



2013-05317

Page 1 of 15

Requested By: Santa Cruz County Bos

SUZANNE SAINZ, RECORDER

SANTA CRUZ COUNTY, ARIZONA

07-18-2013 10:11 AM Recording Fee \$0.00

ORDINANCE NO. 2013-03

AN ORDINANCE REPEALING SANTA CRUZ COUNTY ORDINANCE NO. 2007-05, KNOWN AS THE SANTA CRUZ COUNTY BUILDING SAFETY CODE AND ALL AMENDMENTS THERETO AND REPLACING SUCH ORDINANCE WITH THE INSTANT ORDINANCE.

WHEREAS, Santa Cruz County Ordinance No. 2007-05 provided for the adoption of the Santa Cruz County Building Safety Code, which consisted of the adoption of the International Building Codes published by the International Code Council, Inc. (ICC) and the adoption of the National Electrical Code (NEC), published by the National Fire Protection Association (NFPA), and

WHEREAS, the Board of Supervisors of Santa Cruz County recognizes the need to update the above ordinance by adopting recently-enacted codes to provide for additional safety in construction occurring in Santa Cruz County.

NOW, THEREFORE, be it ordained by the Board of Supervisors of Santa Cruz County that Santa Cruz County Ordinance Nos. 2007-05 is hereby repealed, such repeal to be effective as of the effective date of this Ordinance; and Ordinance No. 2013-03 is hereby adopted, which reads as follows:

SECTION 1: Title

This ordinance shall be known as the Santa Cruz County Building Safety Code.

SECTION 2: Area of Jurisdiction of Building Safety Code

All of the codes adopted herein by reference, as modified herein, shall apply to the unincorporated area of Santa Cruz County, with the exception of the International Fire Code, which shall apply only to the unincorporated area of Santa Cruz County that is not within the boundaries of a fire district that has adopted a fire code pursuant to Arizona Revised Statutes (A.R.S.) § 48-805.

SECTION 3: Definitions

- A. The Santa Cruz County Building Division, a Division of Community Development, shall administer this Ordinance through the Building Official. Whenever the term “Administrative Authority”, “Building Official”, “Chief”, or “Administrator”, are used in the codes adopted herein by reference, they shall mean the “Building Official” or duly appointed representative.
- B. Whenever the terms “other codes” or “other code” are used in the codes adopted herein by reference, they shall mean other codes or regulations adopted by Santa

Cruz County or the State of Arizona. If there is a conflict between such other code or codes and this Ordinance, the more restrictive shall prevail.

Exception: Unless required by the State of Arizona this Ordinance shall prevail in the case of a conflict concerning automatic fire suppression systems. They are not required in one and two family dwellings or townhouses in Santa Cruz County.

SECTION 4: Adoption by Reference

The following codes and appendices, enacted and published by the International Conference of Building Officials (ICBO), the National Fire Protection Association (NFPA), and the International Code Council®, (ICC) are hereby adopted as the Santa Cruz County Building Safety Code:

- International Building Code 2012 Edition and Appendix A
- International Building Code Standards 2012 Edition
- International Residential Code 2012 Edition
- International Mechanical Code 2012 Edition
- International Plumbing Code 2012 Edition
- International Fire Code 2012 Edition
- International Fuel and Gas Code 2012 Edition
- National Electric Code 2011 Edition
- Uniform Building Code 1997 Edition Appendix Chapter 33
- Uniform Code for the Abatement of Dangerous Buildings 1997 Edition
- International Code Council Electrical Code 2012 Administrative Provisions

SECTION 5: Deletions and Additions to Referenced Codes

The above codes and appendices are amended as follows:

A. International Residential Code 2012 Edition

1. Chapter 1 SCOPE AND ADMINISTRATION

- a. Sub-Section **R101.2 Scope**. Amend **Exceptions: 1**. After the word “townhouses” delete the remainder of the Sub-Section and replace with: “An automatic sprinkler system installed in accordance with Section P2904 may be required by the Building Official.”

Amend **Exceptions: 2**. After the word “Dwellings” delete the remainder of the Sub-Section and replace with: “An automatic sprinkler system installed in accordance with Section P2904 may be required by the Building Official.”

