

ORDINANCE NO. 10

AN ORDINANCE OF THE TOWN OF SAN LUIS, ARIZONA, ADOPTING THE UNIFORM BUILDING;
AND ESTABLISHING THE OFFICE OF THE BUILDING OFFICIAL.

BE IT ORDAINED BY THE TOWN COUNCIL OF SAN LUIS, ARIZONA, AS FOLLOWS:

Section 1 Adoption of Uniform Building Code

That certain code entitled "Uniform Building Code", 1978 edition, copyrighted by the International Conference of Building Officials, is hereby adopted as the "Uniform Building Code of the Town of San Luis" and made a part of this Ordinance the same as though said code was specifically set forth in full herein; and at least three (3) copies of said code will be filed in the office of the Clerk and kept available for public use and inspection.

Section 2

The building official and administrative authority shall be vested in the office of the Clerk, provided that the Council may authorize such deputies as needed to perform any inspection work or other functions that may be required by the code.

PASSED AND ADOPTED by the Common Council of the Town of San Luis, Arizona this 24 day of July, 1980.

Josefina C. Rodriguez
Mayor

ATTEST:

Jess Vela
Clerk

Robert C. Clark
Attorney

Amendment to
ORDINANCE NO. 10

BUILDING REFERENCE CODES:

The following described documents containing the following described codes, except as specifically adopted herein, are hereby adopted by references as if fully set out herein, as the Building Code of the Town of San Luis, Arizona pursuant to Arizona Revised Statutes, Title II, Chapter 6, Article 3, Section 11-861 through Section 11-867.

A. Uniform Building Code, 1979 Edition, First Printing, together with its Appendix, bearing Library of Congress Catalog Card Number: 76-13386; copyright, 1976, by International Conference of Building Officials.

B. Uniform Building Code Standards, 1979 Edition, First Printing, bearing Library of Congress Catalog Card Number: 76-13388; Copyright, 1976 International Conference of Building Officials.

C. Uniform Mechanical Code, together with its appendixes, 1979 Edition, First Printing, bearing Library of Congress Catalog Card Number: 76-13389; Copyright, 1976 by INTERNATIONAL ASSOCIATION OF PLUMBING AND MECHANICAL OFFICIALS and by International Conference of Building Officials.

D. Uniform Housing Code, 1979 Edition, Authorized Edition, First Printing, bearing Library of Congress Catalog Card Number: 73-77349 Copyright, 1976 by International Conference Building Officials.

E. Uniform Code for the Abatement of Dangerous Buildings, 1979 Edition, Authorized Edition, First Printing, bearing Library of Congress Catalog Card Number: 73-77248; Copyright, 1976 by International Conference of Building Officials.

F. Uniform Sign Code, 1979 Edition, Authorized Edition, First Printing, bearing Library of Congress Catalog Card Number: 73-77247; Copyright, 1976 by International Conference of Building Officials.

G. Uniform Fire Code, together with its Appendix, 1976 Edition, bearing Library of Congress Catalog Card Number; 73-77250; First Printing; Copyright, 1976 of INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS AND WESTERN FIRE CHIEFS ASSOCIATION.

H. Uniform Plumbing Code-1979

I. National Electrical Code, 1981 Edition, published by National Fire Protection Association, NFPA Number: 70-1978.

J. Uniform Solar Energy Code.

K. Uniform Sound Transmission Control.

RULES AND DEFINITIONS

A. The term "Uniform Building Codes" as used hereinafter shall mean the codes referred to in Section 1 of this Ordinance.

B. Terms used in this Ordinance shall be defined as provided in the Codes adopted in Section 1 of this Ordinance, except as herein otherwise provided.

C. Whenever the terms "governing body" or "City" or "Town" or "Municipality" are used in the Uniform Building Codes, they shall mean the Town of San Luis.

