

# BUILDING

## CHAPTER 7 BUILDING

### ARTICLE 7-1 BUILDING CODE\*

7-1-1	Adoption of the International Building Code
7-1-2	Amendments to the International Building Code
7-1-3	Adoption of the International Residential Code
7-1-4	Amendments to the International Residential Code
7-1-5	Conformance to the Land Development Code
7-1-6	Building Permit Fees and Valuations
7-1-7	Reserved
7-1-8	Permitting of Wood Stoves and Other Devices
7-1-9	Manufactured Homes, Factory Built Buildings and Mobile Homes
7-1-10	Jurisdiction of Other Agencies

#### Section 7-1-1 Adoption of the International Building Code

The following document, three copies of which are on file and are available for public inspection in the office of the Director of Community Development, is hereby adopted as the Building Code of the City of Sedona, Arizona, for regulating the erection, construction, enlargement, alteration, repair, moving, removal, demolition, conversion, occupancy, equipment, use, height, area and maintenance of all buildings or structures in the city; and providing for issuance of permits and collection of fees therefore:

- A. INTERNATIONAL BUILDING CODE, 2000 EDITION, published by the International Code Council, Inc., and including the following Appendix Chapters:

Appendix C Group U- Agricultural Buildings  
Appendix I Patio Covers

and including following section of the 2001 SUPPLEMENT TO THE INTERNATIONAL CODES, published by the International Code Council, Inc., amending the International Building Code, 2000 Edition:

Figure 1609.6 (1) Main wind force resisting system loading Diagram

\*(See Ordinances 90-1, 91-22, 92-01, 93-09, 93-22, and 98-05)

- B. Each and all of the regulations, provisions, conditions and terms of the INTERNATIONAL BUILDING CODE, 2000 EDITION, published by the International Code Council, Inc., are hereby referred to, adopted and made a part of this code as if fully set out in herein, excepting such provisions as hereinafter deleted or amended.

(Section Amended - Ordinance 98-05)

## BUILDING

### Section 7-1-2 Amendments to the International Building Code

The International Building Code, as adopted, is hereby modified as follows:

- A. 101.4.1 Electrical, 101.4.2 Gas, 101.4.4 Plumbing, 101.4.5 Property maintenance, 101.4.6 Fire prevention, and 101.4.7 Energy are hereby deleted in their entirety.
- B. 102.4 Referenced codes and standards is hereby amended by the addition of the following paragraphs at the end of the section:

Technical codes are defined as those codes and ordinances which regulate site development of all properties within the City which are not owned by the State of Arizona or the federal government, except that development of all public schools and colleges shall be regulated by the City as provided by Arizona state law.

The technical codes include all planning and zoning code provisions and ordinances and all building code provisions and ordinances.

- C. 105.2 Items 1, 2, 6, 9, 10 & 11, relating to Exempted Work, are hereby amended to read:
  - 1. One-story detached buildings used as tool and storage sheds, playhouses or similar uses, provided the projected roof area does not exceed one hundred twenty (120) square feet, the building does not exceed seven feet (7') high at the highest point of the roof or wall, and it has no electrical service or plumbing.
  - 2. Fences not over thirty inches (30") high and not located within flood hazard areas as determined by the City or County flood hazard administrative authority.
  - 6. Concrete platforms, walks, and driveways supported on earth and not more than 30 inches (762 mm) above grade, and not over any basement or story below and not part of a handicapped accessible route.
  - 9. Prefabricated swimming pools accessory to Group R-3 occupancies which are less than 18 inches in depth or less than 8 feet in all dimensions and constructed entirely above grade and have no associated electrical, mechanical or plumbing equipment.
  - 10. This item, referring to shade cloth structures, is deleted in its entirety.
  - 11. Swings and other playground equipment.
- D. 106.3 is hereby amended by the addition of the following paragraphs to the end of the section:

## BUILDING

Such plans may be reviewed and approved by other departments of this City and other agencies with jurisdiction in the areas of public health and safety prior to permit issuance, including, but not limited to, the Arizona Department of Environmental Quality, the County Health Department and the County Flood Control District to verify compliance with any applicable laws under their jurisdiction.

The Director of Community Development shall require that contractors be licensed as required by Arizona state law before issuing permits to them. The Director of Community Development shall also require contractors and builders to either be licensed or otherwise retain the services of someone who is properly licensed or certified, as may be necessary to assure the proper installation of building components, equipment or appliances consistent with the technical codes or the approved installation specifications and standards.

Owners of Property may construct, add to, alter or remodel structures on their property subject to the provisions of Arizona Revised Statutes, Section 32-1121. Violation of the provisions of ARS §32-1121 shall be cause for the Director of Community Development to commence enforcement proceedings, including ordering any utilities service disconnected upon twenty-four (24) hours written notice delivered to the utility service, owner and any occupant(s). The Director of Community Development may also report such violations to the Arizona Registrar of Contractors.

- E. 106.3.1 Approval of construction documents by adding the following paragraph to the end of the section:

When plans are required, if the Director of Community Development issues a permit, he shall endorse in writing or stamp the plans and specifications "Approved" which signifies only that said plans may be used in conjunction with a building permit for construction. Any omission or error in said plans shall not be grounds to fail to comply with or waive any city, state or federal requirements. The designer, builder and owner are hereby charged with the responsibility to comply with all said requirements. Approved plans, specifications, building addresses, legal descriptions and permits shall not be changed, modified or altered without authorization from the Director of Community Development, and all work shall be done in accordance with the approved plans, specifications and permits. A land split or subdivision of land made on property for which a building permit has been issued shall be approved by the Director of Community Development prior to recording.

## BUILDING

- F. 108.2 is amended by inserting a new paragraph to read:

Fees, valuations, plan review deposits and refunds that are within the scope of this Section shall be assessed in accordance with the provisions of this section and as set forth in City Code Section 7-1-6

- G. 109.3.5 is hereby amended by modifying the exception to read:

**EXCEPTION:** Inspections are not required when gypsum board is not a part of a lateral force-resisting system, fire-resistive construction, or moisture-resistant wall membrane.

- H. 109.3.7, energy efficiency inspections, is deleted in its entirety.

- I. 110.1 is amended by inserting the following text after the first sentence of the paragraph:

Every tenant of every building and structure, except Group R and U occupancies, shall obtain a tenant occupancy permit and a certificate of occupancy prior to opening for business. Tenant occupancy permits and certificates shall be nontransferable from one building to another and from one tenant to another.

- J. 110.4 is amended by adding the following to the end of the section:

Prior to issuance of a Temporary Certificate of Occupancy, the owner shall submit to the Building Official for review and approval a letter requesting temporary occupancy for a period of time to be approved by the Building Official and include with the request:

1. An itemization of all work authorized and required by the building and grading permits that must be completed to permanently occupy the building.
2. An irrevocable bond or other financial deposit acceptable to the Building Official and payable to the City of Sedona in the event construction is not completed before expiration of the Temporary Certificate of Occupancy. The amount of the bond or deposit shall equal one hundred percent (100%) of the construction cost to complete the work required by the permits.

For the purpose of this section, construction cost shall include all labor, materials, equipment, sales tax, permit fees and contractors' profit and overhead plus a twenty percent (20%) contingency amount for unforeseen construction expenses and City administration in the event the City undertakes completion of the project. The Building Official may require

## BUILDING

written proposals or estimates from contractors to substantiate the amount of the bond or deposit.

3. The payment of a non-refundable fee for the Temporary Certificate equal to ten percent (10%) of the total building and grading plan review and permit fees, but not less than \$100.
4. An agreement that the bond or deposit is forfeited by the owner to the City in the event all required work is not completed before expiration of the Temporary Certificate of Occupancy and authorization for the City to undertake and complete construction with the forfeited funds.

If the City undertakes completion of the project with the forfeited funds, any unexpended amount shall be returned to the owner or bonding agent as applicable. If costs to complete the project exceed the amount of the bond or deposit, the City may file a lien against the subject property and take appropriate action as necessary to recover all the additional expenses it incurred completing the construction.

The Building Official may extend the time period of an original Temporary Certificate of Occupancy or issue one or more additional temporary certificates if conditions beyond the control of the owner prevent project completion by the expiration of the original Temporary Certificate. Extensions and additional temporary certificates shall be requested by the owner before the expiration of the original certificate, and approved by the Building Official in the same manner as the original certificate. The owner shall provide a bond or deposit and pay a new fee for each extension or additional certificate.

**EXCEPTION:** Public schools are not required to provide a bond or deposit for completion of work or pay temporary certificate fees.

- K. 111.3 is hereby amended by adding the following paragraph to the end of the section:

The Building Official may order disconnection of any building service equipment and the building or structure vacated when such equipment, building or structure is in violation of this code or the adopted technical codes of the City. Written notice to disconnect service equipment and vacate the subject building or structure shall be given the serving utility, the Owner and the occupant of the building, structure or premises at least twenty-four (24) hours prior to the time of disconnection.

- L. 112.3 is hereby amended by deleting the section in its entirety and substituting the following:

## BUILDING

112.3 Board Members. The Board shall consist of seven (7) voting members appointed by the City Council to four (4) year terms, staggered so that at least one (1) but no more than two (2) terms expire each year. Vacancies shall be filled for an unexpired term in the manner in which original appointments were made.

Members of the Board shall include representatives of the following categories to the extent the persons meeting the qualifications are available to serve and are residents of the City of Sedona:

1. An architect duly licensed in the State of Arizona.
2. A professional engineer duly licensed in the State of Arizona.
3. A general contractor duly licensed in the State of Arizona.
4. A person representing the public.
5. A person engaged in the electrical, mechanical or plumbing trade.
6. Additional members experienced with construction, design, development, fire protection or handicapped accessibility issues.

- M. 113.4 Violations, is amended by adding the following paragraph to the end of the section:

Such person, firm or corporation shall be subject to the penalties as provided in Article 1-8 for each and every such violation and non-compliance as a separate offense. Imposition of penalty for a violation of this code shall not excuse the violation or permit it to continue. A violation shall be remedied within a reasonable time, and each day that such violation continues unabated shall constitute a separate offense.

- N. 302.1.1 is amended by adding the following exception:

When an approved spray booth constructed in accordance with the Fire Code is installed, such booth need not be separated from Group B, F, H, M, or S Occupancies.

- O. 302.3.3 Exception #2 is amended by adding the following to the end of the exception:

Private garages located beneath any portion of the residence shall be separated from the residence by 5/8" Type X gypsum board applied to the garage side of the floor/ceiling system.

- P. 305.2 and 308.5.2 are amended by adding the following exception:

## BUILDING

A “child care group home” complying with the requirements ARS 36-897 and providing child care for less than 24 hours per day for not less than five (5) children but no more than ten (10) children through the age of twelve years shall be classified as Group R-3, provided that all child care rooms are located on the level of exit discharge and each child care room has an exit door directly to the exterior.

- Q. 501.2 is hereby amended by adding the following paragraph to the end of the section:

Building addressing and display shall comply with Section 7-16-7. Building addresses placed on building permits and Certificates of Occupancy shall not be changed unless approved by the City Engineer pursuant to City Code Article 7-16.

- R. 705.3 is hereby amended by the addition of the following exception:

Fire walls in buildings housing R-3 Occupancies shall be constructed of concrete or masonry and shall not have any window or door openings.

- S. The first paragraph 901.2 is hereby modified to read:

Fire protection systems shall be designed, installed, repaired, operated, tested and maintained in accordance with this code and the Sedona Fire District’s adopted regulations, codes and amendments. Where there is a conflict between this code and those of the Sedona Fire District, the District’s adopted regulations, codes, and amendments shall apply.

- . T. 903.2 is hereby amended by deletion in its entirety and substitution of the following:

An automatic fire-extinguishing system shall be installed in all Occupancies.

### EXCEPTIONS:

1. Automatic fire-sprinklers may be omitted from the following occupancies:
  - a. R3 Occupancies of less than 5000 square feet;
  - b. Gazebos and ramadas having no exterior walls;
  - c. Detached restroom buildings that are associated with golf courses, parks and similar uses;
  - d. Guardhouses for residential and commercial developments having no sleeping areas and not exceeding 1,000 square feet of total floor area;
  - e. Detached carports and parking garages used for storing vehicles, without habitable spaces, not exceeding 1,000 square feet;

## BUILDING

- f. Barns, horse stalls, detached storage sheds, and agricultural buildings not exceeding 1,000 square feet of total floor area.
- 2. Buildings that are legally in existence on the effective date of this ordinance and not in compliance with this section shall be permitted to continue until such building, or portion thereof, within a twelve month period, undergoes additions, alterations or repairs that exceed ten percent (10%) of the valuation of a new building of the same floor area or undergoes a change of use or occupancy. Valuations shall be determined by the building official in accordance with City Code Section 7-1-4 6.

No legally existing building shall undergo a change of use, a change of occupancy, alterations, repairs or additions that would cause such building to become non-complying unless the entire building is provided with an automatic sprinkler system.

- U. 907.2.10.1.2 smoke alarms is amended by adding the following locations to the end of the section:
  - 4. Where the ceiling height of a room adjacent to a hallway serving the bedroom exceeds the ceiling height of the hallway by 24 inches or more, smoke alarms shall be installed in the adjacent room.
  - 5. When sleeping rooms are on an upper level or story, the smoke alarms shall be installed above the stairway.
- V. 1003.2.11.2 is hereby amended by adding the following to the end of the first paragraph:

In the event of its failure, illumination shall be automatically provided from an emergency system for all Group I Occupancies and for all other occupancies, except Group R-3 and Group U Occupancies, where the exiting system serves an occupant load of ten (10) or more.
- W. 1003.2.10.4 is hereby amended by the addition of the following paragraph to the section:

Externally illuminated exit signs shall be permanently and securely attached to the ceiling or wall in a manner approved by the Building Official.
- X. 1003.2.12.1 is hereby amended by modifying the paragraph to read:

Guards shall form a protective barrier not less than 42 inches high measured vertically above the adjacent walking surface or adjacent footboard. The top of guards for stairways, exclusive of their landings, may have a height as specified in section 1003.3.3.11.1 for handrails.



## BUILDING

- Y. 1003.3.3.11, is hereby amended by adding the following exception:
6. Stairways having less than four (4) risers and serving one individual dwelling unit in a Group R-3 occupancy or serving Group U occupancies need not have handrails.
- Z. 1003.3.4.8.1 and 1003.3.4.8.2 are hereby deleted and 1003.3.4.8 is amended by modifying the sentence to read:
- Edge protection complying with ADAAG Section 4.8.7 Edge Protection shall be provided on each side of ramp runs and each side of ramp landings.
- AA. Chapter 11 - ACCESSIBILITY is amended by deletion and substituting a new Chapter 11 to read:
- Chapter 11 ACCESSIBILITY. Accessibility to all new construction and alterations within the City of Sedona shall conform to the standards and specifications set forth in Title 41, Chapter 9, Article 8, Arizona Revised Statutes (Arizonans with Disabilities Act) and its implementing rules, Appendix A to 28 CFR Part 36 “ADA Accessibility Guidelines for Buildings and Facilities” as it applies to public entities, public accommodations and commercial facilities.
- BB. 1202.2 is hereby amended by deleting the last sentence of the paragraph, deleting the exception and adding the following paragraph:
- The total net free ventilating area shall not be less than 1/150 of the area of the space to be ventilated, except that the net free ventilating area may be reduced to 1/300 provided that at least 50% and not more than 80% of the required ventilating area is provided by ventilators located in the upper portion of the ventilated space and at least 3 feet above the eave or cornice vents with the balance of the required ventilation provided by eave or cornice vents. As an alternative, the net free ventilation may be reduced to 1/300 when a vapor barrier having a transmission rate of 1 perm or less is installed on the warm side of the ceiling.
- CC. Table 1607.1, Item 27. Residential is revised as follows:
- |                                     |        |
|-------------------------------------|--------|
| Uninhabitable attics with storage   | 40 psf |
| Habitable attics and sleeping rooms | 40 psf |
- DD. 1612.3 is modified by deleting the section in its entirety and replacing it with the following:
- 1612.3 Establishment of flood hazard areas. Flood hazard areas and regulations shall be established by the appropriate, governing County or City agency having

## BUILDING

flood management jurisdiction. Where the requirements of this section conflict with the flood hazard regulations adopted by the appropriate, governing County or City agency having flood management jurisdiction, the regulations of the governing County or City agency shall apply.

EE. 1805.5 is hereby amended by modifying the last sentence to read:

Foundations that are laterally supported at the top and bottom and within the parameters of Tables 1805.5(2) through 1805.5 (4) for the most restrictive design lateral soil loads are permitted to be designed and constructed in accordance with Sections 1805.5.1 through 1805.5.4 provided that the minimum vertical reinforcement is #4 spaced no more than 48" o.c.

FF. 1910.4.4.1 and 1910.4.4.2 are hereby amended by deleting all the exceptions within the Section.

GG. 2106.4.2.3.1 is hereby amended by modifying the first paragraph to read:

Vertical reinforcement of at least .20 square inches in cross sectional area shall be provided at corners, within 16 inches of each side of openings, within 8" of each side of movement joints, within 8 inches of the ends of walls, and at a maximum spacing of 4 feet.

HH. Chapter 27 Electrical, is deleted in it's entirety.

II. 2901.1 is hereby amended by modifying the paragraph to read:

Plumbing systems and equipment shall be designed, constructed and maintained in accordance with the Plumbing Code. Private sewage disposal systems shall conform to the requirements of the applicable State or County governing authority.

JJ. 2902.1 is amended by adding the following to the end of the paragraph:

Urinals may be substituted for no more than 67 per cent of the required water closets. Drinking fountains are not required in restaurants or in other occupancies where bottled water is available.

KK. Section 3109 Swimming Pool Enclosures is hereby deleted in it's entirety and the following substituted

SECTION 3109 - BARRIERS FOR SWIMMING POOLS, SPAS AND HOT TUBS

## **BUILDING**

3109.1 General. The provisions of this section apply to the design and construction of barriers for swimming pools, spas and hot tubs.

3109.2 Definitions. For the purpose of this section, certain terms, words and phrases are defined as follows:

**ABOVE GROUND/ON-GROUND POOL.** See definition of swimming pool.

**BARRIER** is a fence, wall, building wall or a combination thereof, which completely surrounds the swimming pool and obstructs access to the swimming pool.

**GRADE** is the underlying surface such as earth or a walking surface.

**SPA OR HOT TUB** is a hydromassage pool, or tub for recreational or therapeutic use, designed for immersion of users, usually kept filled with water and normally having a filter, heater, and motor-driven blower. It may be installed indoors or outdoors, above or below grade and be permanent or temporary.

**SWIMMING POOL** is any body of water intended for swimming, permanently installed or portable, that contains water over eighteen inches (18") deep and is wider than eight feet (8') at any point. This includes in-ground, above ground and on-ground pools, spas and hot tubs.

**SWIMMING POOL, INDOOR,** is a swimming pool which is totally contained within a building.

**SWIMMING POOL, OUTDOOR,** is any swimming pool which is not an indoor pool.

3109.3 Construction Requirements:

3109.3.1 Enclosures required. Every new swimming pool, spa or hot tub, all new barriers and all existing barriers that are altered, remodeled or replaced shall comply with the provisions of this section.

