety Department as detailed in Section 110 and approval of subsequent valid inspections are obtained every 180 days thereafter. The Chief Building Official is authorized to grant extensions of time for a period of not more than 180 days each. Permit extensions shall not be approved consecutively. All requests for extensions shall be in writing prior to the 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 regardless of 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. Each extension will have a required fee of \$50.00 that shall accompany the written extension request.

SECTION 106. – SUBMITTAL DOCUMENTS

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

106.1 – General. Submittal documents consisting of construction documents, statement of special inspections, geotechnical report; engineering calculations, and other data shall be submitted in two or more sets with each permit application. The construction documents for all disciplines shall be prepared by an Arizona licensed registrant when the building is regulated by the rules and regulations of the Arizona State Board of Technical Registration to require sealed

plans by a qualified licensed registrant. The Chief 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 registrant

SECTION 106.2.1 – Information on construction documents is hereby amended by the revision of the second sentence to read as follows:

106.2.1 – Information on construction documents. Electronic media documents are permitted to be submitted when prior approval is obtained from the Chief Building Official.

SECTION 106.2.2 – Fire protection system shop drawings is hereby deleted in its entirety and revised to read as follows:

106.2.2 – Fire Protection Shop Drawings. Shop drawings for the fire protections system(s) shall be submitted to the authority having jurisdiction (AHJ) as determined by Section 101.4.6 of this code for review and shall be approved by the AHJ prior to the start of system installation. The Chief Building Official shall receive official notification of such approval prior to continued inspections of work in areas where fire protection system(s) are required.

SECTION 106.2.5 – 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 Chief 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 106.2.5.1 – Design Flood Elevations is deleted in its entirety.

SECTION 106.3.3 – Phased approval is hereby deleted in its entirety.

SECTION 106.3.4.1 – Deferred submittals is hereby and revised to read as follows:

106.3.4.1 – Deferred submittals. Deferred submittals of this code shall apply to all buildings, **EXCEPT** detached one- and two-family dwellings and multiple single family dwellings and their accessory structures as defined under the provisions of the Residential Code as adopted by this jurisdiction. Deferred items will require submittal of construction documents sets as set forth in Sections 107.1 and 107.2 to be examined and approved by the Chief Building Official as set forth in sections 107.3 and 107.3.1.

SECTION 106.5 – Retention of construction documents is hereby amended by State approved retention scheduled.

SECTION 107.3 – Temporary power is hereby deleted.

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 City of Prescott.

108.2 – Schedule of permit fees. Pursuant to ARS §9—863-C, valuations shall be assigned and fees shall be assessed in accordance with the current valuation and fee schedule.

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.

The plan review fees for electrical, mechanical and plumbing work shall be as shown in the Valuation and Fee Schedule.

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.

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 Chief 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. 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 Chief Building Official may authorize refunding of a fee paid hereunder, which was erroneously paid or collected.

The Chief 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 Chief 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 Chief 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 Chief 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 Chief Building Official or appointed deputies 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 Chief Building Official or appointed deputies, 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 Chief 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 Chief 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 Chief Building Official or appointed deputies, upon notification, shall make the inspections set forth in Sections 110.3.1 through 110.3.15.

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 to the un-grouted masonry units or concrete wall forms.

109.3.3 – 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.

109.3.4 – 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.

109.3.5 – Floodplain inspections. For construction in areas prone to flooding, as determined by the City of Prescott Public Works department, upon placement of the lowest floor, including the basement, and prior to further vertical construction, the Chief 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 – 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 2012 International Residential Code

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

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.

109.3.9 – Moisture and Air 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.

109.3.10 – 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.

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

109.3.12 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 Chief Building Official or appointed deputies 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.

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

109.3.14 – Other inspections. In addition to the inspections specified above the Chief Building Official or appointed deputies 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.

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

109.4 – Inspection agencies. The Chief 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 Chief Building Official or appointed deputies 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 Chief Building Official or appointed deputies. The Chief Building Official or appointed deputies, 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 Chief Building Official or appointed deputies.

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 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 Chief 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 111.2 – Use and Occupancy

111.2 – Certificate issued.

Exception: Certificates of Occupancy are not required for work exempt from permits under Section 105.2 on residential remodels, or residential 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 Chief 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 §9-862.

112 .2 – Number of Board Members. The Building Safety Advisory and Appeals Board shall consist of nine (9) voting members appointed by the City of Prescott Council for a four-year term, scheduled so that no more than two (2) terms expire in each year. The City of Prescott Council shall fill vacancies for unexpired terms.

112 .3 – Members of Board. Members of the Board of Advisory and Appeals shall be residents of City of Prescott 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 or prior licensed.
- A person representing the public and is a resident of City of Prescott.
- A person duly licensed or extensive knowledge in the electrical, mechanical or plumbing trades.
- The Chief 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 Building Safety Advisory and Appeals Board shall hear appeals of orders, decisions or determinations made by the Chief 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 Shall be advisory to the Chief Building Official.

3. The Board shall act as technical advisory in the formation and acceptance of adopting Building Codes and Ordinances in the City of Prescott.

112 .5 – Limitation of Authority. The Building Safety 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.

PART II FINDINGS AND DECLARATION

The City of Prescott Council, 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 Administrative Building Code, which are stated in this Exhibit "A".

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 _____ day of _____ 2012 or 2013.