D. Whenever the terms "Mayor", "Appointing Authority", "Commission", "City Council", or "Manager" are used in the Uniform Building Codes, they shall mean the Mayor and Town Council.

E. Whenever the terms "Administrative Authority", "Building Official", "Chief" or "Administrator" are used in the Uniform Building Codes, they shall mean the Director of the Department of Building Safety of the Town of San Luis or his representative.

F. Whenever the terms "Other Codes" or "Other Code" are used in the Uniform Building Codes, they shall mean other code or other codes adopted by either the Town of San Luis, or the State of Arizona. If there is a conflict between such other code or codes and this Ordinance, the more restrictive shall prevail.

G. Reference to chapters, articles, sections or paragraphs and to table thereof are to the Uniform Building Codes.

H. Certificates:

1. Zoning Certificate. May be part of the Building Permit. (The issuance or approval of zoning use permits, variance use permits, temporary use permits and special use permits shall not be construed to be functions of the Department of Building Safety but shall be continued to be processed as otherwise provided by law.)

A fee shall be charged for a separate issue of a zoning certificate if not a part of the building permit or if not including a structure.

2. Certificate of Use and Occupancy. For new construction and also considering land use.

Certificate of Inspection may be a separate individual trade inspection approval.

Temporary Certificate may be a substantial compliance inspection.

Final Inspection Certificate may be a certificate of approval that may include the entire structure, partial work, additions or alterations.

3. Certificate of Compliance: For existing structures. May be associated with pre-moving, renovation, use change, addition and existing structure or housing code.

A Letter of Certification (Duplicate Certification) may be for other than the original issue.

4. Certificate of Fitness: For hazards and safety. A document issued by the Building Official authorizing by permit to maintain, store, or handle materials, or to conduct processes, which produce conditions hazardous to life and property, or to install equipment used in connection with such activities in accordance with the provision of this Ordinance. It shall not be transferable, and any change in use or occupancy of premises shall require a new permit for certificate.

May include plan check for exists, assembly, fuels, special use and/or for periodic inspection "prevention" enforcement by another recognized authority.

May be used when new construction "fitness" is a change of use occupancy.

I. Department of Building Safety: The Building Safety Department shall administer this Ordinance. The executive official in charge thereof shall be known as the Director of the Department of Building Safety.

J. Fire Rating: Every building, whether existing or hereafter erected, shall be classified by the Building Official according to its use or the character of its occupancy as set forth in the UNIFORM BUILDING CODE Chapter 5 and pursuant to the State Laws of the UNIFORM FIRE CODE.

K. Administrative Provisions: Part I of the Uniform Building Code in Section I A of this Ordinance shall be used as the administrative rules for administering this Ordinance, except as otherwise hereinafter provided.

ADVISORY BOARD

Whenever the terms "Board of Appeals", "Adjustment Board", or "Board" are used in the Uniform Building Codes, they shall mean the Advisory Board and said Advisory Board shall be organized pursuant to Arizona Revised Statutes, Title II, Chapter 6, Article 3, Section 11-862.

The functions and duties of the Advisory Board shall be specified by regulations adopted by the Town Council which may further provide for appointment of review committee for electrical, mechanical and plumbing, such review committees to include experienced tradesmen and contractors.

Other than the Director of the Department of Building Safety whose terms shall be continuous, each Advisory Board Member shall serve for a term of four (4) years, except that of the members first appointed, one each shall serve for a term of one, two, three and four years. A vacancy for an unexpired term shall be filled in the same manner as the original appointment, and the appointee shall serve for the unexpired term only. The Advisory Board shall adopt its own reasonable rules and procedures for its proceedings.

CONTINUITY:

The International Conference of Building Officials and other publishers identified in Section 1 of this Ordinance issue each edition of the Uniform Building Codes periodically which is maintained by annual supplements. In order that this Ordinance maintains its continuity it shall be the responsibility of the Building Official to review and present all such supplements to the Planning and Zoning Commission for appropriate action.