Swimming pools and pool barriers constructed prior to the effective date of this ordinance and not complying with this chapter may continue until such time as the pool changes ownership.

All barriers shall be in place, inspected and approved by the Department of Community Development prior to filling a newly constructed swimming pool, spa or hot tub. New barriers constructed around existing, filled swimming pools, spas and hot tubs shall be in place, inspected and approved by the Department of Community Development no later than forty-five (45) days after the date of building permit application.

## BUILDING

The Building Official may have swimming pools, spas and hot tubs not complying with the provisions of this chapter drained five (5) working days after delivering written notice of the violation and intention to drain to the owner or building occupant.

### EXCEPTIONS:

1. A system of canals, sumps, flood control or drainage works constructed and operated for the purpose of storing, delivering, distributing and conveying water.
2. Stock ponds, storage tanks, water troughs and other structures used in normal agricultural operations.

3109.3.2 Outdoor Swimming Pool. An outdoor swimming pool shall be provided with a barrier which shall comply with the following:

1. The top of the barrier shall be at least five feet (5') above grade measured on the side of the barrier which faces away from the swimming pool. The maximum vertical clearance between grade and the bottom of the barrier shall be two inches (2") measured on the side of the barrier which faces away from the swimming pool. Where the top of the pool structure is above grade, such as an aboveground pool, the barrier may be at ground level or mounted on top of the pool structure. Where the barrier is mounted on top of the pool structure, the maximum vertical clearance between the top of the pool structure and the bottom of the barrier shall be four inches (4").
2. Openings in the barrier shall not allow passage of a four inch (4") diameter sphere. The wall, fence or barrier shall be at least twenty inches (20") from the edge of the pool.
3. Solid barriers which do not have openings, such as masonry or stonewalls, shall not contain indentations or protrusions except for tooled masonry joints.
4. Where the barrier is composed of horizontal and vertical members and the distance between the tops of the horizontal members is less than forty-five inches (45"), the horizontal members shall be located on the swimming pool side of the fence. Spacing between vertical members shall not exceed one and three-fourths inches (1-3/4") in width. Where there are decorative cutouts within vertical members, spacing within the cutouts shall not exceed one and three-fourths inches (1-3/4") in width.
5. Where the barrier is composed of horizontal and vertical members and the distance between the tops of the horizontal members is forty-five inches

## BUILDING

- (45") or more, spacing between vertical members shall not exceed four inches (4"). Where there are decorative cutouts within vertical members, spacing within the cutouts shall not exceed one and three-fourths inches (1-3/4") in width.
6. Maximum mesh size for chain link fences shall be one and three-fourths inches (1-3/4") measured horizontally unless provided with slats fastened at the top and the bottom which reduce the openings to no more than one and three-fourths inches (1-3/4"). The wire shall be not less than eleven (11) gauge.
  7. Where the barrier is composed primarily of diagonal or horizontal members, the maximum opening formed by the members shall be no more than one and three-fourths inches (1-3/4").
  8. Access gates shall comply with the requirements of 417.3.2, Items 1 through 7, and shall be equipped to accommodate a latching device. Pedestrian access gates shall open outward away from the pool and shall be self-closing and have a self-latching device. Gates other than pedestrian access gates may be secured by a keyed lock, latch or electric opener. Where the release mechanism of the self-latching device is located less than fifty-four inches (54") from the bottom of the gate, (a) the release mechanism shall be located on the pool side of the gate at least five inches (5") below the top of the gate, and (b) the gate and barrier shall have no opening greater than one half inch (1/2") within twenty-four inches (24") of the release mechanism.
  9. If a wall of the building constitutes part of the barrier, there shall be one of the following provided:
    - a. Between the swimming pool and the building wall, a minimum four foot (4') wall, fence or barrier to the pool area which meets all of the other requirements of this chapter; or
    - b. All doors, including screen doors, with direct access to the swimming pool shall be equipped with self-closing, self-latching devices which meet the requirements of 417.3.2, Item 8; emergency egress windows in sleeping rooms which open directly onto the swimming pool area shall have a latching device not less than fifty-four inches (54") inches above the floor; all other openable windows shall be equipped with a screwed in place wire mesh screen, a keyed lock that prevents the window from opening more than four inches (4"), or a latching device located at least fifty-four inches (54") above the floor; or

## BUILDING

- c. When approved by the Building Official, an alarm shall be installed on all doors with direct access to the pool. The alarm shall sound continuously for a minimum of 30 seconds immediately after the door and its screen, if present, are opened, and be capable of providing a sound pressure level of 85 dba when measured indoors at 10 feet. The alarm system shall automatically reset under all conditions. The alarm system shall be equipped with a manual means, such as a touch pad or switch, to temporarily deactivate the alarm for a single opening. Such deactivation shall last no more than 15 seconds. The deactivation switch shall be located at least 54 inches above the threshold of the door; or
  - d. The pool shall be protected by a motorized safety cover which requires the operation of a key switch meeting ASTM Standard 13-89 and does not require any manual operation other than the use of a key; or
10. Where an aboveground pool structure is used as a barrier or where the barrier is mounted on top of the pool structure, and the means of access is a ladder or steps, then the ladder or steps shall be surrounded by a barrier which meets the requirements of this chapter, or the ladders or steps shall be removable without the aid of tools and secured in a location away from the pool by a locking device or latch mounted not less than fifty-four inches (54") high.

EXCEPTION: A portable swimming pool installed entirely above ground and having non-climbable exterior sides at least four feet (4') high need not be provided with a barrier if the ladders or steps comply with 417.3.2 Item 10.

3109.3.3 Indoor Swimming Pool. An indoor swimming pool shall comply with 3109.3.2 Item 9.

3109.3.4 Spas and Hot Tubs. Spas and hot tubs shall comply with 3109.3.2 or 3109.3.3, or the spa or hot tub shall be protected with a locking cover which meets the requirements of ASTM F-1346.

LL. Section 3408 Accessibility for Existing Buildings is hereby deleted in its entirety.

### **Section 7-1-3 Adoption of the International Residential Code**

The following document, three copies of which are on file and are available for public inspection in the office of the Director of Community Development, is hereby adopted as the Building Code of the City of Sedona, Arizona, for regulating the erection, construction, enlargement, alteration, repair, moving, removal, demolition, conversion, occupancy, equipment, use, height, area and maintenance of all one- and two-family

## BUILDING

dwellings and townhouses and associated buildings or structures in the city; and providing for issuance of permits and collection of fees therefore:

- A. INTERNATIONAL RESIDENTIAL CODE, 2000 EDITION, published by the International Code Council, Inc., including the following Appendix Chapters:

Appendix B	Sizing of Venting Systems serving Appliances with Draft Hoods
Appendix C	Exit Terminals of Mechanical Draft and Direct-Vent Venting Systems
Appendix G	Swimming Pools, Spas and Hot Tubs
Appendix H	Patio Covers
Appendix J	Existing Buildings and Structures
Appendix K	Sound Transmission

and including following sections of the 2001 SUPPLEMENT TO THE INTERNATIONAL CODES, published by the International Code Council, Inc., amending the International Residential Code, 2000 Edition:

Section R308.4	Hazardous locations.
Table R403.1	Minimum width of concrete or masonry footings
Figure R611.7(2)	Reinforcement around openings
Table R802.11	Required strength of truss or rafter tie-down connections to resist wind uplift forces
Section 1506	Mechanical ventilation

- B. Each and all of the regulations, provisions, conditions and terms of the INTERNATIONAL RESIDENTIAL CODE, 2000 EDITION, published by the International Code Council, Inc., are hereby referred to, adopted and made a part of this code as if fully set out in herein, excepting such provisions as hereinafter deleted or amended.

### **Section 7-1-4 Amendments to the International Residential Code**

The International Residential Code, as adopted, is hereby modified as follows:

- A. R102.7 is hereby amended by deleting references made to the *International Property Maintenance Code* and the *International Fire Code*.
- B. R104.10.1 Areas prone to flooding is hereby deleted in it's entirety.
- C. R105.2 Items 1, 2, 5 and 7, relating to Exempted Work, are hereby amended to read:
1. One-story detached buildings used as tool and storage sheds, playhouses or similar uses, provided the projected roof area does not exceed one hundred twenty (120) square feet, the building does not exceed seven feet

## BUILDING

(7) high at the highest point of the roof or wall, and it has no electrical service or plumbing.

2. Fences not over thirty inches (30") high and not located within flood hazard areas as determined by the City or County flood hazard administrative authority.
  5. Concrete platforms, walks, and driveways supported on earth, not more than 30 inches (762 mm) above grade and not over any basement or story below.
  7. Prefabricated swimming pools accessory to Group R-3 occupancies which are less than 18 inches in depth or less than 8 feet in any dimension and constructed entirely above grade and have no associated electrical, mechanical or plumbing equipment.
- D. R105.3.1.1, Substantially improved or substantially damaged existing buildings and structures, is hereby by amended by deletion in it's entirety and substituting the following:

Reconstruction, rehabilitation, additions or other improvements to buildings or structures located in flood hazard areas as established by Table R301.2(1), shall comply with the regulations and requirements of the appropriate, governing County or City authority.

- E. R106.3 is hereby amended by adding the following to the end of the section:

The application and construction drawings may be reviewed and approved by other departments of this City and other agencies with jurisdiction in the areas of public health and safety prior to permit issuance, including, but not limited to, the Arizona Department of Environmental Quality, the County Health Department and the County Flood Control District to verify compliance with any applicable laws under their jurisdiction.

- F. R107.3 is hereby amended by deleting the last sentence of the paragraph which references the *International Electric Code*.

- G. R108.2 is hereby amended by adding the following to the end of the section:

Fees, valuations, plan review deposits and refunds that are within the scope of this Section shall be assessed in accordance with the provisions of this section and as set forth in City Code Section 7-1-6.

- H. Section R109 Inspections, is hereby modified by deleting sections R109.1.1 through R109.1.6 in their entirety and adding the following sentence at the end of section R109.1:



## BUILDING

Required inspections shall be as specified in the International Building Code, 2000 Edition, Section 109.3 and as amended by City Code Section 7-1-2.

- I. Sections R112.2.1 and R112.2.2 are hereby deleted in their entirety and Section R112.3 is hereby deleted and replaced with the following:

R112.3 Board Members. The Board shall consist of seven (7) voting members appointed by the City Council to four (4) year terms, staggered so that at least one (1) but no more than two (2) terms expire each year. Vacancies shall be filled for an unexpired term in the manner in which original appointments were made.

Members of the Board shall include representatives of the following categories to the extent the persons meeting the qualifications are available to serve and are residents of the City of Sedona:

1. An architect duly licensed in the State of Arizona.
2. A professional engineer duly licensed in the State of Arizona.
3. A general contractor duly licensed in the State of Arizona.
4. A person representing the public.
5. A person engaged in the electrical, mechanical or plumbing trade.
6. Additional members experienced with construction, design, development, fire protection or handicapped accessibility issues.

- J. Section R202 Definitions is hereby modified as follows:

1. The first sentence of the definition of *Exterior Wall* is modified to read:

An above-grade wall enclosing conditioned or unconditioned space.

2. The definition of *Kitchen* is modified to read:

An area, space or room used for the preparation of food and containing “cooking facilities” as defined in the City’s Land Development Code.

- K. The design criteria required of Table R301.2(1) are established as follows:

## BUILDING

ROOF SNOW LOAD	WIND	SIESMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM				WINTER DESIGN TEMPERATURE	FLOOD HAZARDS
	Speed (mph)		Weathering	Frost Line Depth	Termite	Decay		
25 psf	90 mph	C	Moderate	12"	Moderate to Heavy	None to Slight	16	***

\*\*\* Flood hazard areas shall be designated and regulated by the adopted regulations of the appropriate, governing County or City agency having flood management jurisdiction.

- L. Table 301.4 Minimum Uniformly Distributed Live Loads, is amended as follows:

sleeping rooms	40 psf
Attics with storage	40 psf

- M. R308.4 Hazardous locations, is hereby modified by deleting Exception #9.

- N. 309.2 separation required is amended by modifying the last sentence to read:

Where the separation is a floor/ceiling assembly, 5/8" Type X gypsum board shall be installed on the garage side and the structure supporting the floor/ceiling assembly shall be protected on the garage side with 1/2" gypsum board.

- O. R315.1 Handrails, is hereby modified by changing the second sentence to read:

Handrails shall be provided at stairs with 4 or more risers and shall be continuous the full length of each flight of stairs from the top riser to the bottom riser.

- P. R316.2 Guard opening limitations, is hereby modified by deleting the last sentence of the first paragraph.

- Q. R317.1 Smoke alarms is amended by adding the following locations to the end of the section:

4. Where the ceiling height of a room adjacent to a hallway serving the bedroom exceeds the ceiling height of the hallway by 24 inches or more, smoke alarms shall be installed in the adjacent room.

5. When sleeping rooms are on an upper level or story, the smoke alarms shall be installed above the stairway.

- R. R327.1 General, Flood-Resistant Construction, is hereby modified by adding the following sentence to the end of the first paragraph:

Where the requirements of this section conflict with the flood hazard regulations adopted by the appropriate, governing County or City agency having flood

## BUILDING

management jurisdiction, the regulations of the governing County or City agency shall apply.

- S. R403.1.1 Minimum size, is hereby modified by adding the following subsection:

R403.1.1.1 Minimum footing reinforcement. Continuous spread concrete footings shall be reinforced with at least one #4 horizontal reinforcement bar located 3 inches from the bottom of the footing. Monolithic interior and exterior concrete footings shall be reinforced with at least one #4 horizontal located 3 inches from the bottom of the footing and one #4 located 3 inches from the top of the slab. Pier and column footings shall be reinforced with #4 horizontal reinforcement spaced no more than 12 inches in each direction and located 3 inches from the bottom of the footing.

- T. Table R404.1.1(1) is deleted in its entirety and Section R404.1.1 is hereby amended by deletion in its entirety and substituting the following:

Masonry foundation walls. Concrete masonry foundation walls shall be constructed as set forth in Tables R404.1.1(2), (3) and (4) for the most restrictive design soil class provided that the minimum vertical reinforcement is #4 spaced no more than 48" o.c. and shall also comply with the provisions of this section and the applicable provisions of Sections R606, R607 and R608. In Seismic Design Category D1 and D2, concrete masonry foundation walls shall comply with Section R404.1.4. Rubble stone masonry walls shall not be used in Seismic Design Category C, D1 or D2.

- U. R404.1.2 is hereby amended by deletion in its entirety and substituting the following:

Concrete foundation walls shall be constructed as set forth in Tables R404.1.1(2), (3) and (4) for the most restrictive design soil class provided that the minimum vertical reinforcement is #4 spaced no more than 48" o.c. and shall also comply with the provisions of this section and the applicable provisions of Sections R402.2 and R612. In Seismic Category D1 and D2, concrete foundation walls shall comply with Section R404.1.4.

- V. R404.4.1 Applicability limits, is amended by: adding the following paragraph to the end of the section:

When Tables R404.4(1) through R404.4(5) are utilized for concrete foundation walls, reinforcement shall be as required for Soil Group III provided that the minimum vertical reinforcement is #4 spaced no more than 48" o.c.. Where the Tables indicate "N/R" for vertical reinforcement size and spacing or where the Tables do not indicate the maximum height of unbalanced backfill for various heights, vertical reinforcement and spacing shall be provided as follows:

## BUILDING

Maximum Unbalanced Backfill Height (ft)	Minimum Vertical Reinforcement Size and Spacing
4' and less	#4 @ 48"
5	#4 @ 32" or #5 @48"
6	#4 @ 20" or #5 @32"
7	#4@ 12" or #5 @ 20"

- W. R606.11.2.2.3 is hereby amended by modifying the first paragraph to read:

Vertical reinforcement of at least one #4 bar shall be provided at corners, within 16" of each side of openings, within 8" of each side of movement joints, within 8" of the ends of walls, and at a maximum spacing of 48 inches.

- X. R611.5 is amended by modifying the first sentence to read;

Screen-grid ICF wall systems shall comply with figure R611.5 and shall reinforcement in accordance with Table R611.5 and R611.7.

- Y. R611.7.1.4 is hereby amended by modifying items 1. and 2. to read:

1. Vertical reinforcement of at least one #4 bar shall be provided at corners, within 16" of each side of openings, within 8" of each side of movement joints, within 8" of the ends of walls, and at a maximum spacing of 48 inches.

2. Horizontal reinforcement of at least one #4 bar at structurally connected roof and floor levels, at the top of the wall, at the bottom of the wall or the top of the supporting foundation, at the top and bottom of all openings and extending at least 24 inches past the opening, and at a maximum spacing of 48 inches.

- Z. R1003.3 is amended by modifying the first sentence to read:

Masonry or concrete chimneys in Seismic Design Categories C, D1 and D2 shall be reinforced.

- AA. Chapter 11, Energy Efficiency is hereby deleted in it's entirety.

- BB. M1307.3 Elevation of ignition source is amended by adding the following exception at the end of the section:

Exception: Clothes dryers located in private garages.

- CC. M1701.4 is hereby amended by addition of the following sentence to the end of the paragraph:

## BUILDING

When the fuel-burning equipment is located in the garage or in an enclosure which opens into the garage, the required combustion air shall be located at the equipment platform and shall be taken from and discharged to the exterior of the garage.

DD. Chapter 20 Boilers /Water Heaters is hereby deleted in it's entirety.

EE. Part VI, Chapter 24 Fuel Gas is hereby deleted in it's entirety and the following substituted:

Fuel gas piping, equipment, venting and accessories shall be designed, installed and maintained as required by the Plumbing Code.

FF Part VII, Plumbing Chapters 25 through 32 are hereby deleted in their entirety and the following substituted:

Sanitary drainage, water piping, plumbing fixtures and equipment, venting and accessories shall be designed, installed and maintained as required by the Plumbing Code.

GG. E3801.4.1 Wall counter space is amended by adding the following exceptions to the end of the section:

Exception No. 1: A receptacle outlet shall be installed at each end of an island counter top where there is 12 or more inches of counter top.

Exception No. 2: A peninsular counter top shall have a receptacle outlet installed at its open end and on the wall where it connects to the wall counter top.

HH. E3306.3 is amended by modifying the first sentence to read:

The minimum size of conductors for feeders and branch circuits shall be #12 copper.

I I. Appendix G Swimming Pools, Spas and Hot Tubs is hereby deleted in it's entirety and replaced with the following section:

Appendix G, Barrier Requirements. Swimming pools, spas and hot tubs shall have barriers as required by City Code Section 7-1-2.