- b. Sub-Section **R105.5 Expiration**. Amend by adding: “Every permit shall become invalid unless a final inspection is requested and passed and a Certificate of Occupancy is issued, if applicable, within two years of the date of issuance. Extensions of 180 days may be granted by the Building Official for a fee equal to one-half of the current building permit fee.

Exceptions:

1. Electrical and gas permits shall expire six months after issuance.
2. Photovoltaic and solar energy systems shall expire one year after permit issuance.

Each extension must be applied for and the fee paid prior to the expiration of the permit, until the project receives a passing final inspection and a Certificate of Occupancy, if applicable. If the applicant fails to extend the permit before the expiration date, the Building Official may assess a full current permit fee. Applications for which no permit is issued within six months following the date of application shall expire by limitation, and plans and other data submitted for review may thereafter be returned to the applicant or destroyed by the Building Official.”

- c. Sub-Section **R109.1.3 Floodplain inspections**. Delete in its entirety.
2. Chapter 2 DEFINITIONS SECTION R202 Add after **FIRE-SEPARATION DISTANCE**: “**FIREWALL**. A 2-hour fire-resistive rated wall made of noncombustible materials with no penetrations.”
3. Chapter 3 BUILDING PLANNING
- a. **TABLE 301.2(1)** Amend to read:

Ground snow load	0 pounds at 3,500 ft. 5 pounds at 4,000 ft. 10 pounds at 5,000 ft.
Wind speed (mph)	90 mph
Seismic design category	B
Weathering	Negligible
Frost line depth	12 inches
Termites	Moderate to heavy
Decay	None to slight
Winter design temperature	36
Ice barrier requirements	No
Flood hazard	FEMA

b. **TABLE R302.1 (1) EXTERIOR WALLS** Amend to read:**TABLE R302.1(1)
EXTERIOR WALLS**

EXTERIOR WALL ELEMENT		MINIMUM FIRE-RESISTANCE RATING	MINIMUM FIRE SEPARATION DISTANCE
Walls	Fire-resistance rated	1 hour-tested in accordance with ASTM E 119 or UL 263 with exposure from both sides	< 5 feet
	Not fire-resistance rated	0 hours	≥ 5 feet
Projections	Not allowed		< 5 feet
Openings in walls	Not Allowed	N/A	< 5 feet
		0 hours	
Penetrations	All	Not Allowed	< 5 feet
		None required	5 feet

For SI: 1 foot = 304.8 mm.

N/A = Not Applicable.

c. **TABLE R302.1 (2) EXTERIOR WALLS-DWELLINGS WITH FIRE SPRINKLERS** Amend to read:**TABLE R302.1(2)
EXTERIOR WALLS-DWELLINGS WITH FIRE SPRINKLERS**

EXTERIOR WALL ELEMENT		MINIMUM FIRE-RESISTANCE RATING	MINIMUM FIRE SEPARATION DISTANCE
Walls	Fire-resistance rated	1 hour-tested in accordance with ASTM E 119 or UL 263 with exposure from the outside	0 feet
	Not fire-resistance rated	0 hours	3 feet ^a
Projections	Fire-resistance rated	1 hour on the underside	2 feet ^a
	Not fire-resistance rated	0 hours	3 feet
Openings in walls	Not Allowed	N/A	< 3 feet
	Unlimited	0 hours	
Penetrations	All	Not Allowed	< 3 feet
		None required	3 feet ^a

For SI: 1 foot = 304.8 mm. N/A = Not Applicable

a. For residential subdivision where all dwellings are equipped throughout with an automatic sprinkler systems installed in accordance with Section P2904, the fire separation distance for nonrated exterior walls and rated projects shall be permitted to be reduced to 0 feet, and unlimited unprotected openings and penetrations shall be permitted, where the adjoining lot provides an open setback yard that is 6 feet or more in width on the opposite side of the property line.

d. **Sub-Section R302.1 Exterior walls.** Delete **Exceptions 3 and 4.**

- e. Sub-Section **R302.2 Townhouses**. Amend in its entirety as follows: “Each townhouse shall be considered a separate building and shall be separated by a two hour firewall with no penetrations.