ADMINISTRATION

All department officials and public employees of the Town of San Luis, vested with the duty or authority to issue permits or licenses, shall comply with the provisions of this Ordinance and shall issue no permit or license for any use, building or purpose in conflict with the provision of this Ordinance. Any permit or license so issued in conflict with the provisions of this Ordinance, shall be null and void and be of no effect whatsoever.

Filing Plans: Every application for a Zoning Certificate which is a part of the Building Permit, shall be accompanied by plans and specifications. One copy of such plans shall be returned to the owner when plans are approved by the Building Official together with such Zoning Certificate as may be granted.

Plans and Specifications: With each application for a building permit, and also when otherwise required by the Building Official for enforcement of any provisions of this Ordinance, two (2) sets of specifications and plans and one (1) set of reproducible plans (reverse reading sepia prints) may be submitted. The Building Official may, where the complexity of the plans clearly so warrant, require plans and specifications to be prepared and designed by an engineer or architect licensed by the State to practice as such. The Building Official may further require that plans for new construction indicate existing and finished drainage flow patterns.

RULES AND REGULATIONS

The Building Official may adopt rules and regulations in the interest of public safety, health and general welfare, to implement the provisions of this Ordinance to secure the intent thereof; but no such rules shall have the effect of waiving technical provisions specifically provided in the Uniform Building Codes or of violating accepted engineering practice involving public safety. Provided however that such rules and regulations shall be operative only after the passage of fifteen (15) days from the time such rules and regulations have been published once in a newspaper of general circulation in the town.

PERMITS

Permits shall be required as associated with the issuance of certificates and collection of fees.

The following shall be exempt from the requirement of the issuance of certificates and collection of fees.

1. Curbs, retaining walls, and planter walls retaining up to 18" of earth.
2. Patio covers accessory to H, I, J occupancies up to 100 square feet and at least five feet from any other building on the same property and five feet from any property line.
3. One-story tool and storage sheds and other accessory buildings not used for human occupancy in the rear yard with not more than 100 square feet of the projected roof area and five feet from any property line.
4. Residential television and radio antennas supported on roofs.

5. Awning projecting up to six feet and attached to the exterior walls of buildings of Group I and J occupancy.
6. Repairs, modifications and remodeling which involve only the replacement of component parts of existing work with similar materials for the purpose of maintenance, and which do not aggregate over \$1,000 in valuation, in any 12-month period, shall not require appropriate permits. Repairs exempt from permit requirements shall not include any addition, change, or modification in construction, exit facilities, or permanent fixtures or equipment. Specifically excepted from permit requirements without limit to valuation are:
 - A. Paint and Decorating.
 - B. Installation of floor covering.
 - C. Cabinetry and finish carpentry work.

FEES:

Building permit fees, plan check fees and reinspection fees shall be as set forth in Table No. 3-A of the UNIFORM BUILDING CODE.

SCHEDULE OF VALUES AND OTHER FEE REQUIREMENTS

A single permit fee for electrical, plumbing and mechanical systems shall be established on a schedule of square foot size for structures as follows:

PLUMBING

Each fixture or trap.....\$ 2.00

MECHANICAL

Per Horse Power.....\$ 3.00

The following building evaluation data shall be established for each class category of this Ordinance. Adjustments may be made for special architectural or structural features and location of the project.

BUILDING VALUATION DATA SCHEDULE

JANUARY 1981

The unit costs below are intended to comply with the definition of "valuation" in Section 423 of the Uniform Building Code and thus include architectural, structural, electrical, plumbing and mechanical work, except as specifically listed. It also includes the contractors profit which should not be omitted if he has a financial interest in the project.

