

# AGENDA



# 4:30 P.M.

## CITY COUNCIL MEETING

## TUESDAY, JUNE 11, 2019

### NOTES:

- Public Forum: Comments are generally limited to **3 minutes**.
- Consent Items: Items listed under Consent Items have been distributed to Council Members in advance for study and will be enacted by one motion. Any member of the Council, staff or the public may remove an item from the Consent Items for discussion. Items removed from the Consent Items may be acted upon before proceeding to the next agenda item.
- Meeting room is wheelchair accessible. American Disabilities Act (ADA) accommodations are available upon request. Please phone 928-282-3113 at least two (2) business days in advance.
- City Council Meeting Agenda Packets are available on the City's website at:

[www.SedonaAZ.gov](http://www.SedonaAZ.gov)

### GUIDELINES FOR PUBLIC COMMENT

#### PURPOSE:

- To allow the public to provide input to the City Council on a particular subject scheduled on the agenda.
- This is not a question/answer session.

#### PROCEDURES:

- Fill out a "Comment Card" and deliver it to the City Clerk.
- When recognized, use the podium/microphone.
- State your:
  1. Name and
  2. City of Residence
- Limit comments to **3 MINUTES**.
- Submit written comments to the City Clerk.

### 1. CALL TO ORDER/PLEDGE OF ALLEGIANCE/MOMENT OF SILENCE/ROLL CALL

### 2. CITY'S VISION/MOMENT OF ART

### 3. CONSENT ITEMS - APPROVE

LINK TO DOCUMENT =

- a. Minutes - May 28, 2019 City Council Special Meeting - Executive Session.
- b. Minutes - May 28, 2019 City Council Regular Meeting.
- c. Minutes - May 29, 2019 City Council Special Meeting.
- d. AB 2489 Approval of a recommendation regarding an application for a Series 12 Restaurant Liquor License for Sundowner located at 37 Navajo Dr., Sedona, AZ (File #63962).

### 4. APPOINTMENTS - None.

### 5. SUMMARY OF CURRENT EVENTS BY MAYOR/COUNCILORS/CITY MANAGER

### 6. PUBLIC FORUM

(This is the time for the public to comment on matters not listed on the agenda. The City Council may not discuss items that are not specifically identified on the agenda. Therefore, pursuant to A.R.S. § 38-431.01(H), action taken as a result of public comment will be limited to directing staff to study the matter, responding to any criticism, or scheduling the matter for further consideration and decision at a later date.)

### 7. PROCLAMATIONS, RECOGNITIONS & AWARDS - None.

### 8. REGULAR BUSINESS

- a. AB 2493 **Discussion/possible direction** regarding updating the adopted and amended building codes from the 2006 ICC codes and the 2005 National Electrical Code to the 2018 ICC codes and the 2017 National Electrical Code.
- b. AB 2461 **Discussion/possible action** regarding proposed State legislation and its potential impact on the City of Sedona.
- c. **Reports/discussion** regarding Council assignments.
- d. **Discussion/possible action** regarding future meeting/agenda items.

### 9. EXECUTIVE SESSION

If an Executive Session is necessary, it will be held in the Vultee Conference Room at 106 Roadrunner Drive. Upon a public majority vote of the members constituting a quorum, the Council may hold an Executive Session that is not open to the public for the following purposes:

- a. To consult with legal counsel for advice on matters listed on this agenda per A.R.S. § 38-431.03(A)(3).
- b. Return to open session. Discussion/possible action on executive session items.

### 10. ADJOURNMENT

CITY COUNCIL CHAMBERS  
102 ROADRUNNER DRIVE, SEDONA, AZ

The mission of the City of Sedona government is to provide exemplary municipal services that are consistent with our values, history, culture and unique beauty.

# AGENDA



# 4:30 P.M.

CITY COUNCIL MEETING

TUESDAY, JUNE 11, 2019

## Page 2, City Council Meeting Agenda Continued

Posted: \_\_\_\_\_

By: \_\_\_\_\_

Susan L. Irvine, CMC  
City Clerk

Note: Pursuant to A.R.S. § 38-431.02 notice is hereby given to the members of the City Council and to the general public that the Council will hold the above open meeting. Members of the City Council will attend either in person or by telephone, video, or internet communications. The Council may vote to go into executive session on any agenda item, pursuant to A.R.S. § 38-431.03(A)(3) and (4) for discussion and consultation for legal advice with the City Attorney. Because various other commissions, committees and/or boards may speak at Council meetings, notice is also given that four or more members of these other City commissions, boards, or committees may be in attendance.

A copy of the packet with material relating to the agenda items is typically available for review by the public in the Clerk's office after 1:00 p.m. the Thursday prior to the Council meeting and on the City's website at [www.SedonaAZ.gov](http://www.SedonaAZ.gov). The Council Chambers is accessible to people with disabilities, in compliance with the Federal 504 and ADA laws. Those with needs for special typeface print, may request these at the Clerk's Office. All requests should be made **forty-eight hours** prior to the meeting.

CITY COUNCIL CHAMBERS  
102 ROADRUNNER DRIVE, SEDONA, AZ

The mission of the City of Sedona government is to provide exemplary municipal services that are consistent with our values, history, culture and unique beauty.

**Action Minutes**  
**Special City Council Meeting - Executive Session**  
**Vultee Conference Room, Sedona City Hall,**  
**106 Roadrunner Drive, Sedona, Arizona**  
**Tuesday, May 28, 2019, 2:45 p.m.**

**1. Call to Order**

Mayor Moriarty called the meeting to order at 2:47 p.m.

**2. Roll Call**

**Council Present:** Mayor Sandy Moriarty, Vice Mayor John Martinez, Councilor Bill Chisholm, Councilor John Currivan, Councilor Janice Hudson, Councilor Scott Jablow, Councilor Jessica Williamson.

**Staff in attendance:** City Manager Justin Clifton, Assistant City Manager/Community Development Director Karen Osburn, City Attorney Robert Pickels, Jr., Deputy City Clerk Cherise Fullbright, City Clerk Susan Irvine.

**3. Executive Session**

**Motion: Councilor Williamson moved to enter into Executive Session at 2:48 p.m. Seconded by Councilor Jablow. Vote: Motion carried unanimously with seven (7) in favor (Moriarty, Martinez, Chisholm, Currivan, Hudson, Jablow, and Williamson) and zero (0) opposed.**

**Upon a public majority vote of the members constituting a quorum, the Council may hold an Executive Session that is not open to the public for the following purposes:**

- a. **Discussion/consultation with staff and the City Attorney regarding potential negotiations for the acquisition of real property for the siting of a transit hub in the vicinity of the “Y” intersection in the City of Sedona. This matter is brought in executive session pursuant to A.R.S. 38-431.03(A)(7).**
- b. **Return to open session. Discussion/possible action on executive session items.**

**No action was taken.**

**4. Adjournment**

**Mayor Moriarty adjourned the meeting at 3:27 p.m.**

**I certify that the above are the true and correct actions of the Special City Council Meeting held on May 28, 2019.**

\_\_\_\_\_  
Susan L. Irvine, CMC, City Clerk

\_\_\_\_\_  
Date

**Action Minutes  
Regular City Council Meeting  
City Council Chambers, Sedona City Hall,  
102 Roadrunner Drive, Sedona, Arizona  
Tuesday, May 28, 2019, 4:30 p.m.**

**1. Call to Order/Pledge of Allegiance/Moment of Silence/Roll Call**

Mayor Moriarty called the meeting to order at 4:30 p.m.