Exception: A common 1 hour fire-resistance-rated wall assembly is permitted in buildings equipped throughout with an automatic sprinkler system installed in accordance with NFPA 13 if such walls do not contain electrical, plumbing or mechanical equipment, ducts or vents in the cavity of the common wall. The wall shall be rated for fire exposure from both sides with 5/8 type X sheetrock and shall extend to and be tight against exterior walls and the underside of the roof sheathing.”

- f. Sub-Section **R302.2.1 Continuity**. Amend in its entirety to read: “The firewall shall be continuous from the foundation to the top of parapet. The firewall shall extend the full length of the structure, including through and separating attached accessory structures.”
- g. Sub-Section **R302.2.2 Parapets**. Amend by deleting 1, 2, and 3. Replace 1 with the following: “The parapet shall extend a minimum of 30 inches above all roof surfaces regardless of roof elevations.”
- h. Sub-Section **R302.2.4 Structural independence**. Delete **Exception 5**.
- i. Sub-Section **R302.3 Two-family dwellings**. Delete first paragraph in its entirety and replace with: “Dwelling units in two-family dwellings shall be separated with a 2 hour firewall with no penetrations and the wall assemblies shall extend from the foundation to the top of the parapet. Two-family dwellings with one dwelling above the other are not permitted unless both dwellings are equipped throughout with an automatic sprinkler system as per NFPA 13.”

Exception 1. Revise to read: “A common 1 hour fire-resistance-rated wall assembly is permitted in buildings equipped throughout with an automatic sprinkler system installed in accordance with NFPA 13 if such walls do not contain electrical, plumbing or mechanical equipment, ducts or vents in the cavity of the common wall. The wall shall be rated for fire exposure from both sides with 5/8 type X sheetrock and shall extend to and be tight against exterior walls and the underside of the roof sheathing.”

Exception 2. Delete in its entirety.

- j. Sub-Section **R302.4 Dwelling unit rated penetrations., R302.4.1 Through penetrations., R302.4.1.1 Fire-resistance-rated assembly., R302.4.1.2 Penetration firestop system and R302.4.2 Membrane penetrations.** Delete in their entirety and replace with: “Penetrations of wall or floor/ceiling assemblies required to be fire resistance rated are not allowed unless judged by the Building Official to not significantly reduce the fire safety of the assembly.”
- k. Sub-Section **R303.1 Habitable rooms.** Amend **Exception 1** to read: “The glazed areas need not be openable where the opening is not required by Section R310 and an approved mechanical ventilation system capable of producing 0.35 air changes per hour in the room is installed and the area is provided with artificial light capable of producing an average illumination of six (6) foot-candles over the area of the room at a height of 30 inches above the floor level.”

Exception 2. Delete in its entirety.
- l. Sub-Section **R303.4 Mechanical ventilation.** Delete in its entirety.
- m. Sub-Section **R309.5 Fire sprinklers.** Delete in its entirety.
- n. Sub-Section **R311.2 Egress door.** Amend by deleting second sentence and replacing with: “The egress door shall be side-hinged and a minimum of 36 inches in width.”
- o. Sub-Section **R313.1 Townhouse automatic fire sprinkler systems.** Delete in its entirety.
- p. Sub-Section **R313.2 One- and two-family dwellings automatic fire systems.** Delete in its entirety.
- q. Sub-Section **R313.1.1 Design and installation. and R313.2.1 Design and installation.** Amend by adding “When provided” at the beginning of the sentence in both cases.
- r. Sub-Section **R315.1 Carbon monoxide alarms.** Amend by adding to the last sentence: “containing gas appliances.”
- s. Sub-Section **R315.3 Where required in existing dwellings.** Delete in its entirety.
- t. **SECTION R319 SITE ADDRESS** Delete in its entirety.¹

¹ See Santa Cruz County Ordinances Nos. 89-1 (rec. Docket 509 Page 655) 1999-04 (rec. Docket 819 Page 945) and 2004-01 (rec. Docket 1032 Page 904) for site address policy.