OCCUPANCY AND TYPE

COST PER SQUARE FOOT

Apartment Houses:

Type I or II F.R.	\$44.49
Type V - Masonry (Or Type III)	33.85
Type V - Wood Frame	29.39
Type I - Basement Garage	19.29

Banks:

Type I OR II F.R.	\$ 74.16
Type III - 1 hour	62.71
Type III-N	58.87
Type V - 1 hour	53.50
Type V-N	51.68

Churches:

Type I or II F.R.	\$ 49.59
Type III - 1 hour	39.31
Type III-N	37.31
Type V - 1 hour	34.85
Type V-N	33.30

Concalescent Hospitals:

Type I or II F.R.	\$ 67.70
Type III - 1 hour	55.41
Type V - 1 hour	47.95

Dwellings:

Type V - Masonry	\$ 33.85
Type V - Wood Frame	30.75
Basements - Finished	7.82
Basements - Unfinished	6.19
Patios, Porches	6.00

Hospitals:

Type I or II F.R.	\$ 83.44
Type III - 1 hour	74.34
Type V - 1 hour	68.15

Hotels and Motels:

Type I or II F.R.	\$ 50.05
Type III - 1 hour	42.95
Type III-N	41.22
Type V - 1 hour	38.76
Type V-N	37.12

Industrial Plants:

Type I or II F.R.	\$ 30.48
Type II - 1 hour	19.38
Type II	17.74
Type III - 1 hour	24.57
Type III-N	20.11
Tilt-Up	14.74
Type V - 1 hour	19.38
Type V-N	17.74

Medical Offices:

Type I or II F.R.	\$ 52.88
Type III - 1 hour	50.41
Type III-N	48.13
Type V - 1 hour	46.32
Type V-N	44.68

Offices:

Type I or II F.R.	\$ 55.96
Type III - 1 hour	40.49
Type III-N	38.76
Type V - 1 hour	34.39
Type V-N	31.94

Private Garages:

Wood Frame	\$ 10.10
Masonry	13.37
Open Carports	5.37

Public Garages:

Type I or II F.R.	\$ 25.84
Type II-N	17.01
Type III - 1 hour	20.21
Type III-N	17.01
Type V - 1 hour	16.83

Restaurants:

Type III - 1 hour	\$ 51.05
Type III-N	47.04
Type V - 1 hour	44.22
Type V-N	41.22

Stores:

Type I or II F.R.	\$ 40.49
Type III - 1 hour	31.48
Type III-N	29.84
Type V - 1 hour	24.48
Type V-N	25.57

Schools:

Type I or II F.R.	\$ 62.88
Type III - 1 hour	44.22
Type III-N	42.22
Type V - 1 hour	39.52

Service Stations:

Type II-N	\$ 38.12
Type III - 1 hour	41.49
Type V - 1 hour	26.29
Canopies	13.19

Theaters:

Type I or II F.R.	\$ 57.33
Type III - 1 hour	42.77
Type III-N	40.49
Type V - 1 hour	38.22
Type V-N	36.30

Warehouses:

Type I or II F.R.	\$ 26.20
Type II or V - 1 hour	17.19
Type II or V-N	14.74
Type III - 1 hour	19.11
Type III-N	16.74

Metal Roof Structures:

Patio Covers	\$ 3.10
Carports	3.10

Storage Rooms:

Wood Frame	\$ 8.50
Masonry	11.10

Signs and swimming pools to be based on signed contract total price. There are too many variables to support a single figure.

Other Fee Requirements:

- A. Re-Inspection (all trades) -- All trades are entitled to the following three inspections: Underground, Rough-in and a Final. Any work not repaired at the time of re-inspection will necessitate an additional re-inspection and payment of the fee prescribed therefor.

If inspection is not ready as called in and/or is not corrected, the re-inspection fee will be charged.

Each Additional Re-Inspection Fee.....\$15.00.

- B. Special Inspections -- For structures to be moved into the City of San Luis for the purpose of determining conformance with this Ordinance.

Each location (with plans) inspection rate.....\$10.00

Each location (without plans) inspection rate.....\$15.00

- C. Revised Plans -- In the event a substitution or revised plans are submitted for a site for which a permit has been requested a charge of 25% of the original permit fee shall be charged.