**Council Present:** Mayor Sandy Moriarty, Vice Mayor John Martinez, Councilor Bill Chisholm, Councilor John Currivan, Councilor Janice Hudson, Councilor Scott Jablow, Councilor Jessica Williamson.

**Staff Present:** City Manager Justin Clifton, Assistant City Manager/Director of Community Development Karen Osburn, City Attorney Robert Pickels, Jr., Chief of Police Charles Husted, Budget & Accounting Supervisor Jessica Tucker, Deputy City Clerk Cherise Fullbright, City Clerk Susan Irvine.

**2. City's Vision**

A video of the City's Vision was played.

**3. Consent Items**

- a. **Minutes – May 14, 2019 City Council Regular Meeting.**
- b. **AB 2446 Approval of a resolution authorizing an Intergovernmental Agreement with the City of Cottonwood for the administration and operation of the Verde Lynx commuter transit system.**
- c. **AB 2487 Approval of a recommendation regarding an application for a Series 12 Restaurant Liquor License for Los Rosales Mexican Food LLC located at 1655 W SR 89A, Sedona, AZ (File #62678).**
- d. **AB 2488 Approval of a recommendation regarding an application for a Series 10 Beer & Wine Store Liquor License for Sedona Best Western Plus Arroyo Roble Hotel & Creekside Villas located at 400 N State Route 89A, Sedona, AZ (File #63629).**
- e. **AB 2480 Approval of a resolution adopting the City's Public Safety Personnel Retirement System Pension Funding Policy.**
- f. **AB 2490 Approval of a resolution authorizing the execution of an Intergovernmental Agreement with the Arizona Department of Revenue regarding the uniform administration, licensing, collection, and auditing of transaction privilege tax, use tax, severance tax, jet fuel excise and use tax, and rental occupancy taxes as required under A.R.S. § 42-6001.**
- g. **AB 2491 Approval of the renewal of undercover license plates for existing undercover vehicles.**

Item 3b was pulled at the request of Vice Mayor Martinez.

**Motion:** Vice Mayor Martinez moved to approve consent items 3a, 3c, 3d, 3e, 3f, and 3g. **Seconded** by Councilor Jablow. **Vote:** Motion carried unanimously with seven (7) in favor (Moriarty, Martinez, Chisholm, Currivan, Hudson, Jablow, and Williamson) and zero (0) opposed.

**Pulled Consent Item –**

**3b - AB 2446 Approval of a resolution authorizing an Intergovernmental Agreement with the City of Cottonwood for the administration and operation of the Verde Lynx commuter transit system.**

**Questions from Council.**

**Motion: Vice Mayor Martinez moved to approve a resolution authorizing an Intergovernmental Agreement with the City of Cottonwood for the administration and operation of the Verde Lynx commuter transit system. Seconded by Councilor Jablow. Vote: Motion carried unanimously with seven (7) in favor (Moriarty, Martinez, Chisholm, Currivan, Hudson, Jablow, and Williamson) and zero (0) opposed.**

**4. Appointments – None.**

**5. Summary of Current Events by Mayor/Councilors/City Manager**

Vice Mayor Martinez advised that the concerts at Barbara's Park Pavilion will continue this Friday beginning at 6:00 p.m. Movies in the Park will take place every Wednesday night in June at Posse Grounds Park. Councilor Chisholm stated that Hope House has sent a letter of intent to purchase a property on Shelby Road which should be adequate to provide 3 multi-family housing units which will be factory-built to help control costs. A Memorial Day ceremony was held on May 27<sup>th</sup> and was attended by over 100 people. He thanked City staff and Council for their assistance and support.

**6. Public Forum**

Charles Jaeger, Sedona, spoke about traffic and stated that the issues are nothing new and have been a problem since the 1980's. He advised that the Uptown area is being destroyed due to drops in business related to traffic citations and increases in rent. Many of the businesses are going bankrupt and closing.

**7. Proclamations, Recognitions, and Awards – None.**

**8. Regular Business**

**a. AB 2486 Public hearing/discussion/possible action regarding approval of the Tentative City Budget for Fiscal Year 2019-2020.**

Presentation by Justin Clifton and Jessica Tucker.

Questions from Council.

Opened the public hearing at 5:39 p.m.

No comments were received.

Closed the public hearing and brought back to Council at 5:39 p.m.

Comments from Council.

**Councilor Currivan noted for the record that has 2 objections to the budget: the \$2 million for the affordable housing fund with no plan as to how to spend it, and he believes the tourism Chamber number should be reduced in the tentative budget rather than waiting.**

**Motion: Vice Mayor Martinez moved to approve the Tentative Budget for FY2019-20 and thereby set the expenditure limit for the budget at \$51,547,230. Seconded by Councilor Williamson. Vote: Motion carried unanimously with seven (7) in favor (Moriarty, Martinez, Chisholm, Currivan, Hudson, Jablow, and Williamson) and zero (0) opposed.**

**Break at 5:41 p.m. Reconvened at 6:00 p.m.**

- b. AB 2484 Discussion/possible direction regarding the Sedona Chamber of Commerce and Tourism Bureau's (SCC&TB) Destination Services Plan, plan of work, contract, and preliminary FY20 budget.**

Presentation by Justin Clifton, Jennifer Wesselhoff President and CEO of the SCC&TB, and Stephanie Giesbrecht SCC&TB Board Chair.

Questions from Council.

Opened to the public at 7:06 p.m.

The following spoke regarding this item: Laura Van House, Sedona, Jack Singer, Sedona, Stan Kantowski, Sedona, Steve Segner, Sedona, Linda Goldenstein, Sedona, Ken Rowe, Sedona, and Bill Ryken, Sedona.

Brought back to Council at 7:21 p.m.

Comments from Council.

**By majority consensus, Council agreed that they would like to see the SCC&TB budget remain as presented in April.**

**Break at 8:09 p.m. Reconvened at 8:18 p.m.**

- c. AB 2461 Discussion/possible action regarding proposed State legislation and its potential impact on the City of Sedona.**

Presentation by Robert Pickels, Jr., Councilor Chisholm, Councilor Jablow, and Mayor Moriarty.

**Discussion only. No action taken.**

- d. Reports/discussion regarding Council assignments**

Councilor Chisholm advised that Sedona Recycles continues to lose money and is trying to reduce expenses in response. Vice Mayor Martinez stated that the City may be asked to provide a letter of support regarding an exemption from mining of uranium near the Grand Canyon.

- e. Discussion/possible action on future meeting/agenda items - None.**

## **9. Executive Session**

**Upon a public majority vote of the members constituting a quorum, the Council may hold an Executive Session that is not open to the public for the following purposes:**

- a. To consult with legal counsel for advice on matters listed on this agenda per A.R.S. § 38-431.03(A)(3).**

**b. Return to open session. Discussion/possible action on executive session items.**

No Executive Session was held.

**10. Adjournment**

Mayor Moriarty adjourned the meeting at 8:39 p.m. without objection.

**I certify that the above are the true and correct actions of the Regular City Council Meeting held on May 28, 2019.**

\_\_\_\_\_  
Susan L. Irvine, CMC, City Clerk

\_\_\_\_\_  
Date

**Action Minutes  
Special City Council Meeting  
City Council Chambers, Sedona City Hall,  
102 Roadrunner Drive, Sedona, Arizona  
Wednesday, May 29, 2019, 3:00 p.m.**

**1. Call to Order/Pledge of Allegiance/Moment of Silence**

Mayor Moriarty called the meeting to order at 3:00 p.m.