- u. **SECTION R322 FLOOD-RESISTANT CONSTRUCTION**
Delete in its entirety.
- 4. Chapter 4, FOUNDATIONS Sub-Section **R401.1. Application.** Delete in its entirety except for the first sentence.
- 5. Chapter 11 ENERGY EFFICIENCY Delete all Sections of Chapter 11 in their entirety except **TABLE N1102.1.1** and replace with:

**“SECTION N1101
GENERAL REQUIREMENTS**

N1101.1 Minimum insulation values and other options. All habitable buildings constructed in Santa Cruz County shall have a minimum insulation value as required by Table N1102.1.1 for climate zone 3. The values for fenestration, skylights, SHGC, ceiling, and wood frame wall only are to be adopted. Other options deemed equivalent by the Building Official may be approved. Any references in the adopted codes referring to the International Energy Conservation Code shall now refer to this Sub-Section.”

- 6. Chapter 13 GENERAL MECHANICAL SYSTEM REQUIREMENTS
 - a. Sub-Section **M1301.5 Third-party testing and certification.** Amend to delete the last sentence.
 - b. Sub-Section **M1305.1.3 Appliances in attics.** Amend to delete and replace with: “Appliances shall not be installed in the attic space unless they can be easily serviced, removed or replaced without disassembly and the safety of the installations and accessibility are approved by the Building Official.”
- 7. Chapter 24 FUEL GAS. Sub-Section **G2415.8 Piping in solid floors.** Amend to delete and replace with: “Gas piping underground, beneath buildings, or in a building slab, is prohibited.”
- 8. Chapter 26 GENERAL PLUMBING REQUIREMENTS Sub-Section **P2603.5.1 Sewer depth.** Amend by inserting the number “12” inside both bracket locations.
- 9. Chapter 28 WATER HEATERS
 - a. Sub-Section **P2801.5.2 Pan drain termination.** Amend by inserting “and not be trapped” at the end of the sentence.

- b. Sub-Section **P2803.6.1 Requirements for discharge pipe.** Amend item 5 by inserting “and shall terminate not less than 6 inches or more than 24 inches above the adjacent ground surface.”

10. Chapter 29 WATER SUPPLY AND DISTRIBUTION

- a. Sub-Section **P2904.1 General.** Amend by inserting “When installed” to the beginning of the first sentence.
- b. Sub-Section **P2904.1.1 Required sprinkler locations.** Amend by inserting “When installed” to the beginning of the sentence.

11. Chapter 38 POWER AND LIGHTING DISTRIBUTION. Sub-Section **E3902.12 Arc-fault circuit-interrupter protection.** Amend by deleting in its entirety and replacing with: “All branch circuits that supply 120-volt, single-phase, 15- and 20- ampere outlets installed in bedrooms shall be protected by a combination type arc-fault circuit interrupter installed to provide protection of the entire branch circuit.”

B. International Mechanical Code 2012 Edition

1. Chapter 3 GENERAL REGULATIONS

- a. Sub-Section **301.4 Plastic pipe fittings and components.** Amend by adding to the end of sentence: “unless waived by the Building Official.”
- b. Sub-Section **301.5 Third-party testing and certification.** Amend by adding to the last sentence: “unless waived by the Building Official.”
- c. Sub-Section **306.3 Appliances in attics.** Amend to delete and replace with: “Appliances shall not be installed in the attic space unless they can be easily serviced, removed, or replaced without disassembly and the safety of the installations and accessibility are approved by the Building Official.”

2. Chapter 4 VENTILATION Delete in its entirety and replace with Chapter 4 VENTILATION from the International Mechanical Code 2006 edition.

C. International Plumbing Code 2012 Edition

1. Chapter 3 GENERAL REGULATIONS SECTION 309 FLOOD HAZARD RESISTANCE. Delete in its entirety.

2. Chapter 4 FIXTURES, FAUCETS AND FIXTURE FITTINGS

- a. Sub-Section **403.3 Required public toilet facilities**. Amend first sentence to read: “Customers, patrons and visitors shall be provided with *public* toilet facilities in all structures and all tenant spaces intended for public utilization. “
- b. Sub-Section **403.3.3 Location of toilet facilities in occupancies other than malls**. Amend by deleting in its entirety and replacing with: “In occupancies other than malls, the required toilet facilities shall be within the building and tenant spaces. No place within a structure may be more than 300 feet (91 m) from a toilet facility.”
- c. Sub-Section **403.3.4 Location of toilet facilities in malls**. Amend by deleting the second sentence and replace with: “In mall buildings, the required facilities shall be based on total square footage within a covered mall building or within the perimeter line of an open mall building, and one toilet facility shall be installed in all buildings and tenant spaces in addition to a central toilet facility, if provided, and installed in accordance with this Sub-Section.”