### **Section 7-1-5 Conformance to the Land Development Code**

Whenever a building permit is issued and a building inspection performed, such building shall conform to the provisions of the City Land Development Code in addition to the provisions of this chapter. **(Section Amended - Ordinance 98-05)**

# BUILDING

## Section 7-1-6 Building Permit Fees and Valuation

- A. Plan Review Deposit. At the time of submitting plans, specifications or other data for plan review, a plan review deposit shall be collected by the Director of Community Development for each permit application as set forth in Table 7-1-6 A. Said deposit shall be deducted from the total fee due at the time the permit is issued.
- B. Building Valuations. Building Construction and Unit Construction Valuations, for the purpose of calculating building permit fees, shall be determined by the Director of Community Development in accordance with Table 7-1-6 B, Part I or Part II or may be based upon the applicant's submitted construction valuation if Table 7-1-6 B, Building Construction Valuations, or Table 7-1-6 D, Unit Permit Fees, are not applicable to the proposed work.
- C. Building Permit Fees. Building permit fees based upon construction valuations shall be calculated in accordance with Table 7-1-6 C, the Valuation/Fee Schedule.
- Building permit fees for individual items of construction shall be calculated in accordance with Table 7-1-6 D, Unit Permit Fees, when the fees are not based upon the construction valuation.
- D. Plan Review Fees. The Plan Review Fee shall be seventy-five percent (75%) of the building permit fee stipulated in this section when the building permit fee is based upon the construction valuation. The plan review fee is a separate fee from the building permit fees specified in this section and is in addition to the building permit fees.

Where plans are incomplete or changed so as to require additional plan review, an additional plan review fee shall be charged at the rate specified in this section.

- E. Fee Refunds. The building official may authorize the refunding of any fee collected pursuant to this section that was erroneously paid or collected.

The building official may authorize refunding of not more than 80 percent of the building permit fee paid when no work has been done under the permit issued in accordance with this code; not more than 70% of the building permit fee after foundation construction has commenced; and not more than 50% of the building permit fee after framing or above-grade wall construction has commenced. No building permit fee shall be refunded after the framing or above grade wall construction has been inspected and approved.

The building official may authorize refunding of not more than 80 percent of the plan review deposit when a permit application for which a plan review deposit was paid is canceled or withdrawn before any plan review is commenced; not

## BUILDING

more than 20 percent of the plan review fee when a permit application is canceled or withdrawn after a plan review correction list has been completed; no plan review deposit or plan review fee shall be refunded after the permit application has been approved for issuance.

TABLE 7-1-6 A

PLAN REVIEW DEPOSIT

	<u>DEPOSIT</u>
New Residences, Apartments, and Motels:	
Up to 1000 Sq. Ft.	\$ 150
1000 to 2500 Sq. Ft.	\$ 400
2500 to 5000 Sq. Ft.	\$ 600
Over 5000 Sq. Ft.	\$ 800
Note: For Condominium and Townhouse developments the deposit is based upon the floor area of each different building plan.	
Garage and carports	\$ 50
Interior residential remodels, sunrooms, patio covers and decks	\$ 30
New Commercial:	
Up to 1000 Sq. Ft.	\$ 150
1000 to 3000 Sq. Ft.	\$ 400
3000 to 10,000 Sq. Ft.	\$ 700
10,000 to 20,000 Sq. Ft.	\$1200
over 20,000 Sq. Ft.	\$1800
Interior commercial remodels and tenant improvements	\$ 30
Swimming Pools, Hot Tubs and Spas	\$ 50
All Others	\$ 30

# BUILDING

TABLE 7-1-6 B

## BUILDING CONSTRUCTION VALUATIONS

### PART I: NEW BUILDINGS AND STRUCTURES (1)

The following costs per square foot for determination of building valuations include all architectural, structural, electrical, plumbing and mechanical work.

<u>Occupancy/Use</u>	<u>Type of Construction</u>	<u>Cost per Sq. Ft.</u>
Apartments	I or II	\$69.40
	III or V Masonry	55.10
	V Wood Frame	49.00
	Basement Garage	29.10
Auditoriums	I or II-A	\$81.40
	II-B	54.90
	III-A	61.80
	III-B	58.90
	V- A	56.60
	V- B	53.90
Banks	I or II-A	\$116.40
	II-B	79.70
	III-A	94.90
	III- B	90.50
	V-A	83.60
	V-B	79.60
Bowling Alleys	II-A	\$38.90
	II-B	37.10
	III-A	42.70
	III-B	40.70
	V-A	39.00
Carports	V	\$11.00
Churches	I or II -A	\$76.80
	II-B	54.90
	III-A	61.70
	III-B	58.70
	V-A	56.10
	V-B	53.40



## BUILDING

Convalescent Hospital	I or II	\$109.00
	III	77.20
	IV or V.	70.00
Dwellings	IV or V	\$56.00
	Unfinished (No electrical, mechanical or plumbing fixtures)	\$40.00
Fire Stations	I or II -A	\$89.10
	II-B	54.90
	III-A	64.20
	III-B	61.00
	V-A	57.40
	V-B	54.60
Greenhouses	IV or V or Pre-Fabricated	\$11.00
Homes for the Elderly	I or II -A	\$80.40
	II-B	61.40
	III-A	67.40
	III-B	64.20
	V-A	64.00
	V-B	60.90
Hospitals	I or II	\$127.70
	III	106.20
	IV or V	98.60
Hotels and Motels	I or II	\$79.80
	III	68.90
	V-A	65.60
	V-B	60.10
Industrial Plants	I or II	\$44.20
	III-A	33.30
	III-B	31.80
	V (Tilt-up)	30.00
	V-A	28.60
	V-B	22.40
Jails	I or II	\$124.80
	III	113.50
	IV or V	81.60

## BUILDING

Libraries	I or II-A	\$91.40
	II-B	60.70
	III-A	69.60
	III-B	66.20
	V-A	62.40
	V-B	59.40
Medical Offices	I or II-A	\$93.40
	II-B	66.20
	III-A	76.00
	III- B	72.50
	V-A	70.70
	V-B	66.90
Offices	I or II-A	\$83.60
	II-B	51.60
	III-A	59.60
	III-B	56.80
	V-A	55.20
	V-B	52.60
Patio Covers, Decks and Balconies	V	\$11.00
Private Garages	V	\$13.00
Public Buildings	I or II-A	\$97.40
	II-B	69.50
	III-A	81.40
	III-B	77.70
	V-A	72.00
	V- B	68.90
Public Garages	I or II -A	\$38.40
	II-B	22.60
	III-A	27.10
	III- B	25.90
	IV or V	22.50
Restaurants	III-A	\$72.60
	III- B	69.20
	V-A	64.30
	V-B	61.20
Roof Structures/Gazebos	V	\$11.00

## BUILDING

Schools	I or II	\$87.40
	III-A	62.80
	III--B	59.50
	V-A	57.40
	V- B	54.40
Service Stations	I or II	\$51.80
	III	52.00
	IV or V	45.70
	Canopies	20.00
Stores	I or II - A	\$65.40
	II-B	38.60
	III-A	47.70
	III- B	45.40
	V-A	38.40
	V-B	36.00
Theaters	I or II	\$85.20
	III-A	61.80
	III-B	58.80
	V-A	55.70
	V- B	53.20
Warehouses	I or II - A	\$38.70
	III-A	26.30
	III-B	25.10
	V-A	22.90
	II or V-B	21.60

Note: (1) For shell-only buildings deduct ten percent (10%) from the valuation determined. A shell-only building is defined as a building in which the final electrical, mechanical, plumbing and interior wall installations are intended to be completed by a tenant. Warehouses, ministorage and industrial buildings shall not be construed to be shell-only buildings.

### PART II: UNIT CONSTRUCTION VALUATIONS

The following costs for determination of the construction valuation of individual items and building components are exclusive of all other architectural, structural, electrical, mechanical and plumbing work unless otherwise specified. All costs are per square foot unless noted otherwise.

## BUILDING

<u>Building Component/Item</u>	<u>Cost</u>
Retaining walls not supporting a building or roof structure (1)	\$8.00
Roof structure and roofing material supported on existing foundation and walls (1)	\$5.00
Interior and exterior walls or partitions including finish materials, door and windows:	
Wood or metal frame (1)	\$35.00 per L.F.
Masonry, including footing (1)	\$65.00 per L.F.
Stairs, wood or metal, including footings and supports (1) (Concrete and masonry...see retaining walls)	\$ 8.00
Relocated buildings and structures	The valuation shall be twenty percent (20%) of the valuation of a new building of the same occupancy and type of construction
Commercial and residential remodeling, including all architectural, structural, electrical, mechanical and plumbing (no additional floor or roof area)	The valuation shall be twenty percent (20%) of the valuation of a new building of the same occupancy and type of construction
Minor commercial and residential remodeling and commercial tenant improvements for incidental architectural, electrical, mechanical and plumbing modifications (no structural or exterior work, no additional floor or roof area)	The valuation shall be ten percent (10%) of the valuation of a new building of the same occupancy and type of construction

Note:

- (1) Add the appropriate Unit Permit Fee(s) for electrical, mechanical and plumbing work not included in the Building Component valuation. Refer to Table 7-1-4 D.

## BUILDING

### TABLE 7-1-6 C

#### VALUATION/PERMIT FEE SCHEDULE

<u>TOTAL VALUATION</u>	<u>BUILDING PERMIT FEE (1) (2)</u>
\$1.00 to \$2,000.00	\$15.00 for the first \$500.00 plus \$2.00 for each additional \$100.00 or fraction thereof, to and including \$2,000.00
\$2,001.00 to \$25,000.00	\$45.00 for the first \$2,000.00 plus \$9.00 for each additional \$1,000.00 or fraction thereof, to and including \$25,000.00
\$25,001.00 to \$50,000.00	\$252.00 for the first \$25,000.00 plus \$6.50 for each additional \$1,000.00 or fraction thereof, to and including \$50,000.00
\$50,001.00 to \$100,000.00	\$414.50 for the first \$50,000.00 plus \$4.50 for each additional \$1,000.00 or fraction thereof, to and including \$100,000.00
\$100,001.00 to \$500,000.00	\$639.50 for the first \$100,000.00 plus \$3.50 for each additional \$1,000.00 or fraction thereof
\$500,001.00 to \$1,000,000.00	\$2039.50 for the first \$500,000.00 plus \$3.00 for each additional \$1,000.00 or fraction thereof, to and including \$1,000,000.00
\$1,000,001.00 and up	\$3539.50 for the first \$1,000,000.00 plus \$2.00 for each additional \$1,000.00 or fraction thereof

(1) The minimum Building Permit Fee is \$30.00.

(2) The Plan Check Fee shall be seventy-five percent (75%) of the Building Permit Fee.

**(Table Amended - Ordinance 98-05)**

# BUILDING

TABLE 7-1-6 D

## UNIT PERMIT FEES (1) (2)

<u>ITEM</u>	<u>PERMIT FEE</u>
<b>Electrical</b>	
The following fees include all wiring, fixtures and outlets in or on each building:	
Single and multifamily residences including service equipment	\$0.035 per Sq. Ft. of living area
Commercial buildings	\$0.03 per Sq. Ft.
Service Equipment;	
600 v. or less, up to 200 A	\$18.50 each
600 v. or less, over 200 A to 1000 A	\$37.50 each
over 600 v. or 1000 A	\$76.00 each
Receptacles, switches, lighting fixtures and outlets, including all related wiring, conduits and over current devices:	
Up to 20	\$ .75 each
over 20	The permit fee shall be determined by the building area and square footage cost above
Appliances and motor-driven equipment outlets, including all wiring, conduit and over current devices:	
Up to 1 hp or kw	\$ 3.00 each
over 1 hp or kw to 10 hp or kw	\$ 7.50 each
over 10 hp or kw to 50 hp or kw	\$15.00 each
over 50 hp or kw to 100 hp or kw	\$30.00 each
over 100 hp or kw	\$45.00 each
Signs, outline lighting and marquees, including all wiring, outlets, conduits and over current devices:	
One branch circuit	\$15.00
Each additional branch circuit	\$ 3.00

## BUILDING

Fee to issue electrical permit	\$15.00 each
<b>Mechanical:</b>	
Forced-air or gravity furnace unit heater, including ducts, vents and grilles:	
Up to 100,000 BTU/h	\$ 9.00 each
over 100,000 BTU/h	\$11.00 each
Refrigeration, cooling, absorption or evaporative cooling system, including controls and ducts	\$ 9.00 each
Boilers and compressors:	
Up to 3 hp; up to 100,000 BTU/h	\$ 9.00 each
over 3 hp to 15 hp; over 100,000 BTU/h to 500,000 BTU/h	\$16.00 each
over 15 hp; over 500,000 BTU/h	\$30.00 each
Air handlers, not part of a factory-assembled package unit, including ducts:	
Up to 10,000 CFM	\$ 9.00 each
over 10,000 CFM	\$11.00 each
Appliance vents not included in an appliance permit	\$ 4.50 each
Evaporative cooler, including controls, no ducts or grilles	\$ 6.50 each
Ventilation fan connected to a single duct	\$ 4.50 each
Commercial kitchen hoods, including ducts; no exhaust fans or make-up-air equipment	\$ 6.50
Residential range hoods, including ducts and fans	\$ 6.50
Prefabricated metal fireplaces and wood stove installations	\$ 9.00

## BUILDING

Fee to issue mechanical permit	\$15.00 each
<b>Plumbing:</b>	
Plumbing fixture or trap	\$ 6.00 each
Building sewer	\$15.00 each
Rainwater systems within the building	\$6.00 each roof drain
Water heater	\$ 7.50 each
Water piping system	\$ 3.00 each system
Backflow devices and atmospheric- vacuum breakers	\$ 7.50 each
Gas piping system	
1 to 4 outlets	\$ 3.00 each system
For each outlet over 4 add	\$ .75 per outlet
Fee to issue plumbing permit:	\$15.00 each
<b>Building:</b>	
Prefabricated wood or metal storage sheds and buildings supported on the ground or precast masonry or concrete pads; no electrical, mechanical or plumbing (Storage sheds and buildings supported on concrete footings shall be evaluated as garages in compliance with Tables 7-1-4 B and C.)	\$30.00 each
Masonry fireplaces	\$80.00 each
Fences	\$30.00 each parcel
Awnings and canopies supported from the exterior walls of the building	\$30.00 each building
Swimming pools, including all related electrical, plumbing and mechanical work and fences	\$100.00 each
Spas, hot tubs, fountains and above ground pools	\$80.00 each



## BUILDING

Re-roofing or re-siding existing building; no structural work	\$30.00 each building
Demolition of existing buildings	\$30.00 each
Manufactured Home	\$120.00 each
Mobile home rehabilitation fee pursuant to Section 7-1-9	\$100.00 each mobile
Factory Built Building	Each per Table 7-1-6 E

TABLE 7-1-6 E FACTORY BUILT BUILDING PERMIT FEES	
Valuation*	Permit and Plan Review Fee
\$1 to \$500	\$23.50
\$501 to \$2000	\$23.50 for the first \$500.00, plus \$3.05 for each additional \$100.00 or fraction thereof
\$2001 to \$25,000	\$69.25 for the first \$2000.00, plus \$14.00 for each additional \$1000.00 or fraction thereof
\$25,001 to \$50,000	\$391.00 for the first \$25,000.00, plus \$10.10 for each additional \$1000.00 or fraction thereof
\$50,001 to \$100,000	\$643.75 for the first \$50,000.00 plus \$7.00 for each additional \$1000.00 or fraction thereof
\$100,001 to \$500,000	\$993.75 for the first \$100,000.00 plus \$5.60 for each additional \$1000.00 or fraction thereof
* The valuation shall be the total installation cost of the unit(s).	

### Combination Permits:

Combined electrical, mechanical and plumbing permits for one-time installation of new HVAC or domestic water heating systems shall be as follows:

1 subcontractor trade	\$30.00 each system
2 subcontractor trades	\$40.00 each system
3 subcontractor trades	\$50.00 each system

### Other Fees:

Inspections outside of normal business hours or requested for same business day \$50.00 per hour\*

Reinspection fees for work

## BUILDING

that was incomplete or not ready for inspection \$50.00 per hour\*

Inspections for which no fee is specifically indicated \$50.00 per hour\*

Additional plan review required by changes, additions or revisions to approved plans or required by incomplete plan or plan correction submittals, including all plan reviews beyond the first recheck. \$50.00 per hour\*

\*Minimum charge shall be \$50.00 or the total hourly cost to the jurisdiction, whichever is greater. The total hourly cost to the City shall include the cost of supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.

Tenant Occupancy Permits \$30.00 each tenant

Board of Appeals \$250.00 each application

Investigation fees for work commenced, under construction or completed prior to issuance of a permit. Equal to the building permit fee or \$100.00, whichever is greater.

### NOTES:

- (1) The minimum fee for any single permit shall be \$30.00. All fees include the Plan Review Fee
- (2) Construction valuations for work described in this table shall be the actual construction cost submitted by the applicant or as determined by the Building Official, whichever is greater

### **Section 7-1-7 Reserved**

**(Section Deleted - Ordinance 98-05)**

### **Section 7-1-8 Permitting of Wood Stoves and Similar Devices**

- A. Definitions. For the purpose of this section, the terms listed shall be defined as follows. In the event that a definition set forth herein is unclear or raises a

## BUILDING

conflict, the applicable definitions set forth by the United States Environmental Protection Agency shall prevail in construing this section.

1. "Certified device" means a wood stove or fireplace insert which has been certified in accordance with minimum Phase II standards adopted by the United States Environmental Protection Agency. If it cannot be verified by the director of community development that a wood stove or fireplace insert has been certified, then it is deemed uncertified.
2. "Cook stove" means a wood stove installed in the kitchen which is primarily designed for cooking and has a stove top and an oven, or a stove which is equipped with gas burners for cooking. Cook stoves are exempt from compliance with subsections B and C of this section.
3. "Fireplace" means a hearth, fire chamber and chimney, and includes:
  - a. Factory-Built Fireplace. A fireplace composed of listed factory-built components assembled in accordance with the terms of listing to form the completed fireplace.
  - b. Masonry Fireplace. A hearth and fire chamber of solid masonry units such as bricks, stones, masonry units or reinforced concrete, provided with a suitable chimney.
4. "Fireplace insert" means a factory-built, field-installed product consisting of a firebox assembly designed to be installed within or partially with the fire chamber of a fireplace, which uses the fireplace flue to vent the products of combustion.
5. "Pellet stove" means a solid fuel burning appliance designed to heat the interior of a building. It is a forced draft heater with an automatic feed which supplies appropriately sized feed material of compressed wood pellets or other biomass material to the firebox.
6. "Solid fueled burning appliance" means a chimney-connected device that burns solid fuel and which is designed for purposes of heating, cooking or both.
7. "Stove kit" means a kit that may include a door, legs, flue pipe and collars, brackets, bolts and other hardware and instructions for assembling a wood heater with ordinary tools.
8. "Structure" means 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 matter.

## BUILDING

9. "Wood heater" means an enclosed wood burning appliance capable of and intended for space heating, domestic water heating or indoor cooking which has an air-to-fuel ratio of less than thirty-five to one in the low burn cycle. It also shall have a usable firebox volume less than twenty cubic feet weight, less than eight-hundred kilograms, and a minimum burn rate less than five kilograms per hour. Appliances that are described as factory-built fireplaces and are designed to accommodate doors or other accessories which would create the air-starved operating conditions of a wood heater are deemed to be wood heaters if they meet the criteria in the above definition with those accessories in place.
  10. "Wood stove" means, for purposes of compliance with subsections B and C of this section, a solid fuel burning appliance which may be a wood heater or pellet stove, or an appliance with doors or other items which cause a fireplace to function as a wood heater. Wood stoves do not include exempt fireplaces, barbecue devices, gas-fired fireplaces or cook stoves.
- B. General Standard. Commencing June 30, 1992, it is unlawful for any person to advertise, sell, offer to sell, install or replace any wood stove or fireplace insert in any structure within the city which is not a certified device. Wood heaters built from stove kits are subject to this standard. Fireplaces that have not been modified to create an air-starved operating condition are exempt from this standard.
- C. Installation.
1. Commencing June 30, 1992, no person shall install or replace a wood stove or fireplace insert with a certified device within the city without first obtaining a permit from the director of community development for such installation in accordance with the applicable provisions of the Uniform Building Code and Uniform Mechanical Code adopted by the city.
  2. Commencing June 30, 1992, installation or replacement of a wood stove or fireplace insert within the city shall comply with all written manufacturer's specifications. A wood stove or fireplace insert shall not be operated until after its inspection and approval, upon completion, by the director of community development or his designee.