**Roll Call:** Mayor Sandy Moriarty, Vice Mayor John Martinez, Councilor Bill Chisholm, Councilor John Currivan, Councilor Janice Hudson, Councilor Scott Jablow, Councilor Jessica Williamson.

**Staff Present:** City Manager Justin Clifton, Assistant City Manager/Community Development Director Karen Osburn, City Attorney Robert Pickels, Jr., Public Works Director/City Engineer Andy Dickey, Engineering Supervisor Stephen Craver, Associate Engineer Bob Welch, Chief of Police Charles Husted, Deputy City Clerk Cherise Fullbright, City Clerk Susan Irvine.

**2. Special Business**

**a. AB 2378 Discussion/possible action related to the Sedona In Motion transportation program including a focus on the final feasibility report of the Forest Road Connection project and approval of the Construction Manager at Risk (CMAR) contract for the Uptown Roadway Improvements project.**

Presentation by Stephen Craver, Andy Dickey, Bob Welch, and Justin Clifton. Sedona Fire District Interim Chief Jayson Coil and Chief Charles Husted presented regarding emergency management and access.

Questions from Council.

Opened to the public at 4:34 p.m.

The following spoke in opposition to SIM-5 Forest Road Connection: James Ochoa, Sedona, Gayle Harte, Sedona, and Elliot Greenburg, Sedona.

The following spoke in favor of SIM-5 Forest Road Connection: Joel Bowers, Sedona, David Bowers, Sedona, Jill Gittleman, Sedona, Laura Howe, Sedona, Rick Rosenzweig, Sedona, Jonathan Howe, Sedona, Steve Segner, Sedona, and Tom Gilomen, Sedona.

Brought back to Council at 4:58 p.m.

**Break at 4:58 p.m. Reconvened at 5:08 p.m.**

Further questions and comments from Council.

**By majority consensus, Council directed staff to pursue Option 1 for SIM-5 with access for bikes & pedestrians included.**

Opened to the public at 5:54 p.m.

Chase Gilomen, Sedona, spoke regarding this item.

Brought back to Council at 5:55 p.m.

**Motion: Councilor Hudson moved to approve award of a Construction Manager at Risk contract for the Uptown Roadway Improvements Project to Eagle Mountain Construction Company in the approximate amount of \$4,401,990.39, subject to**



**approval of a written contract by the City Attorney's office. Seconded by Vice Mayor Martinez. Vote: Motion carried unanimously with seven (7) in favor (Moriarty, Martinez, Chisholm, Currivan, Hudson, Jablow, and Williamson) and zero (0) opposed.**

**b. Discussion/possible action regarding future meeting/agenda items - None.**

**3. Executive Session**

Upon a public majority vote of the members constituting a quorum, the Council may hold an Executive Session that is not open to the public for the following purposes:

**a. To consult with legal counsel for advice on matters listed on this agenda per A.R.S. § 38-431.03(A)(3).**

**b. Return to open session. Discussion/possible action on executive session items.**

No Executive Session was held.

**4. Adjournment**

Mayor Moriarty adjourned the meeting at 5:58 p.m. without objection.

**I certify that the above are the true and correct actions of the Special City Council Meeting held on May 29, 2019.**

\_\_\_\_\_  
Susan L. Irvine, CMC, City Clerk

\_\_\_\_\_  
Date



**CITY COUNCIL  
AGENDA BILL**

**AB 2489  
June 11, 2019  
Consent Items**

**Agenda Item: 3d**

**Proposed Action & Subject:** Approval of a recommendation regarding an application for a Series 12 Restaurant Liquor License for Sundowner located at 37 Navajo Dr., Sedona, AZ (File #63962).

<b>Department</b>	City Clerk
<b>Time to Present</b>	N/A
<b>Total Time for Item</b>	
<b>Other Council Meetings</b>	N/A
<b>Exhibits</b>	Liquor License Application is available for review in the City Clerk's office.

City Attorney Approval	Reviewed 05/30/19 RLP	<b>Expenditure Required</b>	\$ 0
City Manager's Recommendation	Recommend approval of a Series 12 Restaurant Liquor License for Sundowner.	<b>Amount Budgeted</b>	\$ 0
		Account No. (Description)	N/A
		Finance Approval	<input checked="" type="checkbox"/>

**SUMMARY STATEMENT**

**Background:** State liquor laws require Sedona's City Council to forward a recommendation for approval or denial of applications for liquor licenses.

The City has received an application for a Series 12 Restaurant Liquor License for Sundowner located 37 Navajo Dr., Sedona, AZ (File #63962). The liquor license application is available for review and inspection in the City Clerk's office or by email.

A Series 12 Liquor License is a non-transferable, on-sale retail privileges liquor license that allows the holder of a restaurant license to sell and serve all types of spirituous liquor solely for consumption on the premises of an establishment which derives at least forty percent (40%) of its gross revenue from the sale of food. Failure to meet the 40% food requirement may result in revocation of the license.

Community Development, Finance, the Sedona Police Department (SPD), and Sedona Fire District (SFD) have conducted a review of the application. No objections regarding its approval were noted.

**Community Plan Consistent:**  Yes -  No -  Not Applicable

**Board/Commission Recommendation:**  Applicable -  Not Applicable

**Alternative(s):** Recommend denial of a Series 12 Restaurant Liquor License for Sundowner located at 37 Navajo Dr., Sedona, AZ (File #63962). Reasons would need to be stated.

## **MOTION**

**I move to:** recommend approval of a Series 12 Restaurant Liquor License for Sundowner located at 37 Navajo Dr., Sedona, AZ (File #63962).



**CITY COUNCIL  
AGENDA BILL**

**AB 2493  
June 11, 2019  
Regular Business**

**Agenda Item: 8a**

**Proposed Action & Subject:** Discussion/possible direction regarding updating the adopted and amended building codes from the 2006 ICC codes and the 2005 National Electrical Code to the 2018 ICC codes and the 2017 National Electrical Code.

<b>Department</b>	Community Development
<b>Time to Present</b>	20 minutes
<b>Total Time for Item</b>	90 minutes
<b>Other Council Meetings</b>	N/A
<b>Exhibits</b>	A. Proposed Building Code Amendments

City Attorney Approval	Reviewed 05/30/19 RLP	<b>Expenditure Required</b>	
		\$ 0	
City Manager's Recommendation	Discuss and give direction on updated building codes.	<b>Amount Budgeted</b>	
		\$ 0	
		Account No. (Description)	N/A
		Finance Approval	<input checked="" type="checkbox"/>

**SUMMARY STATEMENT**

**Background:** The City adopts a number of building codes designed as templates to establish the rules by which most construction activity can occur. Most of the codes, sometimes referred to as the ICC Codes, are templates created by the International Code Council (ICC). The exception is the National Electric Code, which is a template created the National Fire Protection Agency (NFPA). In both cases, the templates are modified slightly to suit the unique issues in Sedona.

The City is currently operating under the 2006 ICC codes and the 2005 NEC, all of which were adopted in 2007. The proposal to adopt the 2018 ICC codes and the 2017 NEC is an effort to address the most current construction practices, products, materials and allowances, to be consistent with the surrounding counties and communities, and to address council priorities relating to housing and environmental sustainability.