D. International Fire Code 2012 edition Chapter 9 FIRE PROTECTION SYSTEMS Sub-Section 903.2.8 Group R. Amend by adding “**Exception:** A sprinkler system is not required in one and two family dwellings or townhouses.”

E. International Building Code 2012 edition

- 1. Chapter 1 ADMINISTRATION AND ENFORCEMENT Sub-Section **105.5 Expiration**. Amend by adding: “Every permit shall become invalid unless a final inspection is requested and passed and a Certificate of Occupancy is issued, if applicable, within two years of the date of issuance. Extensions of six months may be granted by the Building Official for a fee equal to one-half of the current building permit fee, provided that the extension is applied for and paid before the two year period expires.

Each extension must be applied for and the fee paid prior to the expiration of the permit, until the project receives a passing final inspection and a Certificate of Occupancy, if applicable. If the applicant fails to extend the permit before the expiration date, the Building Official may assess a full current permit fee. Applications for which no permit is issued within six months following the date of application shall expire by limitation, and plans and other data submitted for review may thereafter be returned to the applicant or destroyed by the Building Official.”

2. Chapter 4 SPECIAL DETAILED REQUIRMENTS BASED ON USE AND OCCUPANCY Sub-Section **420.4 Automatic sprinkler systems.** Amend by adding: “Exception: Automatic sprinkler systems are not required in one and two family dwellings or townhouses.”
3. Chapter 6 TYPES OF CONSTRUCTION **TABLE 602 FIRE RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE** Amend to read:

FIRE SEPARATION DISTANCE = X (Feet)	TYPE OF CONSTRUCTION	OCCUPANCY GROUP H ^f	OCCUPANCY GROUP F-1, M, S-1 ^g	OCCUPANCY GROUP A, B, E, F-2, I, R, S-2 ^g , U ^b
$X < 5^{c,i}$	All	3	2	1
$5 \leq x < 10$	IA	3	2	1
	Others	2	1	1
$10 \leq X < 30$	IA, IB	2	1	1 ^d
	IIB, VB	1	0	0
	Others	1	1	1 ^d
$X \geq 30$	All	0	0	0

TABLE 602
FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE^{a, e, h}

For SI: 1 foot = 304.8 mm.

- a. Load-bearing exterior walls shall also comply with the fire-resistance rating requirements of Table 601.
- b. For special requirements for Group U occupancies, see Sub-Section 406.3.
- c. See Sub-Section 706.1.1 for party walls.
- d. Open parking garages complying with Sub-Section 406 shall not be required to have a fire-resistance rating.
- e. The fire-resistance rating of an exterior wall is determined based upon the fire separation distance of the exterior wall and the story in which the wall is located.
- f. For special requirements for Group H occupancies, see Sub-Section 415.5.
- g. For special requirements for Group S aircraft hangars, see Sub-Section 412.4.1.
- h. Where Table 705.8 permits nonbearing exterior walls with unlimited area of unprotected openings, the required fire-resistance rating for the exterior wall is 0 hours.
- i. All exterior walls in unsprinklered occupancies with fire separation distances of less than 5 feet shall be a minimum of a 2-hour Fire Wall.

4. Chapter 7 FIRE AND SMOKE PROTECTION FEATURES

- a. Sub-Section **705.2 Projections.** Delete last sentence and replace with: “Projections with a fire separation distance of less than 5 feet are not permitted.”
- b. Sub-Section **706.3 Materials.** Add second sentence to read: “Wood is not allowed in the construction of Fire Walls, unless both

structures on each side of the Fire Wall are equipped throughout with automatic sprinkler systems.”