Wood heaters built from stove kits are subject to the requirements of this subsection. Fireplaces that have not been modified to create an air-starved operating condition are exempt from the requirements of this subsection.

## BUILDING

### Section 7-1-9 Manufactured Homes, Factory-built Buildings and Mobile Homes

#### A. Definitions

1. "Factory-built building" means a residential or nonresidential building (including a dwelling unit or habitable room) which is wholly or in substantial part manufactured at an offsite location to be assembled on-site, except that it does not include a manufactured home, recreational vehicle or mobile home as defined in this section.
2. "Manufactured home" means a structure built in accordance with the National Manufactured Home Construction and Safety Standards Act of 1974 and Title VI of the Housing and Community Development Act of 1974, as implemented by the Arizona Office of Manufactured Housing pursuant to Arizona Revised Statutes Title 41, Chapter 16.
3. "Mobile Home" means a structure built prior to June 15, 1976 on a permanent chassis, capable of being transported in one or more sections and designed to be used with or without a permanent foundation as a dwelling when connected to on-site utilities, except it does not include recreational vehicles or factory-built buildings.
4. "Recreational vehicle" means a vehicle-type unit which is:
  - a. A portable camping trailer mounted on wheels and constructed with collapsible partial side walls which fold for towing by another vehicle and unfold for camping.
  - b. A portable truck camper constructed to provide temporary living quarters for recreational, travel or camping use, and consisting of roof, floor and sides designed to be loaded onto and unloaded from the bed of a pickup truck.
  - c. A travel trailer mounted on wheels, designed to provide temporary living quarters for recreational, camping or travel use, and which has an area less than three hundred twenty (320) square feet when measured to the exterior of the unit. This definition includes fifth wheel trailers.
  - d. A motor home designed to provide temporary living quarters for recreational, camping or travel use and built on or permanently attached to a self-propelled motor vehicle chassis or on a chassis cab or van that is an integral part of the completed vehicle.

## BUILDING

- e. A park trailer built on a single chassis, mounted on wheels and designed to be connected to utilities necessary for operation of installed fixtures and appliances, and has a gross trailer area of not less than three hundred twenty (320) square feet and not more than four hundred (400) square feet when it is set up, except it does not include fifth wheel trailers. Area measurements shall be taken on the exterior of the unit.
- B. No building permit shall be issued for the installation or relocation of any manufactured home, factory-built building, mobile home, or park trailer occupied as a dwelling within the City unless such home or building can be proven to comply with the minimum construction or rehabilitation standards implemented by the Arizona Office of Manufactured Housing pursuant to ARS Title 41, Chapter 16.
- C. Mobile homes or park trailers occupied as dwellings that are installed or relocated and do not meet the minimum rehabilitation standards established by the Office of Manufactured Housing shall be removed from the City or be rehabilitated to meet at least the following requirements prior to being occupied:
1. A smoke detector (which may be a single station alarm device) shall be installed on any wall in a hallway or any wall on the living area side of a space communicating with each bedroom area and the living area. When located in a hallway, the detector shall be between the return air intake and the living area. Each smoke detector shall be installed in accordance with its listing and the top of detector shall be located on a wall four inches (4") to twelve inches (12") below the ceiling. The detector may be battery powered or may be connected to an electrical outlet box by a permanent wiring method into a general electrical branch circuit without any switch between the over current protection device protecting the branch circuit and the detector.
  2. The walls and ceilings of each gas fired furnace and water heater compartment, including doors, shall be lined with five-sixteenth inch (5/16") gypsum board, unless the door opens to the exterior of the unit in which case the door may be all metal construction.
  3. Each room designed expressly for sleeping purposes, unless it has an exterior exit door, shall have at least one egress window or approved exit device with a minimum clear dimension of twenty-two inches (22") and a minimum clear opening of five (5) square feet. The bottom of the exit shall not be more than thirty-six inches (36") above the floor.
  4. All electrical systems shall be tested for continuity to assure that metallic parts are properly bonded, tested for operation to demonstrate that all equipment is connected and in working order, and given a polarity check

## BUILDING

to determine that connections are proper. The electrical system shall be properly protected for the required amperage load. If the unit wiring is of aluminum conductors, all receptacles and switches directly connected to the aluminum conductors shall be marked "CO/ALR". Exterior receptacles other than heat tape receptacles shall be of the ground fault circuit interrupter ("GFI") type. Conductors of dissimilar metals must be connected in accordance with NEC Section 110-14.

5. All unit's gas piping shall be tested with the appliance valves removed from the piping system and the piping capped at those areas. The piping system shall withstand a pressure of at least six inch (6") mercury or three pounds per square inch (3 psi) gauge for a period of not less than ten (10) minutes without showing any drop in pressure. After the appliance connections are reinstalled, the connections shall be tested for leakage **with soapy water or bubble solution. (Subsection C Amended - Ordinance 98-05).**
  6. All gas appliances shall be vented in accordance with the Uniform Mechanical Code, 1994 Edition, Chapter 8.
- D. Any manufactured home, factory-built building, mobile home or park trailer installed, relocated or occupied in violation of this section shall be vacated and may have its service equipment disconnected by order of the Building Official. Written notice of service equipment disconnection shall be given the serving utility, the owner and the occupant of the building or home at least twenty-four (24) hours prior to the time of disconnection.

### Section 7-1-8 Jurisdiction of Other Agencies

Permits issued under the requirements of this Article shall not relieve the owner of responsibility for securing required permits for work which is regulated by any other department or division of the City or other governing agency, or any other City Code provision or ordinance. A Grading Permit shall not be issued until all required permits are obtained from the Arizona Department of Environmental Quality, the County Health Department, the County Flood Control District and other agencies with regulatory jurisdiction.

### ARTICLE 7-2 PLUMBING CODE (Amended - Ordinance 98-05)

- 7-2-1 Adoption of Uniform Plumbing Code
- 7-2-2 Amendments to Uniform Plumbing Code

### Section 7-2-1 Adoption of Uniform Plumbing Code

That certain document, three copies of which are on file and available for public inspection in the office of the Director of Community Development, entitled UNIFORM

## BUILDING

PLUMBING CODE, 1994 EDITION, published by the International Association of Plumbing and Mechanical Officials and including Appendix Chapters:

- Appendix A – Sizing Water Supply Systems
- Appendix B – Combination Waste and Vent Systems
- Appendix D – Rainwater Systems
- Appendix E – Mobile Home and RV Parks
- Appendix F – Medical Gas Piping
- Appendix H – Commercial Kitchen Grease Interceptors

is hereby adopted as the Uniform Plumbing Code of the City of Sedona, excepting such portions as are hereinafter deleted or amended.

### **Section 7-2-2            Amendments to Uniform Plumbing Code**

The Uniform Plumbing Code, 1994 Edition, is hereby modified as follows:

- A.     103.4.1 Permit Fees is amended by deleting the sentence in its entirety and substituting the following:

Fees shall be assessed in accordance with City Code Section 7-1-6.

- B.     Table 1-1 Plumbing Permit Fees is amended by deletion in its entirety.

- C.     305.3 is deleted in its entirety

- D.     311.6 is deleted in its entirety and the following paragraph substituted:

311.6 Where mixing of dissimilar metals occur, an approved type of dielectric fitting or device shall be provided in an exposed or accessible location, as required by the Building Official.

- E.     Chapter 4 is hereby amended by adopting the following section

414.0 - Standards for Low Flow Plumbing Fixtures

The purpose of this section is to establish maximum rates of flow for plumbing fixtures and to regulate the use of water conditioners and evaporative cooling systems in order to conserve water and reduce waste water flows as required by ARS 45-312 and 45-313. The provisions of this chapter shall apply to the installation of plumbing fixtures, water conditioners and evaporative cooling systems in all new buildings and additions to existing buildings, and to the replacement of plumbing fixtures, water conditioners and evaporative cooling systems.



## BUILDING

EXCEPTION: Special purpose plumbing fixtures involving safety are exempt from flow rate limitations upon obtaining a waiver pursuant to ARS 45-315 C.

- (a) Water closets - Water closets shall be designed, manufactured and installed so as to provide an average flush not to exceed 1.6 gallons of water.
- (b) Urinals - Urinals shall be designed, manufactured and installed so as to provide an average flush not to exceed 1.0 gallons of water.
- (c) Shower heads - Shower heads shall be designed, manufactured and installed, or shall be equipped with flow control devices so as not to exceed a water flow rate of 3.0 gallons per minute at eighty pounds per square inch (80 psi) operating pressure.
- (d) Residential Faucets - All lavatory faucets and residential kitchen and bar sink faucets shall be designed, manufactured and installed, or shall be equipped with flow control devices or aerators so as not to exceed a water flow rate of 3.0 gallons per minute at eighty pounds per square inch (80 psi) operating pressure.
- (e) Commercial and Public Faucets- shall be equipped with a mechanism that causes the faucet to close automatically after delivering no more than one-fourth gallon of water or shall be designed to deliver no more than average of one-half gallon of water per minute at a pressure of eighty (80) psi.
- (f) Water conditioning systems - Point of use water conditioning systems, including water softening, reverse osmosis and other types of filtration devices, shall be equipped with an automatic shutoff valve to prevent continuous flow when not in use.

EXCEPTION: Water conditioning systems which are part of an industrial or manufacturing process.

- (g) Evaporative cooling systems and decorative fountains - A recirculating water pump shall be installed as a part of all new or replacement evaporative cooler units.

F. 510.1 is hereby amended by addition of the following sentences to the end of the section:

Water heaters located in garages or in enclosures opening into the garage shall have the required combustion air located at the water heater platform. The combustion air shall be taken from and discharged to the exterior of the garage.

G. 701.1.2 is hereby amended to read:

## BUILDING

ABS and PVC installations shall be limited to structures not more than three stories in height and where the waste discharge is domestic sewage as defined in 202 D. Penetrations of fire-resistive assemblies shall be in accordance with the City Building Code.

- H. 712.1 is amended by the addition of the following sentence at the end of the section:

Underslab testing of the drainage and vent system shall be done using the air test as described in 712.3

- I. 807.4 is hereby amended to read:

The discharge line of a domestic dishwasher may be directly connected to the tailpiece of the sink strainer with a slip tee, or into the waste boss of a disposal unit installed in the sink. The high point of the discharge line shall be installed as high as possible, but not lower than two inches (2") below the flood rim of the sink. When required by the dishwasher manufacturer's installation instructions, listed airgap devices shall be installed with the flood level marking at or above the flood level of the sink or drainboard, whichever is higher.

- J. 1011.1 is hereby amended to read:

Grease traps shall only be installed when it is impractical to install a grease interceptor and where the grease trap is approved for use by the City Office of Wastewater Management and the County Health Department. Grease trap maintenance shall be performed on a weekly basis by the property owner or tenant. A grease trap is not required for individual dwelling units or for any private living quarters.

- K. 1011.2 is hereby amended to read:

No grease trap shall be installed which has an approved rate of flow of less than twenty (20) gallons per minute.

- L. 1011.4 is hereby amended to read:

Grease traps shall be sized in accordance with the following formula:

Number of Fixture Units x 7.5 GPM x 1.5 min. retention time = gallon capacity of grease trap

The total capacity in gallons of all fixtures discharging into any grease trap shall not exceed two and one half (2-1/2) times the certified GPM flow rate of the grease trap as per Table 7-2.

## BUILDING

Any grease trap installed with the inlet more than four feet (4') lower in elevation than the outlet of any fixture discharging into such grease trap shall have an approved rate of flow which is not less than fifty percent (50%) greater than that given in Table 7-2. Not more than two (2) separate fixtures shall be connected to or discharged into any one (1) grease trap.

For the purpose of this section, the term "fixture" shall mean and include each plumbing fixture, appliance, apparatus or other equipment required to be connected to or discharged into a grease trap by any provision of this section.

- M. 1012.0 is hereby deleted in its entirety and the following substituted:

1012.0 Grease Interceptors for Commercial Kitchens. When, in the judgment of the City Office of Wastewater Management, waste pretreatment is required, an approved type grease interceptor complying with the provisions of this section shall be installed on the waste line leading from sinks, drains, and other fixtures or equipment in establishments such as restaurants, cafes, lunch counters, cafeterias, bars and clubs, hotel, hospital, sanitarium, factory or school kitchens, or other establishments where grease may be introduced into the drainage or sewage system in quantities that could result line stoppage or hinder sewage treatment or private sewage disposal. A grease interceptor is not required for individual dwelling units or for any private living quarters.

All grease interceptors shall be located outside the building and within thirty feet (30') of the fixtures being served unless otherwise approved. All interceptors shall be accessible for maintenance and inspection. The property owner or building tenant shall be responsible for regular maintenance of the interceptor.

Grease interceptors shall be concrete and of a single, monolithic pour or other listed material as approved by the Building Official. Interceptors shall have at least two (2) compartments, the smallest of which shall have at least one third (1/3) the capacity of the entire interceptor. Grease interceptors shall be sized in accordance with Appendix H or other sizing criteria when approved by the Office of Wastewater Management.

Grease interceptors shall have a minimum capacity of 1000 gallons and shall have a 4" inspection tee installed in the waste line on the outlet side of the interceptor.

- N. 1211.6 is amended by adding the following sentence:

Underground ferrous gas piping shall be electrically isolated from the rest of the gas system with listed or approved isolation fittings installed a minimum six (6) inches above grade.

- O. 1211.9 is hereby amended to read:

## BUILDING

Gas piping shall be equipped with separate shut-off valves located at each building and so arranged that the gas supply can be turned on or off to any individual or separate building. Such shut-off shall be placed on the riser located outside the building it supplies and shall be readily accessible at all times.

### **ARTICLE 7-3            ELECTRICAL CODE (Amended – Ordinance 98-05)**

- 7-3-1            Adoption of the National Electrical Code
- 7-3-2            Amendments to the National Electrical Code

#### **Section 7-3-1            Adoption of the National Electrical Code**

That certain code entitled National Electrical Code, 1999 Edition, published by the National Fire Protection Association, three copies of which are available for public inspection in the office of the Director of Community Development, is hereby adopted as the Electrical Code of the City, and made a part of this chapter the same as though set forth in full herein, excepting those portions hereinafter deleted or amended.

#### **Section 7-3-2            Amendments to the National Electrical Code**

The National Electrical Code, 1999 Edition, is modified as follows:

- A.            Article 110-8, Wiring Methods, is hereby amended by addition of the following paragraphs to the end of the article:

Wiring in relocated buildings or in existing structures when deemed inadequate or unsafe by the administrative authority shall be made to comply with the following requirements:

- a.            Service equipment shall conform to Article 230.
- b.            Additions to or alterations of existing wiring shall be made in compliance with all provisions of this code.
- c.            Each room in a dwelling unit shall be provided with receptacles in accordance with Article 210-52 and with lighting outlets in accordance with Article 210-70.
- d.            All kitchens in a dwelling unit shall be provided with small appliance branch circuits in accordance with Article 210-52 (b) (2).
- e.            Ground-fault circuit interrupter protection shall be installed in accordance with Article 210-8.

## **BUILDING**

- B. Article 210-52 (c) (1) Counter Tops is amended by adding the following exceptions to the end of the section:

Exception No. 1: A receptacle outlet shall be installed at each end of an island counter top where there is 12 or more inches of counter top.

Exception No. 2: A peninsular counter top shall have a receptacle outlet installed at its open end and on the wall where it connects to the wall counter top.

- C. Article 305, Temporary Wiring, Section 305-3 (a) is hereby amended by the addition of the following sentence to the end of the subsection:

Temporary electrical power approved for construction purposes shall not be used for any other purposes, including unauthorized building occupancy pursuant to the International Building Code.

- D. Article 310-5, Minimum Size of Conductors, is hereby modified by amending the first paragraph to read:

Minimum size of conductors shall be as given in Table 310-5, except that the minimum conductor size in all buildings shall be number 12 AWG copper.

- E. Article 336-4, Uses Permitted is hereby amended to read:

Type NM, NMC and NMS cable shall be permitted to be used only in the branch circuits of Group R-3 dwelling units, within individual dwelling units and guest rooms of Group R-1, R-2 and R-4 Occupancies and in Group U Occupancies not exceeding three (3) stories in height, as defined in the International Building Code. Each branch circuit shall only serve one (1) dwelling unit or guest room and shall originate in a panel located on or within that dwelling unit or in a junction box located in the guest room. Such panels and junction boxes shall serve only that dwelling unit or guest room. Type NM, NMC and NMS cables shall not extend beyond that dwelling unit or guest room.

### **ARTICLE 7-4           MECHANICAL CODE (Amended - Ordinance 98-05)**

7-4-1           Adoption of the International Mechanical Code

7-4-2           Amendments to the International Mechanical Code

#### **Section 7-4-1           Adoption of the International Mechanical Code**

That certain code entitled International Mechanical Code, 2000 Edition, published by the International Code Council, Inc., three copies of which are available for public inspection in the office of the Director of Community Development, is hereby adopted as the

## **BUILDING**

Mechanical Code of the City and made a part of this chapter the same as though set forth in full herein, excepting those portions hereinafter deleted or amended.

### **Section 7-4-2                    Amendments to the International Mechanical Code**

The International Mechanical Code, 2000 Edition, is modified as follows:

- A.     106.5.2 Fee schedule and 106.5.3 Fee refunds are amended by deletion in their entirety and inserting the following:

Fees and refunds shall be assessed in accordance with City Code Section 7-1-6.

- B.     Section 109 Means of Appeal is amended by deletion in it's entirety and substituting the following:

Appeals of decisions made by the code official shall be to the Board of Appeals as established in the International Building Code.

- C.     304.3 Elevation of ignition source is amended by adding the following exception to the section:

Exception: Clothes dryers located in private garages.

- D.     306.5 is amended by adding the following paragraph to the end of the section:

Permanent access ladders shall be no less than 14 inches wide, have rung spacing no more than 14 inches on center, have a minimum toe space of at least 6 inches deep and have side railings on both sides that extend at least 30 inches above the scuttle opening, parapet or roof. Exterior access ladders may terminate 8 feet above grade.

- E.     701.5 is hereby amended by addition of the following sentence to the end of the paragraph:

When the fuel-burning equipment is located in the garage or in an enclosure which opens into the garage, the required combustion air shall be located at the equipment platform and shall be taken from and discharged to the exterior of the garage.

### **ARTICLE 7-5                    DANGEROUS BUILDING CODE (~~Amended~~ Ordinance 98-05)**

7-5-1                    Adoption of the Uniform Code for the Abatement of Dangerous Buildings

7-5-2                    Amendments to the Uniform Code for the Abatement of Dangerous Buildings.