Below is an analysis of the proposed codes with a summary of significant updates and amendments:

## **Building Code Update – Analysis of Major Changes**

### 2018 International Energy Conservation Code

- New Code (Not previously adopted).
- Adds R-values and U-factors based on Sedona's climate zone.
- Adds duct testing requirement when outside of building envelope.
- Adds blower door tests – max. 3 air changes per hour.
- Adds mechanical ventilation/outdoor air requirements.
- Adds commercial PV-Ready requirements.
- Proposed amendment that adds commercial EV-Ready requirements.

### 2018 International Residential Code

- Eliminates fire separation requirements between dwelling units and their accessory structures.
- Removes the previous amendment for 4-hour rated walls separating townhomes. Walls are now required to be 1-hour if building is sprinklered and 2-hour if no sprinklers.
- Adds underside protection of floors – New to homes with basements and crawl spaces.
- Proposed amendment to reduce the height above adjacent grade at which guards are required from 30" to 20".
- Fire Sprinkler requirements still governed by the Sedona Fire District. (IRC & IBC).
- Adds provisions for Graywater systems.
- Adds carbon monoxide alarm requirements.
- Proposed amendment to require all wiring governed by the IRC or NEC to be copper conductors.
- Expanded arc-fault requirements.
- Proposed amendment that adds pre-piping for EV outlet in garage.
- Adoption of Appendix Q – Tiny Home allowances.
- Adoption of Appendix R – Light Straw-Clay Construction allowances.
- Adoption of Appendix S – Strawbale Construction allowances.
- Adoption of Appendix T – Solar-Ready Provisions.

### 2018 International Building Code

- Proposed amendment to reduce the height above adjacent grade at which guards are required from 30" to 20".
- Fire Sprinkler requirements still governed by the Sedona Fire District. (IRC & IBC)
- Updated, more user-friendly tables and charts.
- Updated Accessibility requirements.
- New structural design requirements for roof-mounted PV installations.
- Additional requirements for Special Inspections.
- Elimination of Chapter 34. (Replaced by the 2018 International Existing Building Code)

### 2017 National Electrical Code

- New Articles:
  - Article 691 – Large-Scale Photovoltaic Electric Power Production Facility
  - Article 706 – Energy Storage Systems
  - Article 710 – Stand-Alone Systems

- Requirements for DC systems integrated throughout the code
- The code better reflects new safety requirements, technology, products and installation procedures, especially in the realm of sustainable energy systems.
- Better addresses Energy Management Systems
- Min. of one receptacle required in each bay of garage. Garage receptacle outlet circuit to be separate 20-amp circuit.
- Additional GFCI requirements including dishwasher branch circuit, crawl space lighting, non-dwelling crawl spaces and basements, etc.
- Proposed amendment identifying that NM, NMC and NMS Cable is not permitted in any portion of multi-family structures.
- Proposed amendment to require all wiring governed by the IRC or NEC to be copper conductors.
- Tamper resistant receptacles required in SFR and areas catering to children.
- Adds provision for EV Wireless Power Transfer Equipment
- Adds provision Solar Photovoltaic Systems – Many changes and additions.

2018 International Existing Building Code

- New Code – Replaces IBC Chapter 34
- One- and two-family dwellings may use this code or IRC

2018 International Plumbing Code

- Adds provisions for Gray Water systems.

2018 International Swimming Pool and Spa Code

- New Code (not previously adopted)
- Replaces Sedona 15.05.020(BB) for pool barriers with comprehensive pool requirements.
- Proposed amendment to eliminate the option of using alarms for pool barrier requirements.

2018 Fuel and Gas Code—No significant changes

2018 International Mechanical Code—No significant changes

**Community Plan Consistent:** Yes - No - Not Applicable

Chapter 5. Environment, under Environmental Action Plan, Priority 5 (Page 79), states, “Develop a City green building code and associated incentives for all development.”

**Board/Commission Recommendation:** Applicable –  Not Applicable

**Alternative(s):** N/A

**MOTION**

**I move to:** for discussion and possible direction only.

## Chapter 15.15 ELECTRICAL CODE

Sections:

[15.15.010](#) Adoption of the National Electrical Code.

[15.15.020](#) Amendments to the National Electrical Code.

### **15.15.010 Adoption of the National Electrical Code.**

That certain code entitled National Electrical Code, ~~2005~~2017 Edition, as amended and codified, 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 adopted as the electrical code of the city, and made a part of this title the same as though set forth in full herein, excepting those portions hereinafter deleted or amended. [Ord. 98-05, 3-24-1998; Ord. 2007-16, 10-23-2007. Code 2006 § 7-3-1].

### **15.15.020 Amendments to the National Electrical Code.**

The National Electrical Code, ~~2005~~2017 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 210-9.~~

~~A. Article 110.5, Conductors, is hereby amended by deleting the article in its entirety and substituting the following in its place:~~

~~Conductors normally used to carry current shall be of copper. All references to the contrary are hereby deleted from this code.~~

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~~B. 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.~~

B. Article 310.106(B), Conductor Material, is hereby amended by deleting the article in its entirety and substituting the following in its place:

Conductors in this article shall be of copper. All references to the contrary are hereby deleted from this code.

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C. Article 334.10, Uses Permitted, is hereby amended to read:

Type NM, NMC and NMS cable shall be permitted to be used only ~~in the for~~ branch circuits of Group R-3 ~~one- and two-family dwellings, 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.~~

[Ord. 98-05, 3-24-1998; Ord. 2007-16, 10-23-2007. Code 2006 § 7-3-2].



## Chapter 15.05 BUILDING CODE<sup>1</sup>

### Sections:

- [15.05.010](#) Adoption of the International Building Code.
- [15.05.020](#) Amendments to the International Building Code.
- [15.05.030](#) Adoption of the International Residential Code.
- [15.05.040](#) Amendments to the International Residential Code.
- [15.05.050](#) Conformance to the land development code.
- [15.05.060](#) Building permit fees and valuation.
- [15.05.070](#) Wood burning fireplaces.
- [15.05.080](#) Permitting of wood stoves and similar devices.
- [15.05.090](#) Manufactured homes, factory-built buildings and mobile homes.
- [15.05.100](#) Jurisdiction of other agencies.

### **15.05.010 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 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 therefor:

A. International Building Code, 2018 Edition, as amended and codified, published by the International Code Council, Inc.

B. Each and all of the regulations, provisions, conditions and terms of the International Building Code, 2018 Edition, as amended and codified, 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. [Ord. 98-05, 3-24-1998; Ord. 2007-16, 10-23-2007. Code 2006 § 7-1-1].

### **15.05.020 Amendments to the International Building Code.**

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

A. Section 101.1, Title, is hereby amended by adding the words "City of Sedona" in place of "Name of Jurisdiction".

B. Sections 101.4.1, Gas, 101.4.2, Mechanical, 101.4.3, Plumbing, 101.4.4, Property maintenance, 101.4.5, 101.4.6, Energy and 101.4.7, Existing buildings, are hereby amended by adding the following directly after the title of the code:

...,as adopted and amended by the City of Sedona,

C. Section 105.2, Work exempt from permits, Building Item Nos. 1, 2, 4, 9, 10 and 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 120 square feet, the building does not exceed 7 feet high at the highest point of the roof or wall, and it has no electrical or plumbing installations.
2. Freestanding fences and walls not supporting a structure, not over 30 inches high, and not located within flood hazard areas as determined by the City or County flood hazard administrative authority.
4. Retaining walls not over 30 inches in height, measured from top of footing to the top of wall, unless supporting a surcharge or impounding Class I, II or IIIA liquids.
9. Prefabricated swimming pools accessory to Group R-3 occupancies, which are less than 18 inches in depth and less than 8 feet in all dimensions and constructed entirely above grade.
10. This item, referring to shade cloth structures, is deleted in its entirety.
11. Swings and other playground equipment.