- D. Overtime -- Overtime inspection (all trades) shall be charged at the rate of \$15.00.

- E. Shop Inspection -- Special fee for investigation and/or verification of compliance with this Ordinance shall be charged at the rate of.....\$15.00

- F. Annual Inspection (all trades) -- As requested in writing each inspection shall be charged at the equivalent rate for issuance of Certificate of Occupancy fees identified herein.

- G. Fee Refunds -- Transfer of Permits shall be charged at the rate of \$5.00 or the equivalent of the minimum fee charged.

Cancellation and Refunds -- Generally all large projects shall be charged at minimum of 25% of the permit fee for any cancellation or refund except a minimum of at least \$5.00 and an additional fee of \$25.00 for each inspection performed prior to the cancellation and/or refund.

H. Special Fees:

1. Certified Duplicate Copies, each copy.....\$3.00
2. Approval of Duplicates set of plans.....\$5.00
3. Photocopy of violations, legal description,
 Miscellaneous, each page.....\$1.00
 Miscellaneous fee.....\$3.00
4. Partial occupancy inspection fee associated
 with a request for temporary certificate,
 each trade inspector.....\$15.00
5. Parking lot construction, \$.70 per thousand
 square feet, maximum.....\$150.00
6. Zoning Certificate as based upon valuation
 in addition to the building permit fee, or
 issued separately (except flat fee concept),
 maximum each permit.....\$25.00
 Accessory structures erected at the same time
 as the principal building will not be charged
 a zoning fee.
7. Moving or demolition at \$1.00 per thousand cubic
 feet, maximum.....\$35.00
8. Certificate of Occupancy for existing building,
 maximum per hour.....\$15.00
9. Certificate of Fitness, Minimum.....\$15.00
10. Tents and temporary structures, \$15.00 per each
 30 days.

Building fees are to be calculated to the nearest dollar.

I. Requested Inspections, Annual Inspections of Existing Buildings, Structures or Use Certificate When by Written Request of Owner:

Dance Hall	\$30.00	Storage	\$15.00
Church	15.00	Convalescent Home	30.00
Commercial Use	30.00	Inspection not covered	
Industrial Use	40.00	herein, each	20.00
Self Serve Laundry	20.00	Circuses	20.00
Temporary Display	15.00	Hotel, Motel-50 units	60.00
Each System and/or		50 + each unit	5.00
Location		Maximum	200.00

Multiple Dwelling, Min.	\$15.00	Junk Yards,	
Less than 6 units	15.00	Minimum	\$30.00
Over 6, ea. unit at	5.00	Land Area to 500	
		Square feet	15.00
Theaters, 500 seat	30.00	Maximum	100.00
or less up to 1,500	45.00	Any Hazardous Use	50.00
Maximum	60.00		

J. Plumbing Permit Fees:

For issuing each permit (minimum fee) \$10.00
in addition, each item below 3.00

For each plumbing fixture or trap or set of fixtures on one trap (including water, drainage piping, and backflow protection therefor).

For each building sewer and each trailer park sewer.

Rainwater systems - per drain.

For each cesspool.

For each private sewage disposal system.

For each water heater and/or vent.

For each gas piping system of one (1) to five (5) outlets.

For each gas piping system of six (6) or more.

For each industrial waste pre-treatment interceptor, including its trap and vent, excepting kitchen type grease interceptors functioning as fixture traps.

For installation, alteration or repair of water piping and/or water treating equipment.

For repair or alteration of drainage or vent piping.

For each lawn sprinkler system on any one meter including backflow protection devices therefore.

For vacuum breakers or backflow protective device on tanks, vats, etc., or for installation on unprotected plumbing fixtures including necessary water piping, one (1) to five (5).

Over five (5), each additional five (5).