## **BUILDING**

### **Section 7-5-1            Adoption of the Uniform Code for the Abatement of Dangerous Buildings**

That certain code entitled Uniform Code for the Abatement of Dangerous Buildings, 1994 Edition, published by the International Conference of Building Officials, three copies of which are available for public inspection in the office of the Director of Community Development, is hereby adopted as the Dangerous Building Code of the City, and made a part of this chapter the same as though set forth in full herein, excepting those portions hereinafter deleted or amended.

### **Section 7-5-2            Amendments to the Uniform Code for the Abatement of Dangerous Buildings**

The Uniform Code for the Abatement of Dangerous Buildings, 1994 Edition, is modified as follows:

A.     601 is hereby amended by adding 601.7 to read:

601.7 Appeals. The decision of the Hearing Examiners may be appealed to the City Council.

B.     801.1 and 802.1, and Chapter 9, Section 901 are hereby amended by deleting "Director of Public Works" wherever that term appears and substituting "Director of Community Development" in its place.

### **ARTICLE 7-6            RESERVED FOR FUTURE USE (Amended by Ordinance 2002-05)**

### **ARTICLE 7-7            RESERVED FOR FUTURE USE**

### **ARTICLE 7-8            ADOPTION OF TECHNICAL DOCUMENTS**

7-8-1            Adoption of MAG Uniform Standard Specifications and Uniform Standard Details for Public Works Construction

7-8-2            Adoption of ITE Guidelines (1-8-90)

### **Section 7-8-1            Adoption of Maricopa Association of Governments (MAG) Uniform Standard Specifications and Uniform Standard Details for Public Works Construction**

Those certain specifications entitled "Maricopa Association of Governments Uniform Standard Specifications and Uniform Standard Details for Public Works Construction", sponsored and distributed by the Maricopa Association of Governments (MAG), are hereby adopted by the City and made part of this chapter the same as though said

## **BUILDING**

specifications were specifically set forth in full herein; and at least three copies of said specifications shall be available for public inspection in the Office of the City Engineer.

### **Section 7-8-2            Adoption of Institute of Transportation Engineers (ITE) Guidelines**

Those certain documents specified as follows are hereby adopted by the City as specifications, and made part of this chapter the same as though said specifications were specifically set forth in full herein; and at least three (3) copies of said specifications shall be available in the Office of the City Engineer.

- A.     Guidelines for Driveway Location and Design, ITE Publication No. RP-006B
- B.     Guidelines for Urban Major Street Design - A Recommended Practice, ITE Publication No. RP-010A
- C.     Recommended Guidelines for Subdivision Streets - A Recommended Practice, ITE Publication No. RP-011A

### **ARTICLE 7-9            BUILDING OFFICIAL; PLANNING AND ZONING COMMISSION**

The administrative authority, or the Building Official, as such may be referenced in any section of this chapter for all matters pertaining to any building, plumbing, electrical or any other inspections, shall be vested in the position of Director of Community Development.

### **ARTICLE 7-10           UTILITY POLES AND WIRES**

- 7-10-1     Definitions
- 7-10-2     Permit for Erection; Exceptions
- 7-10-3     Procedure for Obtaining Permit; Denial and Appeal
- 7-10-4     Standards for Issuance of Permits

#### **Section 7-10-1           Definitions**

In this article unless the context requires otherwise:

- A.     "Distribution feeder" means that portion of the distribution system feeding from a distribution substation to a specific load area having a capacity of over three thousand KVA.
- B.     "Existing utility poles and wires" means such poles and wires and other facilities as are in place and in operation as of the effective date of this code and including



## **BUILDING**

repairs, replacements, relocations on the same alignment, additions, enlargements, betterments, changes or improvements hereinafter made to maintain or increase service capabilities of existing utility poles, wires, service drops and other facilities, but it does not include extensions made to existing distribution lines.

- C. "Transmission line" means an electric line used for the bulk transmission of electricity between generating or receiving points and major substations or delivery points, having a rating of over twelve thousand volts.
- D. "Utility poles and wires" means poles and structures, wires, cables, transformers and all other facilities used in or as a part of the distribution or transmission of telephone, data, telegraph, radio or television communications.

### **Section 7-10-2          Permit for Erection; Exceptions**

After the effective date of this code, no new utility poles and wires shall be erected in the city above the surface of the ground unless a permit is first secured from the Director of Community Development except that the following construction may be installed without such a permit:

- A. Temporary service facilities, such as facilities to furnish emergency service during an outage, facilities to provide service to construction sites, or other service of a limited duration, such as to a fair, carnival, outdoor exhibit or other function where the facilities will be installed for a temporary period only.
- B. Pad-mounted transformers or pull boxes, service terminals, pedestal-type telephone terminals, telephone splice closures, or similar on-the-ground facilities normally used with and as a part of an underground electric distribution, telephone, data, telegraph or television system, or on-the-ground facilities attached to existing overhead facilities which are used for the purpose of connecting an underground system with the existing facilities.
- C. Transmission lines and distribution feeder lines, together with related switch yards, substations and related equipment. Service drops from existing overhead lines to new single family residential customers, except when underground service is required by the city's subdivision ordinances.

### **Section 7-10-3          Procedure for Obtaining Permit; Denial and Appeal**

Any person seeking a special permit for erection of any new utility poles and wires within the city boundaries and above the surface of the ground shall first make application to the Director of Community Development which application shall be approved or denied. In the event the permit is denied, the applicant may appeal the decision of the Director of Community Development by filing an appeal with the City Clerk within 10 days of the decision. A copy of the appeal shall be provided to the

## **BUILDING**

Director of Community Development. The City Council shall agendize the appeal for the next regular or special meeting, hear arguments and decide the matter. The decision shall be final.

### **Section 7-10-4           Standards for Issuance of Permits**

A special permit for erection of new utility poles and wires may be granted only in the event the applicant makes an affirmative showing that the public's general health, safety and welfare and that of adjacent property owners will not be impaired, endangered or jeopardized by the proposed erection. In deciding such matter, the following factors shall be considered:

- A.     The location and height of such poles and wires and their relation to present or potential future roads.
- B.     The crossing of such lines over much traveled highways or streets; the proximity of such lines to schools, churches or other places where people congregate.
- C.     The probability of extensive aircraft activity (see Section 9-2-1 B) in the area where such poles and wires are proposed to be located and the proximity to existing or proposed airfields.
- D.     Fire or other accident hazards from the presence of such poles and wires and the effect, if any, of same upon the effectiveness of fire fighting equipment.
- E.     The aesthetics involved.
- F.     The future conditions that may be reasonably anticipated in the area in view of a normal course of development.
- G.     The practicality and feasibility of underground installations of such facilities with due regard for the comparative costs between underground and overground installations; but a mere showing that an underground installation shall cost more than an over ground installation shall not in itself necessarily require issuance of a permit.

### **ARTICLE 7-11           MAILBOXES**

- 7-11-1     General
- 7-11-2     Location
- 7-11-3     Sizes
- 7-11-4     Structure
- 7-11-5     Shoulder and Parking Area Construction
- 7-11-6     Removal of Nonconforming or Unsafe Mailboxes

## BUILDING

### Section 7-11-1      **General**

- A. A mailbox or newspaper delivery box, hereafter referred to as mailbox, shall not be allowed to exist on the City's right-of-way if, in the opinion of the City Engineer, it interferes with the safety of the traveling public or the function, maintenance, or operation of the street, road, or highway system.
- B. The location and construction of mailboxes shall conform to the rules and regulations of the U. S. Postal Service as well as to standards established in this Code.
- C. A mailbox installation that conforms to the criteria in this article shall be acceptable unless the City Engineer determines that it interferes with the safety of the traveling public or the function, maintenance or operation of the street, road or highway system.
- D. Where discretionary action is required by the City Engineer, application shall be made to the City Engineer and written permission received prior to installation of the mailbox.

### Section 7-11-2      **Location**

- A. Access. A mailbox shall not be permitted where access is obtained from the lanes of Highway 89A or SR 179 or where access is otherwise prohibited by law or regulations.
- B. Placement. A mailbox shall be placed on the right-hand side of the roadway, in the direction of the delivery route, except on one-way streets where they may be placed on the left-hand side. The bottom of the mailbox shall be set at an elevation established by the U. S. Postal Service, generally between three feet-six inches (3'-6") and four feet (4'-0") above the roadway surface.
- C. Normal Offset. The roadside face of the mailbox shall be offset from the edge of the traveled way a minimum distance of the greater one of the following:
  - 1. eight feet (8') where no paved shoulder exists
  - 2. the width of the all-weather shoulder present plus eight to twelve inches (8" - 12")
  - 3. the width of an all-weather turnout, as specified by the City Engineer, plus eight to twelve inches (8" - 12").
- D. Offset on Curbed Streets. The roadside face of the mailbox shall be set back to a distance of between six and twelve inches (6" - 12").

## BUILDING

- E. Offset on Residential Low-Volume, Low-Speed Roads Without Curb or All-Weather Shoulders. The roadside face of the mailbox shall be offset between eight and twelve inches (8" - 12") behind the edge of pavement.
- F. Offset on Very Low-Volume, Low-Speed Rural Roads. The roadside face of the mailbox may be offset six feet-eight inches (6' - 8") from the traveled way as determined by the City Engineer. Clearances as low as two feet-eight inches (2' - 8") may be authorized by the City Engineer.
- G. Driveway Entrance. Mailboxes at driveway entrances shall be placed on the far side of the driveway in the direction of the delivery route.
- H. Intersecting Street or Road. When a mailbox is located at an intersection, it shall be placed a minimum distance of one hundred feet (100') beyond the center of the intersecting street in any direction of the delivery route. When the average daily traffic on the intersecting street exceeds four hundred (400) vehicles per day, the distance shall be two hundred feet (200').
- I. Guardrail. Where a mailbox is to be installed in the vicinity of an existing guardrail, it shall be placed behind the guardrail unless application is made and written permission received from the City Engineer as specified in Section 7-11-1 D.

### **Section 7-11-3        Sizes**

The following sizes of mailboxes as authorized by the U. S. Postal Service are authorized to be installed in the City:

- A.     19 inch length - 6.5 inch width - 8.5 inch height.
- B.     21 inch length - 8.8 inch width - 10.5 inch height.
- C.     23.5 inch length - 11.5 inch width - 13.5 inch height.

### **Section 7-11-4        Structure**

- A. Materials. Mailboxes shall be of light sheet metal, fiberglass, or plastic construction and conform to the requirements of the U. S. Postal Service. Newspaper delivery boxes shall be of light sheet metal or plastic construction and of minimum dimensions suitable for holding a newspaper.
- B. Support
  - 1. Number of boxes. No more than two (2) mailboxes shall be mounted on a support structure unless the support structure and mailbox arrangement

## **BUILDING**

have been shown to be safe by crash testing as conducted by the Federal Highway Administration or the Arizona Department of Transportation. Lightweight newspaper delivery boxes may be mounted below the mailbox on the side of the mailbox support.

2. Concrete foundation. Mailbox supports shall be placed in native soil or in crushed aggregate base materials whenever these materials provide adequate support. Mailbox supports shall not be placed in concrete unless necessary for support. Mailbox supports shall not be set in concrete placed at a depth any greater than twelve inches (12").
3. Posts. A single four inch by four-and-a-half inch (4" x 4 1/2") diameter wooden post or metal post with a strength no greater than a two inch (2") diameter standard strength steel pipe, and embedded no more than twenty-four inches (24") into the ground shall be acceptable as a mailbox support. A metal post shall not be fitted with an anchor plate, but it may have an anti-twist device that extends no greater than ten inches (10") below the ground surface.
4. Attachment. The post-to-mailbox attachment details shall be of sufficient strength to prevent the mailbox from separating from the post top if the installation is struck by a vehicle. The minimum spacing between the centers of support posts shall be three-fourths (3/4) of the height of the posts above the groundline.

### **Section 7-11-5      Shoulder and Parking Area Construction**

It shall be the responsibility of the postal patron to inform the City Engineer of any new or existing mailbox installation where shoulder construction of a City-maintained street is inadequate to allow all-weather vehicular access to the mailbox.

### **Section 7-11-6      Removal of Nonconforming or Unsafe Mailboxes**

Any mailbox that is found to violate the intent of this article shall be declared unacceptable and removed by the postal patron upon notification by the City Engineer. At the discretion of the City Engineer, based on an assessment of hazard to the public, the postal patron shall be granted not less than 24 hours, nor more than 30 days, to remove an unacceptable mailbox. After the specified removal period has expired, the unacceptable mailbox shall be removed by the City at postal patron's expense.

## **ARTICLE 7-12      OUTDOOR LIGHT CONTROL**

- |        |               |
|--------|---------------|
| 7-12-1 | Purpose       |
| 7-12-2 | Applicability |
| 7-12-3 | Standards     |

## BUILDING

- 7-12-4 Plan Required
- 7-12-5 Non-Standard Lighting

### **Section 7-12-1 Purpose**

This article is intended to establish procedures and standards that insure minimal light pollution, reduce glare, increase energy conservation and maintain the quality of the city's physical and aesthetic character. It is also intended to aid in the control of lighting which detrimentally affects astronomical observation.

### **Section 7-12-2 Applicability**

- A. This article shall apply to all outdoor lighting including, but not limited to, search, spot or floodlights for:
  - 1. Buildings and structures
  - 2. Recreational areas
  - 3. Parking lot lighting
  - 4. Landscape lighting
  - 5. Other outdoor lighting
- B. This shall not apply to lighting installed prior to adoption of this Code.

### **Section 7-12-3 Standards**

#### **A. Recreational lighting:**

The following standards apply to the lighting of all outdoor recreational facilities except baseball, softball, soccer, volleyball or football fields; driving ranges; outdoor arenas and amphitheaters, or other field recreation facilities.

- 1. The height of any light fixture or illumination source shall not exceed twenty feet.
- 2. All lighting or illumination units or sources shall be hooded or shielded so that they are not visible from any adjacent lot or real property.
- 3. Lights or illuminating units shall not direct light, either directly or through a reflecting device, upon any adjacent real property.

## **BUILDING**

- B. All of the recreational lighting excepted from the above standards shall meet the following standards:
1. All metal halide lamps shall be filtered by glass, acrylic or translucent enclosures.
  2. No lighting of 150 watts or greater shall be used after 11:00 p.m.

### **Section 7-12-4 Plan Required**

All new construction or reconstruction shall submit an outdoor lighting plan to the Director of Community Development for the entire site which indicates how the standards of this article are to be met.

### **Section 7-12-5 Non-Standard Lighting**

Any lighting which does not meet the standards of this article shall require a use permit from the Director of Community Development.

## **ARTICLE 7-13 RESERVED FOR FUTURE USE ( Rev. 12/94)**

## **ARTICLE 7-14 SWIMMING POOL CODE (Amended – Ordinance 98-05)**

- 7-14-1 Adoption of the Uniform Swimming Pool and Hot Tub Code
- 7-14-2 Amendments to the Uniform Swimming Pool and Hot Tub Code

### **Section 7-14-1 Adoption of the Uniform Swimming Pool and Hot Tub Code**

That certain code entitled Uniform Swimming Pool and Hot Tub Code, 1994 Edition, published by the International Association of Plumbing and Mechanical Officials, three copies of which are available for public inspection in the office of the Director of Community Development, is hereby adopted as the Swimming Pool Code of the City of Sedona and made a part of this chapter the same as though set forth in full herein, excepting those portions hereinafter deleted or amended.

### **Section 7-14-2 Amendments to the uniform Swimming Pool and Hot Tub Code**

The Uniform Swimming Pool and Hot Tub Code, 1994 Edition, is modified by amending Part I, Administration, Section 1.11, Fees, to read:

Fees shall be assessed in accordance with City Code Section 7-1-4.

(Rev. 98-05)

## **BUILDING**

### **ARTICLE 7-15      RIGHTS-OF-WAY (Amended – Ordinance 90-7 04-24-90)**

7-15-1	Purpose
7-15-2	Scope
7-15-3	Adoption of Permit Application Form
7-15-4	Definitions
7-15-5	Enforcement
7-15-6	Appeals
7-15-7	Permit Requirements; Classes of Permit
7-15-8	Life of the Permit
7-15-9	Denial of Permit
7-15-10	Fees
7-15-11	Amendment Additions to Sections of MAG Uniform Standard Specifications for Public Works Construction, and MAG Standard Details for Public Works Construction
7-15-12	Additional Stipulations
7-15-13	Procedures for Acceptance of Existing Private Streets for Maintenance

#### **Section 7-15-1      Purpose**

- A.     The purpose of this article is to accommodate installation and placement of objects within City rights-of-way while providing for the public health, safety and general welfare and protecting the natural environment. The intent is to provide for public safety, improve traffic flow on streets and roads, and assure that such rights-of-way are free of physical obstructions. This is accomplished by establishing construction standards, based on sound engineering principles, to protect the physical integrity of streets, roads and other rights-of-way as defined in Section 7-15-4, and their associated drainage systems.
- B.     All work authorized and performed in public rights-of-way shall be in accordance with the provisions of this article but shall not be construed to prevent the enforcement of other laws which prescribe more restrictive limitations, nor shall the provisions of this article be presumed to waive any limitations imposed by other statutes or ordinances.

#### **Section 7-15-2      Scope**

This article sets forth rules to regulate and control all construction and maintenance performed within a right-of-way which has been dedicated and declared by the City to be public. Public rights-of-way shall include, but not be limited to, streets, roads, alleys, ways, highways, sidewalks, bridges and public places. It establishes the administrative procedures for issuance of permits and provides for approval of plans and specifications and inspection of such construction. Such rules shall pertain to, but shall not be limited to, persons, organizations, public service utilities and franchise grantees. Such rules shall



**BUILDING**

apply to construction and maintenance upon, over, along, across and under present and future public rights-of-way.

**Section 7-15-3 Adoption of Permit Application Form**

The form entitled Application for Permit to Construct or Maintain On City Rights-of-Way is hereby adopted into this article.

Permit # \_\_\_\_\_

Project [ ]

General [ ]

APPLICATION FOR PERMIT TO  
CONSTRUCT OR MAINTAIN  
ON CITY RIGHT-OF-WAY

To: City of Sedona  
102 Roadrunner Drive  
Sedona, Arizona 86336

The undersigned herewith makes application for a permit to enter in and upon, and to use City Rights-of-Way for the following purpose:

\_\_\_\_\_

At (location) \_\_\_\_\_

For and in consideration of the granting of a permit for the purpose set forth in Article 7-15 of the Sedona City Code, the Permittee hereby agrees, covenants and binds said Permittee to the conditions set forth in this article.