D. Section 107.1 General, is hereby amended by the addition of the following paragraphs to the end of the section:

Such documents 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 Building Official~~ shall require that contractors be licensed as required by Arizona state law before issuing permits to them. The ~~Director of Community Development Building Official~~ 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 Building Official~~ may also report such violations to the Arizona Registrar of Contractors.

E. Section 107.3.1 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 Building Official~~ issues a permit, he/she shall endorse in writing or stamp the plans and specifications "Reviewed for Code compliance" 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 Building Official~~, 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.

F. Section 110.3.5 Lath, gypsum board and gypsum panel product inspection, is hereby amended by deleting the exception.

G. Section 111.1 Change of occupancy, is amended by inserting the following text after the first sentence of the paragraph:

Every tenant of every building and structure, except Group R-3 and U occupancies associated with Group R-3 uses, and non-occupied Group 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.

H. Section 111.3 Temporary occupancy, is amended by adding the following to the end of the section:

The issuance of Temporary Certificates of Occupancy is not customary, is reviewed by the Director of Community Development after the submittal of a written request identifying the hardship(s) not caused directly or indirectly by the applicant, property owner, design professionals or contractors, and is based solely on incomplete or non-compliant exterior work. Upon approval of the Director of Community Development to ~~allow issuance of issue-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. (Note that said work shall be exterior to the building or structure. Temporary Certificates of Occupancy will not be issued for any work not completed and approved by the City that is interior to the building or structure.)

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 100 percent 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 (25%) contingency amount for unforeseen construction expenses and City administration in the event the City undertakes completion of the project. The Building Official may require 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 of Occupancy shall be \$3200.00 for single-family dwellings and \$5300.00 for commercial projects.

4. A written 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 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.

~~I. Section 112.3, Authority to disconnect service utilities, 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.~~

**IJ.** Section 113.3, Qualifications, is hereby amended by deleting the section in its entirety and substituting the following:

112.3 Board Members. The Board shall ~~consist of the current sitting members of the Board of Adjustment, consist of five (5) 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.~~

**JK.** Section 114.4, Violation penalties, 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 SCC [1.15.010](#) 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.

**KL.** Section 115.2 Issuance, is hereby amended by removing the first sentence in its entirety and inserting the following:

A stop work order shall be in writing and shall be given to the owner of the property, to the owner's authorized agent, or to the person performing the work, or shall be posted on the structure or on site in a conspicuous location.

**LM.** Section R115.3 Unlawful continuance, is hereby deleted in its entirety and replaced by the following:

Section R115.3 Unlawful continuance and/or removal of stop work notice. Any person who shall continue or allow the continuance of any work in or about the structure or property after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, or any person who removes, or causes the removal of, the stop work notice without the consent of the City, shall be subject to fines and penalties as set by the applicable governing authority.

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**MN.** Sections 305.2, Group E, day care facilities, and 308.5, Institutional Group I-4, day care facilities, are hereby amended by adding the following exception:

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.

**NO.** Section 502.1, Address identification, is hereby amended by adding the following paragraph to the end of the section:

In addition to the requirements stated herein, building addressing and display shall comply with SCC [12.20.070](#). Building addresses placed on building permits and Certificates of Occupancy shall not be changed unless approved by the City Engineer pursuant to Chapter [12.20](#) SCC.

**OP.** Section 901.2, Fire protection systems, shall be amended by deleting the first paragraph and replacing said paragraph with the following:

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 more restrictive of those regulations, codes, and amendments shall apply.

**PQ.** Section 903.2, Where required, is hereby amended by adding the following paragraph to the end of the section:

Approved automatic sprinkler systems shall also be designed and provided in accordance with the adopted and amended codes and regulations of the Sedona Fire District, and all plan review and inspections for said systems will be done by the District.

**QR.** Section 907.2.10.1, Group R-1, is hereby amended by deleting the section in its entirety and substituting the following:

Section 907.2.11.1 Group R-1. Single- or multiple-station smoke alarms shall be installed in all of the following locations in Group R-1:

1. In sleeping areas.
2. In every room in the path of the means of egress from the sleeping area to the door leading from the sleeping unit.
3. In each story within the sleeping unit, including basements. For sleeping units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level, and that the smoke alarm is installed on the ceiling in close proximity of the stairs.
4. In sleeping units where the ceiling height of a room open to the hallway serving the bedrooms exceeds that of the hallway by 24 inches or more, smoke detectors shall be installed in the hallway and in the adjoining room.

**RS.** Section 907.2.10.2, Groups R-2, R-3, R-4 and I-4, is hereby amended by adding the following to the end of the section:

4. In sleeping units where the ceiling height of a room open to the hallway serving the bedrooms exceeds that of the hallway by 24 inches or more, smoke detectors shall be installed in the hallway and in the adjoining room.

**SF.** Section 1008.1 is hereby amended by adding the following sentence to the end of the first sentence:

In addition, emergency illumination shall be required in non-residential occupancies where deemed necessary by the Building Official.

**TU.** Section 1015.2 Where required, is hereby amended by deleting "30 inches (762 mm)" from the first sentence and replacing it with "~~30~~ inches".

**UV.** Section 1612.3 Establishment of flood hazard areas, 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 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.

**VW.** Section 1807.1.6 Prescriptive design of concrete and masonry foundation walls is hereby amended by adding the following to the end of the sentence:

... provided that the minimum vertical reinforcement for any concrete or masonry foundation wall shall be a #4 spaced not more than 48 inches on center. Un-reinforced concrete (PC) is not permitted.

~~WX.~~ Section 2901.1 is hereby amended by deleting the third sentence in its entirety and replacing it with the following:

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

~~BB. Section 3109, Swimming Pool Enclosures, is hereby deleted in its entirety and the following substituted:~~

~~SECTION 3109 — BARRIERS FOR SWIMMING POOLS, SPAS AND HOT TUBS~~

~~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.~~

~~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 (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 3109.3.2, 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 54 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 3109.3.2, 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

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 immediately after the door and its screen

are opened, until the alarm is reset, 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 should be supplied by line voltage and should not rely solely on batteries. 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 3109.3.2 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.

X. Section 3109.1, General, is hereby amended by adding the following to the end of the sentence:

...and all applicable state and county regulations including Arizona Statute A.R.S. 36-1681.

CC. Sections 3408, Moved Structures, and 3409, Accessibility for Existing Buildings, are hereby deleted in their entirety. [Ord. 2007-16, 10-23-2007; amended during 2012 codification. Code 2006 § 7-1-2].

#### **15.05.030 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-

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and two-family dwellings and townhouses and associated buildings or structures in the city; and providing for issuance of permits and collection of fees therefor:

A. International Residential Code, ~~2006~~ 2018 Edition, as amended and codified, published by the International Code Council, Inc., including the following appendix chapters:

1. Appendix A: Sizing and Capacity of Gas Piping;
2. Appendix B: Sizing of ~~Appliance~~ Venting Systems Serving Appliances Equipped With Draft Hoods, Category I Appliances and Appliances Listed For Use With Type B Vents;
3. Appendix C: Exit Terminals of Mechanical Draft and Direct-Vent Venting Systems;
4. Appendix G: ~~Swimming Pool and Spas, Section AG 106 exclusively~~; Piping Standards for Various Applications;
5. Appendix J: Existing Buildings and Structures;
6. Appendix K: Sound Transmission;
7. Appendix N: Venting Systems Methods;
8. Appendix O: ~~Gray Water Recycling Systems~~ Automatic Vehicular Gates;
9. Appendix P: Sizing of Water Piping System;
10. Appendix Q: Tiny Houses as amended to include the following:

Section AQ106 ADDITIONAL REQUIREMENTS AND ALLOWANCES

Section AQ106.1 Egress door. The main egress door shall be no less than 32" in width.