- c. Sub-Section **706.6 Vertical continuity**. Delete all Exceptions.
 - d. Sub-Section **706.6.1 Stepped buildings**. Delete in its entirety.
 - e. Sub-Section **706.9 Penetrations**. Delete in its entirety and replace with: No penetrations in Fire Walls are allowed.
 - f. Sub-Section **706.11 Ducts and air transfer openings**. Delete Exception.
 - g. Sub-Section **712.1 General**. Amend to add: “Penetrations of wall or floor/ceiling assemblies required to be fire-resistance rated are not allowed unless the required fire resistance of the assembly is not lessened by the penetration as judged by the Building Official.”
5. Chapter 9 FIRE PROTECTION SYSTEMS Sub-Section **[F]903.2.8 Group R**. Amend to add “**Exception:** Automatic sprinkler systems are not required in one and two family dwellings or townhouses.”
6. Chapter 13 ENERGY EFFICIENCY Delete in its entirety; replace with:

“SECTION 1301

GENERAL REQUIREMENTS

1301.1 Minimum insulation values and other options. All habitable buildings constructed in Santa Cruz County shall have a minimum insulation value as required by Table N1102.1.1 of the International Residential Code 2012 Edition for climate zone 3. The values for fenestration, skylights, SHGC, ceiling, and wood frame wall only are to be adopted. Other options deemed equivalent by the Building Official may be approved. Any references in the adopted codes referring to the International Energy Conservation Code shall now refer to this Sub-Section.”

SECTION 6: Appeals

- A. Whenever the terms “Board of Appeals” or “Board” are used in the adopted codes of the Building Safety Code, they shall mean the Santa Cruz County Board of Supervisors.
- B. Appeals of decisions or determinations made by the Building Official relative to the application and interpretation of this Ordinance will be sent to the Board of Supervisors.

- C. The Board of Supervisors shall not be empowered to waive the requirements of this Ordinance.
- D. An appeal from any decision of the Building Official may be taken to the Board of Supervisors by any person aggrieved.
- E. An appeal is taken by filing with the Clerk of the Board of Supervisors a written notice of appeal specifying the grounds therefore. A notice of appeal shall be considered filed with the Board of Supervisors when delivered to the Clerk of the Board of Supervisors, and the date and time of filing shall be entered on the notice of appeal.
- F. An appeal must be filed within ten (10) days after the date of the decision appealed from and the appeal will be set for public hearing no later than twenty-one days thereafter.
- G. Whenever an appeal is filed, the Building Official shall forthwith transmit to the Board of Supervisors all papers constituting the record relating to the action appealed from.
- H. An appeal stays all actions by the Building Official seeking enforcement of or compliance with the decision appealed from, unless the Building Official certifies to the Board of Supervisors a stay would, in his opinion, cause imminent peril to life and/or property.
- I. The Board of Supervisors may reverse or affirm (wholly or partly) or may modify the decision or determination appealed from.
- J. The Board may consult with or seek the advice of the Advisory Board in making their decision.

SECTION 7: Advisory Board

- A. An Advisory Board, in accordance with A.R.S. §11-862, may be appointed in order to evaluate the suitability of alternative materials and construction, and to provide advice to be used in interpreting the provisions of this Ordinance and any building safety codes adopted hereunder. The Advisory Board shall consist of at least five (5) persons, as follows, but not more than seven (7) members and shall include at least members from the following categories:
 - 1. The County Official charged with the enforcement of the code, who shall serve ex-officio, without vote, as a member of the Board and shall act as Secretary.
 - 2. An architect duly licensed in the State of Arizona.
 - 3. A professional engineer duly licensed in the State of Arizona.
 - 4. A general contractor duly licensed in the State of Arizona.

5. A person representing the public and a resident of the County.
 6. A person engaged in the electrical, mechanical or plumbing trade.
- B. If the Advisory Board consists of more than five (5) members, the additional members may be engaged in the construction and design industry.
- C. Members of the Advisory Board shall be appointed by the Board of Supervisors. One member shall be appointed for an initial term of one (1) year, one member for an initial term of two (2) years, one member for three (3) years, and two members for four (4) years. Upon expiration of the initial term of office of a member of the Advisory Board, all terms shall thereafter be for terms of four (4) years. Vacancies shall be filled for an unexpired term in the manner in which original appointments are required to be made.

SECTION 8: Rules and Regulations

The Building Official may adopt rules and regulations, subject to approval by the Board of Supervisors, in the interest of public safety, health and general welfare, to implement the provisions of this Ordinance and to secure the intent thereof, but no such rules shall have the effect of waiving such technical provisions specifically provided in this Ordinance or of violating accepted engineering practice involving public safety.