**SPECIAL CONDITIONS:**

- [ ] Traffic Control Plan Required
- [ ] Pre-Construction and Maintenance Conference Required
- [ ] Inspection with Permittee Required
- [ ] Special Construction Time: \_\_\_\_\_ Days
- [ ] Construction Plans (furnished by Permittee)

**THE FOLLOWING ITEMS ARE ATTACHED TO AND INCORPORATED IN THE PERMIT:**

- [ ] Exhibit "A", Vicinity Map
- [ ] Exhibit "B", Trench Detail
- [ ] Exhibit "C", Non-Shrink Backfill Detail
- [ ] Exhibit "D", Right-of-Way Diagram
- [ ] Exhibit "E", Monthly Summary of Utility Rights-of-Way Work

Name of Owner \_\_\_\_\_

Name of Applicant \_\_\_\_\_

Title \_\_\_\_\_

Address of Applicant \_\_\_\_\_

**BUILDING**

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Signature of Applicant \_\_\_\_\_

Owner is responsible for the special conditions listed below and the standard provisions as listed in the remainder of this article. Any contact or correspondence regarding this permit shall be expressly directed to the Applicant.

Permit # \_\_\_\_\_

THIS APPLICATION IS APPROVED, with the following stipulations:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
City Engineer \_\_\_\_\_ Date \_\_\_\_\_

**RECORD OF INSPECTIONS:**

Inspected by: \_\_\_\_\_ Date: \_\_\_\_\_ Time: \_\_\_\_\_

Inspected by: \_\_\_\_\_ Date: \_\_\_\_\_ Time: \_\_\_\_\_

Inspected by: \_\_\_\_\_ Date: \_\_\_\_\_ Time: \_\_\_\_\_

Inspected by: \_\_\_\_\_ Date: \_\_\_\_\_ Time: \_\_\_\_\_

Date Work Completed: \_\_\_\_\_

**Section 7-15-4 Definitions**

For the purpose of this article the definitions listed hereunder shall be construed as specified in this article.

A. "Contractor" shall mean the applicant or contractor hired by the applicant.

B. "Contracting Agency" shall mean the applicant.

## BUILDING

- C. "Engineer", unless otherwise specified, shall mean the applicant's engineer.
- D. "Engineering" and "Engineering Practice" shall mean the practice of engineering as defined in Arizona Revised Statutes 32-101.
- E. "General Permit" shall mean the Permit to Construct or Maintain On City Rights-of-Way issued exclusively to public service utilities and franchise grantees.
- F. "MAG" shall mean Maricopa Association of Governments and refers to public works standards published by that organization.
- G. "Optimum Moisture" shall mean the water content corresponding to the maximum soil density on a moisture-density curve obtained from laboratory compaction test trials.
- H. "Owner" shall mean that party holding title to property placed within the City rights-of-way.
- I. "Permit" shall mean the Permit to Construct or Maintain On City Rights-of-Way authorized, issued, canceled or denied by the City Engineer.
- J. "Permittee" shall mean the grantee of a Permit by the City Engineer.
- K. "Pre-Construction and Maintenance Conference" shall mean a meeting pursuant to Section 7-15-7 C 5.
- L. "Project Permit" shall mean the Permit to Construct or Maintain On City Rights-of-Way issued to applicants for specific construction or maintenance projects.
- M. "Project Permit Amendment" shall mean a modification by the City Engineer of the time extension requirement of the permit pursuant to Section 7-15-8 C, and any modification allowed by Article 7-15.
- N. "Public Rights-of-Way" shall mean, but not be limited to, streets, roads, alleys, ways, highways, sidewalks, bridges, utility easements, structures, grounds and places which have been dedicated to and declared by the City to be public.
- O. "Rights-of-Way" shall mean, but not be limited to, streets, roads, alleys, ways, highways, sidewalks, bridges, utility easements, structures, grounds and places.
- P. "Solid Rock" shall mean material which results in refusal during excavation by equipment of 55 horsepower or greater.
- Q. "Street Pad" shall mean any rubber or metal device of sufficient strength, thickness and area to protect paved surfaces from damage or deformation.

## BUILDING

- R. "Traffic Control Plan" shall mean a plan pursuant to Section 7-15-7 C 7 the details of which shall be specified by the City Engineer.
- S. "Utilities" shall mean any person or business providing service to the public through the use of lines, pipes or other distribution systems.

### **Section 7-15-5 Enforcement**

The official charged with the enforcement of this article shall be the City Engineer, pursuant to Section 3-2-4 of City Code.

### **Section 7-15-6 Appeals**

Appeals from the decision of the City Engineer in the interpretation of this article may be taken by filing an appeal with the City Clerk within 10 days of the decision. A copy of the appeal shall be provided to the City Engineer. The City Council shall agendaize the appeal for the next regular or special meeting, hear arguments and decide the matter. The decision shall be final.

### **Section 7-15-7 Permit Requirements; Classes of Permits**

- A. Compliance. No person, organization, public service utility or franchise grantee shall be issued a permit for construction and maintenance upon, over, along, across and under present and future public rights-of-way without first having complied with Sections 7-15-7 B or C as applicable.
- B. Classes of Permit. There shall be two classes of permit.
1. General Permit. Public service utilities and franchise grantees may be issued a General Permit by the City Engineer. This permit authorizes the permittee to perform each of the following types of work on a repetitive basis:
    - a. above ground:
      - (1) any appurtenance located not less than ten (10) feet from the edge of the traveled way, NOTE: Gas meters must meet the additional requirement of being located within one foot of the right-of-way property line.
      - (2) appurtenances other than gas facilities located less than ten (10) feet from the edge of the traveled way not protruding more than two inches (2") above the surface;

## BUILDING

- (3) emergency work as necessary to protect the health, safety and welfare of the public;
  - (4) Blue Stake locations - work done in providing Blue Stake locations of utility lines or appurtenances.
- b. below ground:
- (1) all service lines not located under pavement and not less than eighteen inches (18") below the surface at any point along the run of the lines; (lines located in solid rock, as defined in Section 7-15-4, may be not less than twelve inches (12") below the surface, if covered with a concrete cap of not less than three inches (3") thick.)
  - (2) emergency work as necessary to protect the health, safety and welfare of the public;
  - (3) Blue Stake locations - work done in providing Blue Stake locations of utility lines or appurtenances.
2. General Permit Performance Criteria:
- a. All construction shall comply with standards established in this article and with the standards of the Uniform Building Code in Section 7-1-1, as amended in Section 7-1-2; the Uniform Plumbing Code in Section 7-2-1, as amended in Section 7-2-2; and the National Electric Code in Article 7-3A, as amended in Article 7-3b.
  - b. Each installation shall be reported by the permittee on the Monthly Summary of Utility Rights-of-Way Work form, as in Exhibit "E", provided by the City Engineer.
  - c. The City Engineer may request compaction testing to verify compliance with this Article.
  - d. Timeliness
    - (1) all construction and maintenance shall be accomplished at such time and in such manner as to be least inconvenient to the traveling public;
    - (2) all work shall be performed between the hours of 7 a.m. and 6 p.m. Monday through Saturday. This shall not apply

## BUILDING

to emergency work. Work in progress may be allowed to continue until the time specified by the City Engineer and:

- (a) if it is expedient to do so, and
  - (b) work on that particular project was initiated before noon.
- (3) in no case shall work start after noon if it is anticipated that it will continue past 6 p.m., and if it can be finished by initiating the work earlier in the day.
- (4) if unusual weather or unforeseen conditions appear, the applicant shall immediately request an extension from the City Engineer.
- e. the permittee shall be responsible and liable for replacing and restoring the disturbed rights-of-way; including but not limited to the paving, sidewalk, driveway, surfacing, planting and ground cover; in as good condition as it was prior to disturbance. The permittee shall not be responsible for replacing and restoring improvements that have been disturbed in the rights-of-way, if these improvements constitute a hazard in the rights-of-way, and the permittee has applied for and received approval from the City Engineer not to replace or restore such improvements.

Work not specified by the General Permit may be authorized under the Project Permit.

3. Project Permit. Persons and organizations, and public service utilities and franchise grantees which apply for construction and maintenance projects not specified by a General Permit, may be issued a Project Permit by the City Engineer.
- C. Conditions for Issuance of a Project Permit. A Project Permit may be issued by the City Engineer provided the applicant signs the permit application agreeing to all of the following terms and conditions pertaining to the permit; plus any additional conditions specified by the City Engineer in the Project Permit.
- 1. Appurtenances. The exact location of the appurtenance relative to the right-of-way boundary shall be submitted with the application for a project permit.
  - 2. Lines Under Pavement. All service lines located below pavement shall be not less than thirty-six inches (36") below the pavement surface at any point under the pavement, unless connecting to existing lines that are less

## BUILDING

than thirty-six inches (36") below pavement. In such cases, lines shall be no higher than the existing lines. Lines located below pavement in solid rock, as defined in Section 7-15-4, shall be not less than twenty-four inches (24") below the pavement surface at any point under the pavement, unless connecting to existing lines that are less than twenty-four inches (24") below pavement. In such cases, lines shall be no higher than the existing lines.

### 3. Liability.

- a. The permittee shall be responsible and liable for any disturbance, injury or damage to all rights-of-way, including but not limited to surfacing, planting and ground cover and to utility property below, in and above the same rights-of-way.
- b. The permittee shall be responsible and liable for replacing and restoring the disturbed rights-of-way; including but not limited to the paving, sidewalk, driveway, surfacing, planting and ground cover; in as good condition as it was prior to disturbance. The permittee shall specify the details of all replacement work, including any deviations from the existing condition. The permittee shall not be responsible for replacing or restoring improvements that constitute a significant impediment to the maintenance of the roadway or appurtenances or that constitute a hazard in the right-of-way; and the permittee has applied for and received approval from the City Engineer not to replace or restore such improvements.
- c. The permittee shall be responsible and liable for, and shall hold the City harmless from: any injury or damage to any person, animal or vehicle, which may be using the rights-of-way in a lawful manner, caused by or arising out of the exercise of the permit. The permittee shall be responsible and liable for all maintenance work on any property to which he has title and possession after the construction time limit has expired.
- d. The permittee shall be responsible and liable for, and shall hold the City harmless from allowing any condition to exist which may be a hazard or source of danger to the public.
- e. A certificate of insurance shall be submitted with the permit application specified in Section 7-15-3, when the total cost of furnishing equipment, labor and materials exceeds one thousand five hundred dollars (\$1500). This certificate shall verify Comprehensive General Liability coverage of not less than one million dollars (\$1,000,000) per occurrence and two million dollars (\$2,000,000) aggregate, and shall name the City as additional

## BUILDING

named insured. Utility companies may choose to submit a Certificate of Insurance upon application for a general permit. This coverage shall be in force for a period of one year from the date of issuance of the general permit.

- f. Applications for work that is to be performed by licensed contractors shall include verification of licensing as required by the State Registrar of Contractors. The City Engineer may require additional insurance, performance bonds or other bonding for large projects.
4. Cost. Unless otherwise agreed, the City shall not bear any cost or expense for construction and maintenance.
  5. Pre-Construction and Maintenance Conference. The City Engineer may require the applicant to attend a Pre-Construction and Maintenance Conference.
  6. Timeliness.
    - a. All construction and maintenance shall be accomplished at such time and in such manner as to be least inconvenient to the traveling public.
    - b. All work shall be performed between the hours of 7 a.m. and 6 p.m. Monday through Saturday. Work in progress may be allowed to continue until the time specified by the City Engineer provided:
      - (1) It is expedient to do so, and
      - (2) Work on that particular project was initiated before noon.
    - c. In no case shall work start after noon if it is anticipated that it will continue past 6 p.m., and if it can be finished by initiating the work earlier in the day.
    - d. If unusual weather or other unforeseen conditions appear, the applicant shall immediately request an extension from the City Engineer. All construction and maintenance shall be completed by the time specified in the permit.
    - e. The provisions of Section 7-15-7 C 6 shall not apply to emergency work.



## BUILDING

7. Traffic and Traffic Control.
  - a. When determined by the City Engineer, traffic adjacent to and within the construction area shall be controlled in accordance with the "Manual on Uniform Traffic Control Devices" (MUTCD), and the Arizona Department of Transportation (ADOT) "Traffic Control Manual for Highway Construction and Maintenance"; one copy of each of which are on file and are open for public inspection in the office of the City Engineer. The City Engineer may require signs, flaggers, pilot cars and other devices and methods. He may require that a traffic control plan be submitted with the application before the permit is issued.
  - b. The permittee shall give notification to the City Engineer no less than two (2) working days before work is to begin or before work is to re-commence after stoppage.
  - c. The permittee shall not partially or fully block rights-of-way to pedestrian or vehicular traffic under any circumstances without a valid permit. Whenever possible, one-way traffic shall be maintained. In no case shall blockage of emergency vehicle access be permitted. Notification shall be given to the Chief of Police and the Sedona Fire Department, pursuant to Section 11-2-1 and Article 11-3.
8. Notification to the City Engineer.
  - a. The City Engineer shall be notified after any trench or excavation has been backfilled, but before placement of any pavement courses, and
  - b. after placement of final pavement course, and
  - c. after completion of all work.
9. Routine and Final Inspections.
  - a. The City Engineer may routinely inspect work authorized by the permit at any time.
  - b. The City Engineer shall perform a final inspection of all work authorized by the permit.
  - c. Following final inspection of all work authorized by the permit, the City Engineer shall determine if the completed work conforms with the permitted work.

## BUILDING

- d. In addition, the City Engineer may request compaction testing to verify compliance with this Article.
10. Actions Resulting from Non-Compliance.
- a. The City Engineer shall notify the permittee in writing that work not in compliance has been declared deficient, and he shall direct the permittee to correct such deficiencies within fifteen (15) days.
  - b. If the permittee does not correct such deficiencies within fifteen (15) days, the City Engineer shall immediately proceed to correct the deficiencies and collect all costs from the permittee.
  - c. Additional penalties may apply, pursuant to Article 1-8.

11. Cancellation of Permit.

The City Engineer may immediately cancel and thereby revoke the rights provided by either a General Permit or a Project Permit if he determines that, during the life of the permit, the permittee is conducting the work permitted in a manner so as to endanger the public.

12. Removal and Abandonment of Facilities Within the Right-of-Way.

- a. The City Engineer may, upon written notice, require the permittee to remove or abandon in place as specified by the City Engineer, all property to which the permittee has title or which has been rented or leased by the permittee, if the right-of-way is needed by the City. The City shall bear the cost of relocation for only those improvements installed under a City rights-of-way permit, or for those improvements installed in accordance with the depth specifications contained in this Article.
- b. Whenever a permit is canceled by the City Engineer, the permittee shall be responsible and liable for replacing and restoring the disturbed rights-of-way; including but not limited to the paving, sidewalk, driveway surfacing, planting and ground cover; in as good condition as it was prior to disturbance, pursuant to Section 7-15-7 C 3 b.

### Section 7-15-8

#### Life of the Permit

- A. General Permit. The City Engineer shall determine the life of the General Permit, but it shall not exceed one (1) year, as stated in the permit. The City Engineer may revoke this permit at any time based on unsatisfactory performance.

## **BUILDING**

- B. Project Permit. Each Project Permit shall be in full force and effect for thirty (30) days from the date of issue, unless otherwise stated in the permit.
  
- C. Time Limits. The City Engineer may determine that a specific project may require more than thirty (30) days for completion and may permit such time as deemed necessary for completion. He may determine the necessity for a time extension during the life of the Project Permit, and thereby amend the permit.
  
- D. Time for Excavation, Backfilling & Compaction of Trenches Across Rights-of-Way.
  - 1. Time for excavation, backfilling and compaction across rights-of-way shall not exceed two (2) consecutive days, including holidays and weekend days. If unusual weather or other unforeseen conditions appear, the applicant shall immediately request an extension from the City Engineer.
  
  - 2. The City Engineer may determine that excavation, backfilling and compaction across rights-of-way may require more than two (2) days for completion and may permit such additional time as deemed necessary for completion and thereby amend the permit. When it is anticipated that work may exceed two (2) consecutive days, the applicant shall specify the anticipated number of days requested to complete the work.

### **Section 7-15-9 Denial of Permit**

The City Engineer shall deny a Project Permit if he determines the proposed work will adversely affect the integrity of public rights-of-way or impair public safety. Applicants may appeal any such decisions pursuant to Section 7-15-6.

### **Section 7-15-10 Fees**

- A. Permit Fees. At the issuance of a permit, the City Engineer shall collect the permit fees set forth in the Table of Permit Fees 7-15-10 A. Such fees shall be paid in lawful money of the United States or by collectable draft or check. Should such draft or check be uncollectible within 15 days, the permit shall be null and void.

## BUILDING

TABLE 7-15-10 A PERMIT FEES

General Permit	None
Project Permit	\$50.00 per Permit for 30 days \$50.00 for each time extension beyond 30 days

Project Permit fees shall be waived for utilities holding a General Permit.

B. Inspection Fees.

1. Inspection fees shall be waived for utilities holding a General Permit.
2. Inspection fees for one inspection are included in the permit fees, except as noted below.
3. If the City Engineer determines that more than one inspection is necessary for each project permit issued, the permittee shall be notified and the fee set forth in the Table 7-15-10 B, Inspection Fees, shall be collected before the inspection is conducted. Such fees shall be paid in lawful money of the United States or by collectable draft or check. Should such draft or check be uncollectible within 15 days, the permit shall be null and void.

TABLE 7-15-10 B INSPECTION FEES

Inspections under Project Permit	\$50.00 per inspection per one (1) hour
----------------------------------	--

One (1) hour shall include transit time to the inspection site and return. Additional time during the same inspection visit shall be invoiced at the non-prorated fee of \$50.00 per one (1) hour.

- C. Special Fees. At the issuance of a permit, the City Engineer shall collect the special fees set forth in the Table of Special Fees 7-15-10 C. Such fees shall be paid in lawful money of the United States or by collectable draft or check. Should such draft or check be uncollectible within fifteen (15) days, the permit shall be null and void. Special fees shall be waived for utilities holding a General Permit.

## BUILDING

TABLE 7-15-10 C SPECIAL FEES

Traffic Control Plan Review, pursuant to Section 7-15-7 C 7	\$300.00
Pre-Construction and Maintenance Conference, pursuant to Section 7-15-7 C 5	\$300.00
Project Permit Amendment, pursuant to Section 7-15-8 C	\$50.00 per amendment

### **Section 7-15-11 Amendment Additions to Sections of MAG Uniform Standard Specifications for Public Works Construction, and MAG Standard Details for Public Works Construction**

For the purposes of this article, Article 7-8 is hereby amended with the following additions. Except where noted below, "Engineer" shall mean the applicant's engineer, "contractor" shall mean the applicant or contractor hired by the applicant, and "contracting agency" shall mean the applicant. The sections specified below in MAG Uniform Standard Specifications for Public Works Construction, and MAG Standard Details for Public Works Construction are amended with additions as follows; section references, except as noted, are to those Standards:

- A. Construction Stakes, Lines and Grades. The permittee shall be responsible to insure that all construction stakes, lines and grades shall be in accordance with Section 105.8.
- B. Samples and Testing of Materials. The permittee shall be responsible to insure that, when so required by the permit, he shall employ an independent testing laboratory to test all physical materials, at his cost, pursuant to Section 106.2.
- C. Use of Explosives. The permittee shall be responsible to insure that a permit for blasting is obtained from the Sedona Fire Department. A copy of this permit shall be provided to the City Engineer by the permittee. The use of explosives shall be in accordance with Section 107.8.
- D. Preservation of Property. The permittee shall be responsible to insure that existing landscaping shall be preserved and special care given to protect trees and large shrubbery, in accordance with Section 7-15-7-C 3 b of this Article and Ordinance 89-11 "Preservation of Trees", as amended. The permittee shall also be responsible to insure that property protection shall be in accordance with MAG Section 201.2.