Section AQ106.2 Room dimensions. The minimum room dimension of a habitable room shall be 6'-6", and the room area shall be no less than 60 sq.ft.

Section AQ106.3 Foundation. Tiny houses shall be built on, and permanently attached to, full, continuous concrete or masonry foundations.

Section AQ106.4 General. Tiny houses shall comply with all other requirements of the adopted International Residential Code.

11. Appendix R: Light Straw-Clay Construction;

12. Appendix S: Strawbale Construction;

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13. Appendix T: Solar-Ready Provisions – Detached One- And Two-Family Dwellings And Townhouses:

B. Each and all of the regulations, provisions, conditions and terms of the International Residential Code, ~~2006~~2018 Edition, as amended and codified, 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. [Ord. 2007-16, 10-23-2007. Code 2006 § 7-1-3].

**15.05.040 Amendments to the International Residential Code.**

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

A. Section R101.1 Title, is hereby amended by adding the words "City of Sedona" in place of "Name of Jurisdiction".

~~A. Section R102.7 is hereby amended by deleting references made to the International Property Maintenance Code and the International Fire Code.~~

B. Section R101.2 is hereby amended by adding the following new section:

R101.2.1 Fences, yard walls and retaining walls. Fences, yard walls and retaining walls shall be designed in accordance with the minimum requirements of the City of Sedona prescriptive fence, wall and retaining wall details located within the City of Sedona Fence Building Permit Packet or shall be supported by structural calculations performed by an Arizona registered design professional approved to perform structural design.

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~~BC. Section R104.10.1, Areas Prone to Flooding Flood hazard areas, is hereby deleted in its entirety.~~

~~CD. Section R105.2, Exempted work, Item Nos. 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 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 ~~installations~~.

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.

~~35.~~ Retaining walls not over thirty (30") measured from the top of footing to the top of wall and not support any structures or located within flood hazard areas as determined by the City or County flood hazard administrative authority.

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.

10. Decks not exceeding 100 square feet in area, that are less than 20 inches above grade at any point, are not attached to a dwelling, do not have stairs or steps and do not serve the exit door required by Section R311.2.

~~E.~~ Section R105.3.1.1, Determination of Ssubstantially Iimproved or Ssubstantially Ddamaged Eexisting Buildings and Structures in flood hazard areas, is hereby amended by deletion in its entirety and substituting the following:

Reconstruction, rehabilitation, additions, alteration, repair, relocation 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.

F. Section 105.5 Expiration, is hereby amended by adding the following to the end of the first sentence:

Lack of a scheduled and performed qualified inspection within 180 days constitutes a suspension or abandonment of work, and therefore an expiration of the permit.

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G. Section 106.1.1 Information on construction documents, is hereby amended by adding the following to the end of the section:

All text, numbers, symbols, lines, shading, etc. shall be clear, well defined, sized and properly weighted so as to be clearly legible, and plan sheets shall be no larger than 30" x 42" in size.

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~~H.~~ Section R106.3 Examination of documents, 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.

The Building Official shall require that contractors be licensed as required by Arizona state law before issuing permits to them. The Building Official 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 Building Official to commence enforcement proceedings. The Building Official may also report such violations to the Arizona Registrar of Contractors.

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

~~G.I. Section R108.2 Schedule of permit fees, 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 SCC 15.05.060.~~

~~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:~~

~~Required inspections shall be as specified in the International Building Code, 2006 Edition, Section 109.3 and as amended by SCC 15.05.020.~~

~~J. Section R109.1.3, Floodplain inspections, is hereby amended by adding the following to the end of the paragraph:~~

~~Inspections for the reconstruction, rehabilitation, additions, alteration, repair, relocation 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.~~

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~~K. Section R110.4, Temporary occupancy, is amended by adding the following to the end of the section:~~

~~The issuance of Temporary Certificates of Occupancy is not customary, is reviewed by the Director of Community Development after the submittal of a written request identifying the hardship(s) not caused directly or indirectly by the applicant, property owner, design professionals or contractors, and is based solely on incomplete or non-compliant exterior work. Upon approval of the Director of Community Development to allow 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. (Note that said work shall be exterior to the building or structure. Temporary Certificates of Occupancy will not be issued for any work not completed and approved by the City that is interior to the building or structure.)~~

~~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 100 percent 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 (25%) contingency amount for unforeseen construction expenses and City administration in the event the City undertakes completion of the project. The Building Official may require 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 of Occupancy shall be \$300.00 for single-family dwellings and \$500.00 for commercial projects.

4. A written 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 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.

~~11. Sections R112.2.1 and R112.2.2 are hereby deleted in their entirety and Section R112.3, Qualifications, is hereby deleted and replaced with the following:~~

R112.3 Board Members. The Board shall consist of ~~the current sitting members of the Board of Adjustment, five (5) 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.~~

M. Section R114.1 Notice to owner or the owner's authorized agent, is hereby amended by adding the following to the end of the section:

Posting of the Stop Work order on the structure or property in question is deemed proper notification to the owner or owner's authorized agent.

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N. Section R114.2 Unlawful continuance, is hereby deleted in its entirety and replaced by the following:

Section R114.2 Unlawful continuance and/or removal of stop work notice. Any person who shall continue or allow the continuance of any work in or about the structure or property after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, or any person who removes, or causes the removal of, the stop work notice without the consent of the City, shall be subject to penalties as prescribed by law and City Code.

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~~Q.~~ Section R202, Definitions, is hereby modified as follows:

1. The definition of Kitchen is modified to read:

An area, space or room used, or designated to be used, for the preparation of food and containing "cooking facilities" as defined in the City's Land Development Code.

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

Roof Ground Snowload	Speed (mph)	Seismic Design Category	Subject to Damage From				Winter Design Temperature	Flood Hazards
			Weathering	Frost Line Depth	Termite	Decay		
25 psf	<del>90</del> 115 <del>V3</del> mph <del>Vult</del>	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.

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Q. Section R302.2.6, Structural independence, is hereby amended by adding the following to the end of the first sentence:

The common wall separating townhouses shall not be used for gravity load bearing purposes including the support of joists or trusses.

R. Section R302.3, Two-family dwellings, is hereby amended by deleting "1-hour" in the first sentence and replacing it with "2-hour".

S. Section R302.3, Two-family dwellings, is hereby amended by deleting "1/2 hour" in Exception 1 and replacing it with "1-hour".

T. Section R302.3, Two-family dwellings, is hereby amended by deleting Exception 2 in its entirety.

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L. Section R308.4, Hazardous Locations, No. 5 is hereby amended to read as follows:

Glazing in doors and enclosures for hotubs, whirlpools, saunas, steam rooms, bathtubs, and showers. Glazing in any part of a wall in bathrooms where the bottom edge of the glazing is less than 56 inches measured vertically above the floor of the walking surface.