A food waste disposal installed at the time of the original sink installation shall be considered as part of the sink. Dishwashers discharging into a food waste disposal or a separate trap shall require a separate fee.

K. Electrical Permit Fees:

Each permit (minimum fee) \$10.00
In addition, each item below 3.00

First 500 outlets, each group of 25.
Additional outlets, each group of 50.
Fractional motors, including exhaust fans.

Motors - each motor:
1 HP up to 20 HP
Each 60 HP over 20 HP

Each unit 1 KW
Up to 20 KW
Each 60 KW over 20

Loops - These will be charged on each permit when required.
0 - 200 AMP
Additional 100 AMP or fraction thereof

Signs - First 600 W.
Additional 660 W or fraction thereof

Dryer
Water Heater
Temporary Pole
Doorbells, dishwashers, disposals are charged as one (1) outlet per unit.

SEVERABILITY:

If any section, subsection, 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.

ENFORCEMENT:

It shall be the duty of the Building Official to administer and enforce this Ordinance. All other Town 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.

VIOLATION AND PENALTIES:

Any person, persons firm or corporation violating any of the provisions of this Ordinance, shall upon conviction thereof, be sentenced to pay a fine of not exceeding three hundred dollars (\$300.00) or by imprisonment for not more than ninety (90) days or by both such fine and imprisonment in the discretion of the Court. Each day that a violation of any of the provisions of this Ordinance shall continue shall be deemed and constitute a separate offense.

PERMIT REQUIREMENTS

Zoning permits and fees required prior to the effective date of this Ordinance shall continue to be required.

Nothing in this Ordinance shall be construed to require changes in the plans, construction or designated use of a building for which a lawful permit has been heretofore issued or otherwise lawfully authorized. Beginning with the effective date of this Ordinance building permits as set forth in this Ordinance shall be required.

ADDITIONAL REGULATIONS

The Council may from time to time, by resolution, prescribe such additional regulations and requirements governing connections to and the use of said sewer system as may be proper or expedient.

EMERGENCY

To preserve the public peace, health and safety within the Town of San Luis, it is necessary that this Ordinance become immediately operative. It is, therefore, declared to be an emergency measure and shall be exempt from the provisions of the referendum and shall take effect and become operative from and after its passage by the Town Council, approved by the Mayor and publication as required by the Charter of the Town of San Luis.

FEE SCHEDULE

APARTMENTS

Masonry.....	\$ 37.00
Frame.....	35.00
Banks.....	50.00
Barns.....	9.00
Basements.....	15.00
Basements Living Quarters.....	30.00
Canopies (Commercial).....	8.00
Canopies Over Trailer.....	6.00
Carports.....	10.00
Carports Enclosed.....	20.00
Churches & Addition To Churches.....	40.00
Clinics.....	40.00

DWELLINGS

Masonry.....	32.00
Frame.....	30.00
Feed Storage.....	10.00
Fertilizer Tank.....	Contract Price
Fire Place (1200).....	Contract Price
Fire Station.....	35.00
Fuel Tanks Permanent.....	Contract Price
Gas Hook Up.....	8.00
Grain Tanks.....	Contract Price
Hotels-Motels Or Additions.....	42.00
Hospitals Or Additions.....	70.00
Hospitals Convalescent.....	60.00
Industrial Plant.....	20.00
Laboratory.....	50.00
Laundry (Commercial).....	20.00
Mobile Home Addition.....	25.00
Office or Addition to Office.....	40.00
Packing Sheds.....	20.00
Patios (Aluminum Or Wood).....	6.00
Patios Enclosed (Difference Between Room & Patio).....	19.00
Patios Screened Ins.....	10.00

PRIVATE GARAGE

Masonry.....	15.00
Frame.....	12.00
Public Garage.....	18.00
Pump House (Over 125 Sq. Ft.).....	8.00
Pumping Station.....	Contract Price
Radio, TV or Relay Stations.....	Contract Price