SECTION 9: Permit Requirements For Existing Buildings or Structures

Buildings or structures in existence prior to the effective date of this Ordinance may have their existing use or occupancy continued, if such use or occupancy was legal at the time of the adoption of this Ordinance, provided such continued use is not dangerous to life. Buildings and structures for which building permits have been issued prior to the effective date of this Ordinance shall be subject to inspections for reasonable compliance with this Ordinance; however, no additional fees, which would otherwise be applicable under this Ordinance, shall be assessed.

SECTION 10: Fees

Table 1-A hereto attached as Exhibit A, Table A-33-B attached as Exhibit B and the Building Valuation Data Table as published online by the International Code Council®, at:

<http://www.iccsafe.org/cs/Documents/BVD/BVD-0213.pdf>

with the addition of a square foot construction cost of \$15 for carports and porches to the Building Valuation Data Table are hereby adopted as the Santa Cruz County Building Department fee schedule.

- Minor residential electrical, solar and gas permits will be charged a fee of \$60.00.
- Commercial solar permit fees will be charged as per A.R.S. §11-323.

- When an issued building permit has a change in ownership or general contractor, a fee of \$100.00 will be charged to cover administrative costs.
- Grading permit fees shall be twice the amount calculated from Table A-33-B.

In addition to the above fees, when submittal documents are required by Sub-Section R106.1 of the International Residential Code or Sub-Section 106.1 of the International Building Code, a plan review fee shall be paid at the time of submitting the documents for plan review. Said plan review fee shall be 35 percent of the building permit fee as shown in Table 1-A for one and two family dwellings and accessory structures and 50 percent of the building permit fee for all other plan reviews. The grading plan check fee shall be 50% of the grading permit fee as established from Table A-33-B. In order to renew action on an application after expiration, the applicant shall resubmit plans and pay a new plan review fee.

In addition to the above fees, when any work requiring a permit commences before a permit has been obtained a double permit fee will be due and in the case of grading without a permit five hundred dollars will be the minimum fee charged.

SECTION 12: Enforcement

It shall be the duty of the Building Official to administer and enforce this Ordinance. All other county law enforcement officials and agencies shall, whenever requested by the Building Official, participate in and assist the Building Official in the enforcement of this Ordinance to the extent that they are lawfully authorized to do so.

SECTION 13: Violations and Penalties

Any violation of this Ordinance constitutes a public nuisance. Any person, firm or corporation violating this ordinance or any part thereof, is guilty of a Class 2 misdemeanor. Each day that a violation of any of the provisions of this Ordinance shall continue shall be deemed to constitute a separate offense. The penalty provisions of A.R.S. §11-808 shall apply to this Ordinance.

SECTION 14: Severability

That if any Section, Sub-Section, sentence, clause, phrase or portion of this Ordinance or any part of the adopted codes is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

SECTION 15: Applicability

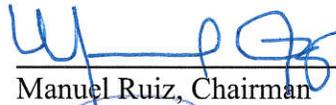
In any case where any other County ordinance or part of any ordinance conflicts with this Ordinance the most restrictive shall prevail, except in the case of automatic fire sprinkler systems. They are not mandatory in one and two family dwellings or townhouses.

SECTION 16: Effective Date

The effective date of this Ordinance shall be September 1, 2013 unless this Ordinance is referred to the public, in which case it shall be effective thirty days after the date of the public election, provided that it is approved by a majority vote therein.

PASSED AND APPROVED by majority vote of the Board of Supervisors at their regular meeting of July 17th, 2013.

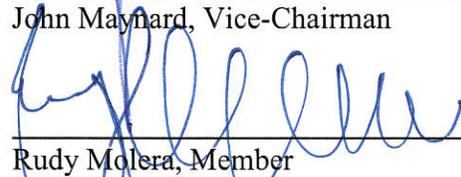
BOARD OF SUPERVISORS:



Manuel Ruiz, Chairman



John Maynard, Vice-Chairman



Rudy Molera, Member

ATTEST:


for Melinda Meek
Clerk of the Board

APPROVED AS TO FORM:



Charlene Laplante, Deputy County Attorney