M. Section R308.4, Hazardous Locations, is hereby modified by deleting Exception No. 9.

U. R312.1.1, Where required, is hereby amended by replacing "30" in the first sentence with "20".

N. Section R313.2 is hereby amended by deleting it in its entirety and replaced with the following:

A detector shall be installed in each sleeping room and at a point centrally located in the corridor or area giving access to each separate sleeping room. When the dwelling unit has more than one story and in dwellings with basements, a detector shall be installed on each story and in the basement. In dwelling units where a story or basement is split into two or more levels, the detector shall be placed at the ceiling of the upper level in close proximity to the stairway. In dwelling units where the ceiling height of a room open to the hallway serving the bedrooms exceeds that of the hallway by twenty-four (24") inches or more, smoke detectors shall be installed in the hallway and in the adjoining room.

V. R314.3, Location, is hereby amended by adding the following to the end of the section:

5. In dwelling units where the ceiling height of a room open to the hallway serving the bedrooms exceeds that of the hallway by twenty-four (24") inches or more, smoke detectors shall be installed in the hallway and in the adjoining room.

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O. Section R317.1, Dwelling Unit Separation, Two-Family Dwellings, is hereby modified as follows:

Dwelling units in two-family dwellings located on the same parcel shall be separated from each other by wall and/or floor assemblies having not less than one-hour fire-resistive rating when tested in accordance with ASTM E 119. Fire-resistance-rated floor-ceiling and wall assemblies shall extend to and be tight against the exterior wall, and wall assemblies shall extend to the underside of the roof sheathing. Dwelling units in two-family dwellings located on separate parcels shall be constructed same as townhouses. See R317.2.

P. Section R317.2, Townhouses, is hereby amended as follows and by deleting the exception:

~~Each townhouse shall be considered a separate building and shall be separated from each other by a four-hour-rated fire wall that complies with Table 720.1(2) of the 2006 IBC, no openings or penetrations allowed.~~

Q. Section R317.2.1, Vertical Continuity, is hereby retitled and amended as follows:

~~Fire walls separating townhouses shall be continuous from the foundation to the top of parapet.~~

R. Section R317.2.1 is hereby amended by adding new Section R317.2.1.1, Horizontal Continuity, as follows:

~~Fire walls separating townhouses shall extend a minimum of 24" beyond the exterior finished surface or individual units may be offset from each other a minimum of 24". Both options apply to wall extensions through and separating attached accessory structures.~~

S. Section R317.2.2 is hereby modified to read as follows:

~~• #2. Where roof surfaces adjacent to the wall or walls are at different elevations and the higher roof is not more than 14 inches (356 mm) above the lower roof, the parapet shall extend not less than 30 inches (762 mm) above the lower roof surface. For any elevation change greater than 14 inches the parapet height shall be proportionately increased to always provide a minimum of 16 inches from the top of the parapet to the upper roof surface.~~

~~• Delete the exception to #2.~~

~~• Delete #3.~~

T. Section R317.2.4, Structural Independence, is hereby amended by adding new sentence to end of existing paragraph:

~~The 4-hour fire wall shall not be used for gravity load-bearing purposes. It can however, be utilized as part of the lateral force-resisting system.~~

U. Section R317.2.4, Exception No. 2 is hereby amended by replacing "all framing" with "fire wall" and deleting Exception No. 5.

~~V. Section R317.3, Rated Penetrations, is hereby amended by deleting the reference to R317.2.~~

~~W. Section R317.3.2, Membrane Penetrations, is hereby modified by deleting Exception No. 1 and renumber remaining list as follows: Item No. 2 becomes new Item No. 1 and Item No. 3 becomes new Item No. 2.~~

~~X.W. Section R324.1R322.1, 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 management jurisdiction, the regulations of the governing County or City agency shall apply.

~~X. Section R326.1, General, is hereby amended by adding the following to the end of the first sentence:~~

~~... and all applicable state and county regulations including Arizona Statute A.R.S. 36-1681.~~

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~~Y. Section R403.1.1 Minimum size, is hereby amended by adding the following to the end of the fifth sentence:~~

~~... and shall not be less than 18" x 18" in width and 12" in height.~~

~~YZ. Section R403.1.1, Minimum Ssize, is hereby ~~modified~~amended by adding the following subsection:~~

R403.1.1.1 Minimum footing reinforcement. Continuous spread concrete footings shall be reinforced with at least ~~onetwo~~ #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 ~~onetwo~~ #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.

~~Z. Table R404.1(1). Add footnote "c" to bottom of table:~~

~~"C". This table is to be used with solid sawn members only. Connections to I-joists or other engineered members shall be as prescribed/approved by the manufacture.~~

~~AA. Table R404.1.1(1) is hereby amended by ~~deleting the table~~ in its entirety, and~~

~~BB. Section R404.1.2, 1, Masonry foundation walls 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 soil class (unless a soils report is provided

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that shows ~~that the site consists of a different soils class, less than 60 psf per foot below grade exists at the site~~) and shall also comply with the provisions of this section ~~and the applicable provisions of Sections R606, R607 and R608~~. Rubble stone masonry walls ~~shall not be used are not permitted~~.

~~AACC~~. Section ~~R404.1.2~~R404.1.3.2, Reinforcement for foundation walls, is hereby amended by ~~deletion in its entirety and substituting the following:~~ adding the following to the end of the paragraph:

Concrete foundation walls, including insulating concrete form (ICF) foundation walls, shall be constructed as set forth in Tables ~~R404.1.1(5)-R404.1.2(2) through R404.1.2(8)~~ for the most restrictive design soil class (unless a soils report is provided that shows ~~that the site consists of a different soils class less than 60 psf per foot below grade exists at the site~~) provided that PC in the table represents a minimum vertical reinforcement of #4 at forty-eight inches (48") oc. PC or Plain Unreinforced Concrete is not permitted. Concrete foundation walls shall also comply with the provisions of this section and the applicable provisions of sections R402.2 and R612.

~~DD~~. Section R404.1.8, Rubble stone masonry, is hereby ~~deleted in its entirety~~.

~~Rubble stone masonry is not permitted.~~

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~~EE~~. Section R404.2, Wood foundation walls, is hereby ~~deleted in its entirety~~.

~~Wood foundation walls are not permitted.~~

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~~BB~~. Section 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 ICF foundation walls reinforcement shall be as required for the most restrictive soil class (unless a soils report is provided that shows less than 60 psf per foot below grade exists at the site) provided that N/R in the tables represents a minimum vertical reinforcement of #4 at forty-eight inches (48") oc. N/R or Unreinforced ICF construction is not permitted.~~

~~CC~~. Section R606.1. Add the following sentence to the end of the first paragraph:

~~Except that the minimum reinforcement for all masonry construction in one and two family dwellings shall be as specified in figure 606.11(2).~~

~~DDFF~~. Section R606.2. Delete section in its entirety and replace with:

Rubble stone masonry is not permitted.

~~EE~~. Chapter 11, Energy Efficiency, is hereby ~~deleted in its entirety~~.