## BUILDING

### E. Backfilling and Compacting.

Non-shrink backfill material may be used in any City right-of-way. Verification of in-place density shall not be required for non-shrink material. Verification of in-place density shall be required for all native material and ABC backfills located under paved surfaces.

1. Specifications for Non-Shrink Backfill and Compaction. Specifications for non-shrink backfill and compaction which follow shall be mandatory for all paved rights-of-way and for trenches using non-shrink backfill. These specifications may be used for non-paved rights-of-way as an alternative. Exhibit "C" shall be part of this specification. When utilized, the following shall apply:
  - a. All pipes and lines shall be not less than thirty-six inches (36") below the pavement surface, unless connecting to existing lines that are less than thirty-six inches (36") below pavement. In such cases, lines shall be no higher than the existing lines. Lines located in solid rock, as defined in Section 7-15-4, shall be not less than twenty-four inches (24") below the pavement surface, unless connecting to existing lines that are less than twenty-four inches (24") below pavement. In such cases, lines shall be no higher than the existing lines.
  - b. Compacted select granular material, or crushed aggregate base of three-quarter (3/4") maximum size, shall be used for bedding and shading. The City Engineer may authorize the use of utility company bedding specifications, if those specifications are superior to the ones listed herein for bedding purposes.
  - c. Bedding material shall be placed in horizontal lifts, with thicknesses consistent with the capability of the compaction equipment utilized, but no lift shall be greater than eight inches (8").
  - d. Non-shrink backfill shall be placed to the bottom of pavement subgrade. For non-paved sections, backfill shall be placed to within six inches (6") of finished grade.
  - e. For non-paved sections, six inches (6") of ABC shall be placed over the non-shrink backfill and shall meet the compaction methods and relative density requirements of Section 7-15-11 F. Native material may be used in place of ABC between the top back of the ditch and the right-of-way boundary.

## BUILDING

- f. Pavement subgrade thickness shall match existing subgrade thickness but shall not be less than six inches (6") thick.
  - g. For trenches not parallel to the roadway centerline, T-top trenches shall be constructed in accordance with MAG Standard Detail #200.
  - h. Asphalt concrete shall match existing pavement thickness but shall be not less than four inches (4") thick. For local streets, the City Engineer may allow two inches (2") of replacement asphalt where appropriate.
2. Specifications for Earth Backfill and Compaction.  
Specifications for earth backfill and compaction which follow may be utilized for all non-paved rights-of-way, and for trenches using earth backfill. Exhibit "B" shall be part of this specification. When utilized, the following shall apply:
- a. All pipes and lines shall be located pursuant to Section 7-15-11 E 1 a of this Article.
  - b. Compacted granular material, or crushed aggregate base of three-quarter (3/4") maximum size, may be used for bedding and shall provide not less than six inches (6") of cover between the top of the pipe and the compacted native material backfill. The City Engineer may authorize the use of utility company bedding specifications, if those specifications are superior to the ones listed herein for bedding purposes.
  - c. Material shall be placed in horizontal lifts, with thicknesses consistent with the capability of the compaction equipment utilized, but no lift shall be greater than eight inches (8").
  - d. Compaction methods and relative density shall be in accordance with Section 7-15-11 F. In addition, the following specifications shall apply:
    - (1) Backfill materials shall be brought to a uniform moisture content within three percent (3%) of optimum moisture;
    - (2) Materials shall be compacted to not less than ninety-five percent (95%) of the maximum density, as determined by Uniform Building Code Standard #70-1, 70-2, 70-3, 70-4, 70-5, utilizing the Rock Correction Factor as set forth in MAG Standard Detail #190.

## BUILDING

- e. Compacted native material of eight inch (8") maximum dimension may be used as backfill, provided either:
    - (1) The depth shall be not less than six inches (6") below finished grade for non-paved surfaces.
    - or
    - (2) The depth shall be not less than twelve inches (12") below the bottom of pavement subgrade for paved surfaces.
  - f. Compacted native material of three inch (3") maximum dimension may be used as backfill, provided the depth shall be not less than twelve inches (12") below the bottom of pavement subgrade for paved surfaces.
  - g. For non-paved sections, six inches (6") of ABC shall be placed over the earth backfill and shall be compacted in accordance with Sections 211.3 and 601. Native material may be used in place of ABC between the top back of the ditch and the right-of-way boundary.
  - h. Pavement subgrade thickness shall match existing subgrade thickness but shall be not less than six inches (6") thick.
  - i. For trenches not parallel to the roadway centerline, T-top trenches shall be constructed in accordance with MAG Standard Detail #200.
  - j. Asphalt concrete shall match existing pavement thickness but shall be not less than four inches (4") thick. For local streets, the City Engineer may allow two inches (2") of replacement asphalt where appropriate.
  - k. Compaction tests shall be required under all paved surfaces.
- F. Relative Compaction. Compaction shall be in accordance with Section 301.3, and with the relative density specification of ninety-five percent (95%) for the following:
- 1. major streets
  - 2. other streets and traffic ways including parking lots, access drives and paved bike paths
  - 3. curbs, gutters, sidewalks and pedestrian walks



## BUILDING

4. all road shoulders and ditches

Areas outside of the traveled way where vegetative landscaping will be completed immediately following work in the right-of-way shall be compacted to ninety percent (90%) relative density.

- G. Untreated Base Material. All untreated base material shall be in accordance with specifications in Section 702.2.
- H. Weather and Moisture Condition Limitations for Asphaltic Concrete.
  1. Asphalt concrete shall be deposited only when the subgrade surface is dry, and when the ambient temperature in the shade is sixty (60) degrees Fahrenheit and is rising.
  2. Asphalt concrete shall not be deposited when it is foggy, rainy or when the base on which the concrete is to be deposited is in a wet or frozen state. By "wet" is meant in excess of optimum moisture.
- I. Tack Coat. All tack coats shall be applied in accordance with specifications in Section 321.4. When applied to vertical surfaces, tack coats shall be applied only after surfaces have been cleaned and loose particles removed in such manner as to insure full surface coverage.
- J. Base Preparation. All base preparation shall be accomplished in accordance with specifications in Section 321.5.1.
  1. Leveling operations shall have been completed before the aggregate base course is applied.
  2. The base course shall be in reasonably close conformity with lines, grades and dimensions shown on the plans.
- K. Asphalt Base and Surface Course. Asphalt base and surface courses shall be spread and finished in accordance with specifications in Section 321.5.4, with the following exceptions: 1) Use of self-propelled mechanical spreading and finishing equipment is not required unless specified by the City Engineer; 2) A smooth steel wheel roller is required, unless otherwise specified by the City Engineer. The permittee is encouraged to utilize walk-behind or riding self-propelled vibratory roller compaction equipment whenever possible. When complete, the pavement surface shall be smooth, dense and of uniform texture and appearance.
- L. Asphalt Chip Seal. Asphalt chip seal shall be applied in accordance with specifications in Section 330, with the following exceptions: 1) A mechanical

## BUILDING

spreader is not required, unless specified by the City Engineer. 2) An insulated, pressure-type distribution truck is not required unless specified by the City Engineer. A chip seal final layer shall be applied to all surfaces which possessed a chip seal prior to the commencement of work.

- M. Pavement to be Removed. Pavement removal shall be accomplished in accordance with specifications in Section 336.2.2. For the purposes of this article, the third and fifth paragraphs of MAG Section 336.2.2 shall be deleted. In lieu of cutting trenches across driveways, curbs and gutters, sidewalks, alley entrances and other types of pavements, the City Engineer may require the contractor to tunnel or bore under such structures and pavements. When matching to new pavement, existing asphalt pavement shall be removed only by saw cutting.
- N. Concrete Materials. Concrete shall be Portland Cement Concrete in accordance with specifications in Section 725 with the following stipulations:
1. May have air entraining admixture of four percent (4%) to six percent (6%) by volume, if required by the City Engineer.
  2. Expansion filler joints shall be in accordance with specifications in Section 729;
  3. Class A concrete shall be used for concrete structures, either reinforced or non-reinforced, and for concrete pavements.
  4. Class B concrete may be used for curbs, gutters and sidewalks.
  5. Class C concrete may be used for thrust blocks, encasements, fill or over excavation, etc.
- O. Curing. Curing of all concrete shall be in accordance with specifications in Section 505.8.
- P. Asphalt Concrete. Asphalt concrete utilized as surfacing shall be in accordance with specifications in Section 710 with the following stipulations:
1. Surfacing shall be hot-plant mixed and delivered from the plant to the site at a temperature not greater than three-hundred and twenty-five (325) degrees Fahrenheit.
  2. Cold mix temporary patches shall be utilized, but only until such time that temperature conditions permit, as set forth in 7-15-11 H, and hot mix asphalt is available, as defined in paragraph 3 below.
  3. Hot mix asphalt shall be placed as soon as temperature conditions and availability allow. For the purpose of this Section, availability is defined

## BUILDING

as suitable hot mix asphalt concrete being available within a forty (40) mile radius and the cumulative hot mix asphalt requirements of any permittee equals or exceeds five (5) cubic yards.

- Q. Granular Material. Granular material shall be in accordance with specifications in Section 601.4.6.
- R. Frames, Covers and Valve Boxes. Adjustments for all frames, covers and valve boxes shall be in accordance with specifications in Section 345. All such devices shall be adjusted to final finish grades without regard for plan notations which may be contrary.
- S. Forms and Temporary Drains. All form work installed shall be in accordance with specifications in Section 505.3. Temporary drains shall be included in all catch basin forms.
- T. Trenches. For pipes or lines with diameters larger than 2 inches, trench widths shall be in accordance with specifications in Exhibit "B". For pipes or lines with diameters less than 2 inches, trench widths may be excavated to the minimum width necessary to permit a safe installation.
- U. Traffic Control Measures. Traffic control measures shall be in accordance with specifications in MAG Section 401.4 and Section 7-15-7 C 7 a of this article. Devices and measures to adequately control vehicular and pedestrian traffic adjacent to and within the construction area shall be provided and maintained.

### **Section 7-15-12 Additional Stipulations**

- A. Soil Boring Priority. Road cuts on collector streets, and on all streets which have been paved within the five (5) years previous to the permit date, shall not be authorized by the City Engineer where geological conditions allow for push or boring techniques.
- B. Samples for Testing. When the permit does not require materials testing, as stated in Section 7-15-11 B, the City Engineer may request and obtain materials samples in suitable quantities from the permittee for testing to determine compliance with specifications. Such costs shall be charged to the permittee by the City.
- C. Site Conditions. The permittee shall conduct the project to conform with the following stipulations:
  - 1. Rubber-tired equipment shall be operated on paved surfaces except that, when street pads, as defined in Section 7-15-4, are employed to protect asphalt surfaces, the following shall apply:

## **BUILDING**

- a. Crawler equipment with street pads may be utilized with written permission of the City Engineer
  - b. Backhoes and similar equipment with pods shall utilize street pads as defined in Section 7-15-4.
2. Site shall be maintained during the life of the permit in a clean and orderly condition.
  3. Trenches across roadways shall be bridged by suitable plate, approved by the City Engineer, whenever work is stopped overnight.
  4. All signs temporarily moved shall be reinstalled and all signs damaged during construction shall be replaced. Arrangements may be made with the City Engineer to have these replaced and the costs charged to the permittee by the City.
  5. Prior to final inspection by the City Engineer, the permittee shall clear pavement surfaces, dress shoulders, clean surfaces; and remove debris, garbage, unused native and manufactured materials and similar objects which are not an integral part of the rights-of-way; to the satisfaction of the City Engineer.

### **Section 7-15-13      Procedures for Acceptance of Existing Private Streets for Maintenance (Adopted – Ordinance 91-04 02-21-91)**

- A. Council Resolution #90-39, establishes a policy and minimum criteria relating to the acquisition and maintenance of private streets. Any private street proposed for acquisition and maintenance by the city shall be in accordance with the policy and criteria as set forth in Resolution #90-39.
- B. In order to be considered, a street owner or property owner's association shall make an application to the city engineer on an application form provided by the engineering department that includes all of the following items:
  1. A legal description and map of the proposed rights-of-way prepared and stamped by a registered land surveyor licensed by the State of Arizona. The map shall include the street, rights-of-way and all adjacent lots or parcels and shall also include the following.
    - a. A scale (written and bar graph), north point and date of preparation including dates of any subsequent revision.
    - b. Boundary lines and vicinity map.

## BUILDING

- c. Names, locations and widths of adjacent streets, roads, highways and ways.
  - d. The width and location of all existing or proposed easements for special purposes which are contained within or adjacent to the proposed rights-of-way to be dedicated, such easements for the purposes of drainage, sewers, utilities, flood control or access.
  - e. Locations, elevations and size of culverts and storm drains and detention facilities.
  - f. Location of all existing or proposed structures, walls, fences, irrigation ditches, water wells, pipelines and other physical features within or adjacent to proposed rights-of-way. The map shall indicate which improvements are to remain, be altered or removed.
2. A fee simple title to the entire rights-of-way for the street conveyed by the street owner or property owner's association. The street shall be reasonably centered within the conveyed rights-of-way to allow for a minimum or an 18 foot (18') street plus two 3 foot (3') shoulders plus adequate drainage facilities.
  3. Documentation acceptable to the city attorney that the street owners or property owner's association have legal authority to convey the rights-of-way to the city.
  4. Payment to the city of an application fee in the amount of \$250.00 to cover the cost of application review and recordation with the county.
- C. The city engineer shall review any complete application submitted by the street owners or property owner's association. The city engineer shall prepare a written inspection report of the street and rights-of-way proposed for dedication and the accompanying map. He shall determine if there exist any design, construction or maintenance deficiencies that would result in an unacceptable assumption of liability or cost on the part of the city. This report may recommend corrective action items to be accomplished by the existing owners as a condition of acceptance. This may include removal of all buildings, steps, walls or other structures not functionally part of the traveled way or of drainage facilities. The city engineer shall make a written recommendation to the council regarding the offer of dedication and acceptance by the city.
- D. The council shall consider the city engineer's recommendation and determine to accept or reject the offer of dedication. The council may attach any additional conditions they deem necessary to their acceptance.

**BUILDING**

- E. If directed by the council, the city engineer shall sign the map indicating city acceptance of the dedication. The city clerk shall record the accepted new street with the necessary documentation with the appropriate county recorder's office.

**ARTICLE 7-16            STREET NAMING AND ADDRESSING (Adopted – Ordinance 90-21 – 10-09-90)**

- 7-16-1            Purpose
- 7-16-2            Scope
- 7-16-3            Definitions
- 7-16-4            General Provisions
- 7-16-5            Appeals
- 7-16-6            Street Naming Standards
- 7-16-7            Addressing Standards
- 7-16-8            Changing a Street Name

**Section 7-16-1            Purpose**

The purpose of this Article is to provide for the uniform assignment of property numbers, to provide for the naming of new streets and renaming of old streets with conflicting or duplicate names in order to provide for efficient emergency services and provide for the safety of the residents of the City, providing for the enforcement of said Article, and prescribing penalties for the violation thereof.

**Section 7-16-2            Scope**

This Article shall apply to all lands within the city.

**Section 7-16-3            Definitions**

- A. For the purpose of this Article, the definitions listed hereunder shall be construed as specified:
  - 1. "Address" shall mean property location identification including the following elements: Number, Directional Prefix, Street Name, (Unit Number, if applicable).
  - 2. "Addressing Official" shall mean the City Engineer who is charged with the administration of these standards.
  - 3. "Cul-de-sac" shall mean a street having only one outlet for vehicular traffic, with a turnaround at the opposite end which is not intended to be extended or continued to provide future connections or access to other adjacent lands.

## **BUILDING**

4. "Directional Prefix" shall mean a prefix assigned to a street based on its overall direction and its location within a grid system.
5. "Driveway" shall mean a vehicle access for a single family residence, a duplex or to an apartment building containing not more than four dwelling units.
6. "Frontage" shall mean that side of a building which contains the main entrance for pedestrian ingress/egress. If more than one main entrance exists, the one that more nearly faces or is oriented to the street of highest classification as portrayed on the Official City Street and Subdivision Map shall be considered the building frontage. If all streets are of the same classification, the side of the building with the smallest lineal dimension containing a main entrance shall be considered the building frontage.
7. "Hundred Block" shall mean an incremental breakdown (one-tenth) of a thousand grid.
8. "Prefix Designation" shall mean a descriptive qualifier preceding a street name, such as north or west.
9. "Private Access Way" shall mean a common driveway providing immediate access from a public right-of-way or private street to a residence or small group of residences, or divided interests in air rights exempt from management, maintenance and liability responsibilities on the part of the City.
10. "Private Street Way" shall mean a street or way owned and maintained by an individual or group of individuals providing the right to control access to one or more lots, parcels or divided interests in air rights exempt from management, maintenance and liability responsibilities on the part of the City.
11. "Public Street Way" shall mean a right-of-way providing access to one or more lots, parcels or divided interests in air rights which has been dedicated to and accepted by the City in conjunction with the City's assumption of management, maintenance and liability responsibilities associated therewith.
12. "Street" shall mean a public thoroughfare or right-of-way or approved private thoroughfare or right-of-way determined by the City Engineer to be adequate for the purpose of access, which affords the principal means of access for abutting property including avenue, place, way, drive, land, boulevard, highway, road and any other thoroughfare, except as excluded in this code. The word "street" shall include all major and secondary highways, traffic collector streets and local streets, but shall not include

## **BUILDING**

alleys. For purposes of this Article, "street" shall include both public and private street ways and private access ways.

13. "Street Name" shall mean the official or unofficial name of a street including a name, a suffix designation and a prefix designation, if any.
14. "Suffix Designation" shall mean a descriptive qualifier at the end of a street name, such as Ave. or Lane.
15. "Thousand Grid" shall mean grid numbers in multiples of 1000 located primarily on section lines.
16. "Unit Number" shall mean a number or letter affixed to a separate unit, such as apartment or suite, within a building or complex that is assigned a single address.

### **Section 7-16-4**

### **General Provisions**

#### **A. Authority.**

1. Only the City Engineer may assign an address or change a street name, pursuant to Section 3-2-4H, in conformance with this Article. All street name changes shall be subject to approval by the Council.
2. The City Engineer shall be responsible for the administration of the standards in this Article and the maintenance of all maps and data related to street naming and addressing.
3. The City Engineer shall provide maps and legal descriptions pertinent to any action or proposed action which may affect street naming and addressing and including, but not limited to, realignments, abandonments and right-of-way planning and acquisition.
4. The City Engineer shall process applications for address assignments.

#### **B. Enforcement.**

1. The Code Enforcement Officer may cite persons in violation of this Article.
2. In the event that the owner or occupant or person in charge of any house or building refuses to comply with the terms of this Article by failing to affix the street number assigned by the City Engineer within sixty (60) days, to remove any old numbers affixed to such house, or house entrance, or elsewhere, which may be confused with the number assigned thereto,



## **BUILDING**

he shall be subject to civil penalty. Each day the property does not comply with this Article represents a separate violation.

3. All violations of this Article shall result in a civil penalty being assessed and shall fall under the jurisdiction of the Magistrate Court. All rules for procedure for hearings in front of the Court shall apply to civil violations arising under this Article.
4. Penalties.
  - a. For a first violation of this Article, the penalty shall not be more than five hundred dollars (\$500.00).
  - b. For a second or subsequent violation arising out of the same facts, the penalty shall not be more than one thousand dollars (\$1,000.00).

### **Section 7-16-5 Appeals**

Any owner of property whose address, as defined in Section 7-16-3A1, has been changed by a decision of the City Engineer may appeal. Appeals may be taken by filing an appeal with the City Clerk within fifteen (15) days of notification of the owner. A copy of the appeal shall be provided to the City Engineer. The City Council shall agendaize the appeal for the next regular or special meeting, hear arguments and decide the matter. The decision shall be final.

### **Section 7-16-6 Street Naming Standards**

- A. Selection of Street Names.
  1. Names shall be pleasant sounding, appropriate, easy to read; so that the public, and children in particular, can pronounce the name in an emergency situation; and should add to the pride of property ownership.
  2. Street names shall not be duplicated, nor shall the same street have more than one name. A street name is a duplicate if either of the following conditions exist:
    - a. A street has the same name as another street even if their suffix designations differ.
    - b. A street name sounds similar to the name of another street despite a difference in spelling.

## BUILDING

3. Unacceptable Street Names.
  - a. Numerical names (1st, 2nd or similar) or alphabet letters.
  - b. Names which may be considered frivolous or in poor taste.
  - c. Complicated names, names with unconventional spelling, proper names of existing commercial enterprises or difficult to pronounce names.
  - d. Names which include words or syllables which might be confused with prefix or suffix designations (such as Northglen Drive or Circle Drive).
  - e. Length of street name. (See Section 7-16-6A6b.)
4. Naming and Street Configuration.
  - a. Cul-de-sacs, as defined in Section 7-16-3A, shorter than two-hundred feet (200') and providing access to five (5) or fewer lots shall not be named and shall assume the name of the intersecting through street. Where there is a series of long and short cul-de-sacs, all shall have separate names.
  - b. A cul-de-sac may bear the same name as its intersecting through street with a different suffix designation and not be considered a name duplication.
  - c. Diagonal streets, or streets which change direction, or loop back onto themselves or another street, shall be given one directional prefix based on the street's overall orientation in context with surrounding streets. A street shall change directional prefix only where it crosses a grid system baseline.
  - d. Major arteries and highways which change direction for a significant distance may change directional prefixes at the most logical and convenient break point.
  - e. Streets located on the same alignment in the same geographical region shall bear the same name and directional prefix though they are not physically connected.
5. Suffix Designations.
  - a. Appropriate street name suffixes include, but are not limited to, the following:

## BUILDING

1. For a highway or major arterial street: Highway, Road, Boulevard, Avenue, Parkway.
  2. For a local through street: Road, Drive, Lane, Way, Avenue, Street.
  3. For a short street or cul-de-sac: Way, Court, Place, Circle.
- b. Standard Abbreviations. Avenue: Ave. or Av.; Boulevard: Blvd.; Circle: Cir.; Court: Ct.; Drive: Dr.; Highway: Hwy.; Lane: Ln.; Parkway: Pkwy.; Place: Pl.; Road: Rd.; Street: St.; Terrace: Ter.; Trail: Tr.; Way: Wy.
6. Naming and Street Name Signs.
- a. All street name signs shall conform to the following standards:
    1. Length of sign not to exceed forty-two inches (42").
    2. Sign blade shall be six inches (6") wide, extruded aluminum with a .090" web thickness and a .250" flange thickness.
    3. Street names shall have a four inch (4") high engineering grade white retroreflective lettering, either heat activated 3M#2290 or equivalent, or pressure activated 3M#3290, or equivalent having a minimum stroke width of one-half inch (1/2").
    4. Conventional abbreviations as specified in the list of street names to be provided to the successful bidder are acceptable except for the street name itself. Letter height for street suffixes, prefixes and block numbers for highway signs shall be two inches (2") and reflectorized.
    5. Type "C" letters shall be used.
    6. The background color shall be non-reflective fade-proof, U.S. Forest Service brown enamel or resin, color #100219.
    7. Post-to sign and sign-to-sign mounting brackets shall be high strength, die-cast aluminum for mounting on 2" x 2" perforated steel breakaway posts.
    8. All signs placed on a public road right-of-way shall be approved by the City Engineer.

## BUILDING

9. All street name signs shall be installed posts as per the specifications of the City Engineer.
  - b. Length of street names shall be limited to spacing consistent with a forty-two inch (42") sign, which shall not exceed seventeen (17) letters including the suffix and spacing. Examples: Acceptable - Prairie Falcon Dr; Unacceptable - Camino Del Caballo.
7. Street Naming for New Subdivisions.
- a. After approval of a Preliminary Plat map and before submittal of a Final Plat, pursuant to Ordinance 90-2, the subdivider shall submit a street naming proposal to the City Engineer which includes 1) a map of the overall tract illustrating street layout and the name proposed for each street and 2) an alphabetical list of the proposed street names, together with an alternate name for each name proposed. The City Engineer shall review the street-naming proposal for duplication of names, appropriateness of names and for overall compliance with Section 7-16-6. The City Engineer may modify or amend the proposal as he deems necessary to bring it into conformance with that Section. The decision of the City Engineer may be appealed pursuant to Section 7-16-5C. The approved street names and numbering shall be included in the Final Plat map by the subdivider.
  - b. Street name signs, approved by the City Engineer, shall be installed by the subdivider at the intersection of all streets and highways and at such other locations as may be determined to be necessary by the City Engineer. Street name signs may be placed on top of stop signs or yield signs, if approved by the City Engineer.

### **Section 7-16-7 Addressing Standards**

#### A. Address Numbers.

1. Address numbers for each street shall begin from 0 at the beginning point of that street and increase at the rate of 1000 per lineal mile of that street. Where possible, thousand grid numbers shall correspond with section lines. Each thousand grid is divided into ten, hundred blocks of approximately equal length. Hundred blocks may be expanded and contracted in order to fit street patterns, so that a hundred block may begin at an intersection rather than in the middle of a block.
2. Address numbers shall be assigned with even numbers on the north side of east-west streets and the west side of north-south streets, and with odd

## BUILDING

numbers on the south side of east-west streets and the east side of north-south streets.

3. An address shall be complete and official only if it contains all of the following elements:
  - a. Number (Value denoting distance from point of origin. Fractions or alphabetical letters shall not be included in an address number).
  - b. Directional Prefix as appropriate (Indicating directions of street and its location within the system).
  - c. Street Name (As shown on the Official City Street and Subdivision Map as provided in Section 7-16-9 and recognized by the City Engineer).

### B. Frontage

1. Address numbers shall be assigned to properties at their point of frontage on a named street, except that a building on a corner lot shall be assigned an address on the street the building faces. A building on a parcel, sufficiently large such that the front of the house is not visible from the street, shall be assigned an address for the point at which its private driveway meets a named street.
2. Where two or more separate businesses or residences are contained in one building or complex, a single address shall be assigned to that building or complex, and unit numbers (e.g., Suite 1, Apt. 1) shall be assigned to each door by the property owner. Private clustered housing developments with no more than two points of vehicular access, including mobile home or RV Parks, shall also be assigned a single address with unit numbers provided by the property owner.

### C. Display Standards.

1. Address numbers shall be located so as to be legible from the street on which the address is assigned.
2. Numbers shall be legibly marked and contrast with any background material.
3. Where a building is not clearly visible from the street on which it is addressed, its address number shall be posted at the point at which its private driveway meets that street.
4. Where unit numbering is necessary, the property owner of an existing building shall be responsible for posting unit numbers in a logical and

## BUILDING

appropriate manner within sixty (60) days of adoption of this Article. Where unit numbering is necessary, the property owner of a newly constructed building shall be responsible for posting unit numbers in a logical and appropriate manner no later than the issuance of a Certificate of Occupancy.

5. It shall be the duty of the property owner of a building to post the correct address number of that building in accordance with those standards within sixty (60) days of adoption of this Article.
6. Any incorrect or improper address number shall be removed and replaced with the correct number by the property owner within sixty (60) days of notification by the City Engineer of the correct address.

### **Section 7-16-8 Changing a Street Name**

#### **A. Procedure for Initiation by a Group or Person.**

1. Any person or group, in accordance with Section 7-16-6A, may petition to change an existing street name by filing with the City Clerk a petition signed by fifty-one percent (51%) of owners of property abutting the street for which the name change is proposed. The City Clerk shall certify the petition.
2. A sketch of the street for which the name change is proposed showing its relationship with intersecting streets, shall be filed with the petition, to clearly show its location and clearly indicate those properties affected, together with a typewritten list of the names and addresses of each current property owner on the street. Such list shall have been based on records of the Assessor's Office in either Coconino or Yavapai County and verified.
3. A one hundred dollar (\$100.00) non-refundable administrative fee plus fifty dollars (\$50.00) for each blade of all street name signs that will require replacement shall be deposited with the City Clerk at the time of filing.
4. The City Engineer will determine the appropriateness of the street name change based on the provisions of this Article and forward his recommendation to the City Council for adoption as an ordinance. The City Engineer shall cause erection of any street name sign change so approved.

#### **B. Procedure for Initiation by the City Engineer or Council.**

1. The City Engineer may initiate a change in an existing street name and submit a recommendation to the Council for adoption as an ordinance.

## BUILDING

There shall be public notice of such recommendation to all owners of property abutting the street for which the name change is proposed.

2. The Council may initiate a change in an existing street name and direct the City Engineer to consider such change and submit a recommendation to the Council for adoption as an ordinance. There shall be public notice of such recommendation to all owners of property abutting the street for which the name change is proposed.

### C. Procedure for Initiating a Hardship Change.

1. Any person or group constituting less than fifty-one percent (51%) of the owners of property abutting a street may request the Council, in writing, to change the name of their street. The request shall be submitted to the City Clerk and shall include:
  - a. A sketch of the street for which the name change is proposed showing its area of location and relationship with intersecting streets, and indicating those properties abutting the street.
  - b. A typewritten list of the names and addresses of each current property owner on the street. The list shall be verified and based on records of the Assessor's office of the applicable county.
  - c. An explanation why the applicant cannot meet the fifty-one percent requirement of subsection A, paragraph 1 of this section, and reasons why the Council should waive the requirement.
  - d. Proposed alternative street names in accordance with Section 7-16-6, subsection A.
2. A person or group submitting a petition for a street name change pursuant to subsection A of this section, or requesting a street name change pursuant to subsection C, paragraph 1 of this section, may also request that the Council waive one or more of the requirements of Section 7-16-6, subsection A, in adopting a proposed alternative street name submitted with the petition or request. In that event, the petition or request shall set forth the Section 7-16-6, subsection A, requirements for which a waiver is sought and a justification of such waiver including why it would not be against the public health, safety and welfare of the citizens of the city.
3. For any petition or request submitted pursuant to this part, a one hundred dollar (\$100.00) non-refundable administrative fee plus fifty dollars (\$50.00) for each blade of all street name signs that will require replacement shall all be deposited with the City Clerk at the time of filing.

## **BUILDING**

4. The City Engineer shall cause notice of the proposed name change and the public hearing before the City Council concerning the same to be mailed to all owners of property abutting the subject street.
  
5. The Council shall hold a hearing at which time the public may address the proposed name change. The applicant for the proposed name change shall attend the public hearing and present justification for the proposed name change and waiver of any of the other regulations of this article. The City Engineer shall also review the proposed name change and advise the Council whether it raises any public health, safety or welfare concerns. At the close of the public hearing, the Council shall, in its sole discretion, determine whether to change the name of the street at issue and, if a change is approved, the new name of the street and how it shall be signed. Any approved change that results in a waiver of any of the requirements of this article shall be based on a finding that the street name change does not result in a substantial impairment of public health, safety or welfare.
  
6. The City Engineer shall cause to be erected the street name signs for any street name change approved by Council.

(Rev. 09-92)

### **ARTICLE 7-17      TRAFFIC IMPACT STUDY**

- |        |                     |
|--------|---------------------|
| 7-17-1 | Purpose             |
| 7-17-2 | Scope               |
| 7-17-3 | Definitions         |
| 7-17-4 | Reference Standards |
| 7-17-5 | Procedure           |
| 7-17-6 | Study Requirements  |
| 7-17-7 | Approval            |
| 7-17-8 | Appeals             |

#### **Section 7-17-1      Purpose**

The city is concerned with the traffic operation and safety aspects of the movement of motor vehicle, bicycle and pedestrian traffic from and to streets and highways within the city limits. This concern is demonstrated in the right-of-way permit process, Article 7-15, where care is taken to assure that a proposed right-of-way is managed to minimize any significant negative impacts to the existing and permitted rights-of-way including streets and highways within the city. The purpose of this article is to establish a uniform policy for conducting a traffic impact study where the anticipated traffic behavior resulting from a development is expected to have a materially negative operational or safety impact on a street or highway within the city.



## **BUILDING**

### **Section 7-17-2          Scope**

This article shall apply to proposed developments on all lands within the city.

(Rev.10/95)

### **Section 7-17-3          Definitions**

For the purpose of this article, the definitions listed hereunder shall be construed as specified.

- A. "Traffic generator" shall mean a designated land use or building type which, when in use or operation, generates a flow of motor vehicle, bicycle or pedestrian traffic.
  
- B. "Traffic impact study" shall mean a traffic engineering study of the potential negative impact on traffic operations and safety resulting from a proposed traffic generator, and shall include any recommended street or highway improvements to mitigate such negative impact, and the means proposed for the timing, funding and construction of these improvements.

### **Section 7-17-4          Reference Standards**

- A. For the purpose of this article, the documents listed hereunder shall be construed as technical reference standards:
  - 1. Trip Generation Handbook, Institute of Transportation Engineers; 4th edition, 1987.
  - 2. Highway Capacity Manual, Special Report 290, Transportation Research Board, National Research Council; 1985.
  - 3. Traffic Impact Analysis, F. Greenberg and J. Hecimovich, Planning Advisory Service Report #387, American Planning Association; 1984.
  - 4. Traffic Access and Impact Studies for Site Development, RP-020, Institute of Transportation Engineers; 1988.
  - 5. Manual of Uniform Traffic Control Devices, U.S. Department of Transportation, Federal Highway Administration; 1988.
  - 6. Transportation and Land Development, V. Stover and F. Koepke, Institute of Transportation Engineers; 1988.
  - 7. A Policy on Geometric Design of Highways and Streets, American Association of State Highway and Transportation Officials; 1990.

## **BUILDING**

- B. The city engineer is hereby authorized to specify in writing additional technical reference standards.

### **Section 7-17-5 Procedure**

- A. As part of the development review process, a traffic impact study shall be submitted by the developer for a residential development with ten or more dwelling units.
- B. As part of the development review process, a traffic impact study shall be submitted by the developer for any non-residential development where one-hundred or more trips are expected to be generated by the development during either the peak traffic hours of the development, or during the peak traffic hours of the city as specified in writing by the city engineer.
- C. For any development other than those set forth in subsections A and B, a traffic impact study shall be submitted by the developer as part of the development review and right-of-way permit process where new street or highway access or access adjustments are requested by the developer, or where the proposed development will constitute a significant change in land use adjacent to existing points of access. This is to determine if the change in access or of land use will be expected to have a materially negative impact on traffic operations or traffic safety.
- D. When the traffic impact study indicates that the development will probably have a materially negative impact on traffic operations or traffic safety, the developer shall analyze and report on all transportation improvements that will be necessary to maintain the existing levels of traffic operation and safety. The analysis shall recommend specific timing, funding and construction means that will enable the developer to properly implement the recommended improvements. For phased projects, the traffic impact study shall specify the means by which the developer will mitigate the traffic impacts as each phase of the project is constructed.

### **Section 7-17-6 Study Requirements**

The traffic impact study shall incorporate graphics, such as drawings and maps, and shall consider and include, but shall not be limited to, the following features:

- A. Physical Roadway Features
  - 1. General description of location
  - 2. Type of existing roadway
  - 3. Existing roadway geometrics

## **BUILDING**

4. Existing type and condition of pavement surface
  5. Existing traffic controls
  6. Available and required stopping sight distances from point of access to highway
- B. Traffic Characteristics
1. Existing annual average daily traffic (AADT)
  2. Existing vehicle classifications
  3. Existing pedestrian and bicycle activity
  4. Existing peak hour turning maneuvers
  5. Existing roadway or intersection capacity
  6. Existing roadway or intersection level of service including all movements
  7. Three years of historical accident data
- C. Speed Characteristics
1. Prevailing eighty-fifth percentile speed
  2. Posted speed limits
- D. Existing Traffic Controls
1. Passive controls (such as signs and markers)
  2. Active controls (such as traffic signals)
  3. Lighting
  4. Crosswalks
  5. Bicycle paths or lanes
- E. Traffic Generator Characteristics
1. Description of traffic generator
  2. Gross land area of traffic generator

## **BUILDING**

3. Square feet of commercial building space
4. Number of commercial parking spaces
5. Number of dwelling units, including type
6. Total number of trips per day anticipated from completed development
7. Number of week-day peak hour trips anticipated from completed development
8. Number of weekend peak hour trips anticipated from completed development
9. Anticipated peak hour turning movement volume to or from street or highway, and to or from traffic generator
10. Volume and direction of anticipated pedestrian and bicycle traffic during the peak hour
11. Description of vehicle classifications anticipated for the traffic generator
12. Level of service of roadway or intersection, including all movements, combining existing and development-generated traffic volumes. Such levels shall be delineated both
  - a. without consideration of roadway and traffic control improvements, and
  - b. with consideration of roadway and traffic control improvements

### **F. Summary**

1. Pertinent discussion
2. Results of analyses
3. Recommendations addressing the maintenance of existing levels of traffic operations and traffic safety. These recommendations shall include description of the timing, funding and construction necessary to implement these improvements. All such recommendations shall be consistent with the recommendations and conclusions of the City's Sedona Area Transportation Study as adopted by the council. The recommendations of any traffic impact study submitted prior to the

## **BUILDING**

adoption of the Sedona Area Transportation Study shall be consistent with the draft current at the time the traffic impact study is submitted.

### **G. Graphics Format**

Graphics, such as drawings and maps, shall be drawn to scale upon substantial paper or Mylar and supplemented with a bar graph to preclude changes via enlargements or reductions.

### **Section 7-17-7 Approval**

A traffic impact study shall be approved jointly by the city engineer and the director of community development. Where a state highway is involved, approval by the district engineer and by the assistant state engineer of the Traffic Engineering Section, Arizona Department of Transportation, shall be obtained by the developer prior to consideration by the city.

### **Section 7-17-8 Appeals**

Any appeal from the decision of the city engineer and the director of community development pursuant to this article may be taken by any person by filing a written appeal with the city clerk within ten days of the date of the decision. Such appeal shall specifically set forth the appellant's objections to the decision based on information contained in the developer's traffic impact study, the requirements of this article and the applicable technical reference standards. A copy of the appeal shall be provided to the city engineer and the director of community development. The appeal shall be placed on the council agenda for the next regular or special meeting. The council shall hear arguments from the city staff and from the appellant and decide the matter. The council decision shall be final.