~~FF. Section 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.~~

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~~GG. Section M1601.3.3. Add to end of sentence:~~

~~Ducts penetrating roof/ceilings shall be non-combustible.~~

~~GG. Section M1602.2 Return air openings, is hereby amended by adding the following to the end of the section:~~

~~8. Return air shall be provided through the use of approved ducts, plenums, transfer ducts and transfer grills. Return air shall not be provided through the use of under-door cuts or openings.~~

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~~HH. Section M1703.1 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.~~

~~HH. Section G2417.4.1 (Section 406.4.1), Test pressure, is hereby amended by deleting "3 psig (20kPa gauge)" and replacing with "10 psig".~~

~~III. Section P2801.1, Water Heaters Required, is hereby amended by adding the following sentence to the end of the section:~~

~~All new R-3 occupancies shall have a hot water recirculating system installed.~~

~~III. Section E3406.2, Conductor material, is hereby amended by deleting the section in its entirety and substituting the following:~~

~~Section E3406.2, Conductor material. Conductors used to conduct current and regulated by this code shall be of copper. All references to the contrary are hereby deleted from this code.~~

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

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

~~KK. Appendix G, Swimming Pools, Spas and Hot Tubs, is hereby deleted in its entirety except Section AG106 and replaced with the following section:~~

~~Appendix G, Barrier Requirements. Swimming pools, spas and hot tubs shall have barriers as required by SCC 15.05.020.~~

KK. Section E3901 Receptacle Outlets, is hereby amended by adding the following new section:

Section E3901.13 EV-Ready outlet. An approved conduit of no less than 3/4" in diameter shall be installed from the service panel to an approved and covered junction box located in the garage or carport area and sized to allow the installation of a 240-volt receptacle. All junction boxes installed as part of the EV-ready conduit system shall be labeled as "EV Use".

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LL. Appendix T, Section T103.6 Capped roof penetration sleeve, is hereby amended by deleting the section in its entirety and substituting the following:

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Section T103.6 Preinstalled PV-ready conduit. An approved conduit of no less than 3/4" in diameter shall be installed from the service panel to an approved and covered junction box located in an area adjacent to or in an accessible attic directly beneath the required solar-ready zone. All junction boxes installed as part of the PV-ready conduit system shall be labeled as "PV Use".

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[Ord. 2007-16, 10-23-2007. Code 2006 § 7-1-4].

**15.05.050 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 SCC [2.60.020](#), Chapters [5.30](#), [8.30](#), [12.05](#), [12.15](#), [12.20](#), [12.25](#) and [14.10](#) SCC and this title. [Ord. 98-05, 3-24-1998; Ord. 2007-16, 10-23-2007. Code 2006 § 7-1-5].

**15.05.060 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 15.05.060(A). The 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 15.05.060(B), Part I or Part II or may be based upon the applicant's submitted construction valuation if Table 15.05.060(B), Valuation and Fee Schedule, or Table 15.05.060(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 15.05.060(C), Valuation/Permit Fee Schedule. Building permit fees for individual items of construction shall be calculated in accordance with Table 15.05.060(D), Unit Permit Fees, when the fees are not based upon the construction valuation.

D. Plan Review Fees. The plan review fee shall be 65 percent 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.

1. The building official may authorize the refunding of any fee collected pursuant to this section that was erroneously paid or collected.
2. 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 percent of the building permit fee after foundation construction has commenced; and not more than 50 percent 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.
3. 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 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 15.05.060(A)**

**PLAN REVIEW DEPOSIT**

	<b>Deposit</b>
New Residences, Apartments, and Motels:	
Up to 1,000 sq. ft.	\$200.00
1,000 to 2,500 sq. ft.	\$600.00
2,500 to 5,000 sq. ft.	\$800.00
Over 5,000 sq. ft.	\$1,000
Garage and carports	\$75.00
Interior residential remodels, sunrooms, patio covers and decks	\$50.00
New Commercial:	



**TABLE 15.05.060(A)**

**PLAN REVIEW DEPOSIT**

	<b>Deposit</b>
Up to 1,000 sq. ft.	\$200.00
1,000 to 3,000 sq. ft.	\$500.00
3,000 to 10,000 sq. ft.	\$800.00
10,000 to 20,000 sq. ft.	\$1,500
Over 20,000 sq. ft.	\$2,500
Interior commercial remodels and tenant improvements	\$50.00
Swimming pools, hot tubs and spas	\$100.00
All others	\$50.00

Note: For condominium and townhouse developments, the deposit is based upon the floor area of each different building plan.

**TABLE 15.05.060(B)**

**VALUATION AND FEE SCHEDULE**

**PART I:**

DEFINITIONS OF TYPES OF CONSTRUCTION

- IA – All noncombustible material with fire-rated protection.
- IB – All noncombustible material without fire-rated protection.
- IIA – All noncombustible material with fire-rated protection.
- IIB – All noncombustible material without fire-rated protection.
- IIIA – Exterior frame with noncombustible material with fire-rated protection.
- IIIB – Exterior frame with noncombustible material without fire-rated protection.

IV	- Heavy timber.
VA	- Any material with fire-rated protection.
VB	- Any material without fire-rated protection.

OCCUPANCY AND TYPE OF CONSTRUCTION	VALUATION PER SQUARE FOOT
1. Group A – 1	
Assembly, Theaters, with Stage	
IA	\$170.50
IB	\$164.50
IIA	\$160.50
IIB	\$153.50
IIIA	\$142.00
IIIB	\$141.00
IV	\$148.50
VA	\$130.50
VB	\$125.50
2. Group A – 1	
Assembly, Theaters, without Stage	
IA	\$156.50
IB	\$150.50
IIA	\$146.50
IIB	\$139.50
IIIA	\$128.00
IIIB	\$127.50
IV	\$134.00
VA	\$116.50
VB	\$111.50
3. Group A – 2	
Assembly, Nightclubs	
IA	\$124.50
IB	\$120.50

	IIA	\$117.00
	IIB	\$112.00
	IIIA	\$102.00
	IIIB	\$102.50
	IV	\$107.50
	VA	\$93.50
	VB	\$90.00
4.	Group A – 2	
	Assembly, Restaurants, Bars, Banquet Halls	
	IA	\$124.50
	IB	\$120.50
	IIA	\$116.00
	IIB	\$112.00
	IIIA	\$102.00
	IIIB	\$102.50
	IV	\$107.50
	VA	\$92.50
	VB	\$90.00
5.	Group A – 3	
	Assembly, Churches	
	IA	\$127.00
	IB	\$121.00
	IIA	\$117.00
	IIB	\$110.00
	IIIA	\$98.50
	IIIB	\$97.50
	IV	\$104.50
	VA	\$87.00
	VB	\$82.00
6.	Group A – 3	
	Assembly, General, Community Halls, Libraries, Museums	

	IA	\$127.00
	IB	\$121.00
	IIA	\$116.00
	IIB	\$110.00
	IIIA	\$97.50
	IIIB	\$97.50
	IV	\$104.50
	VA	\$86.00
	VB	\$82.00
7.	Group A – 4	
	Assembly, Arenas	
	IA	\$130.00
	IB	\$126.00
	IIA	\$121.50
	IIB	\$117.50
	IIIA	\$104.50
	IIIB	\$103.50
	IV	\$112.50
	VA	\$92.50
	VB	\$95.50
8.	Group B	
	Business	
	IA	\$133.00
	IB	\$127.50
	IIA	\$123.50
	IIB	\$117.50
	IIIA	\$104.50
	IIIB	\$103.50
	IV	\$112.50
	VA	\$92.50
	VB	\$88.50

9.	Group E	
	Educational	
	IA	\$141.50
	IB	\$136.50
	IIA	\$132.50
	IIB	\$126.00
	IIIA	\$116.00
	IIIB	\$113.00
	IV	\$122.00
	VA	\$102.50
	VB	\$98.50
10.	Group F – 1	
	Factory and Industrial, Moderate Hazard	
	IA	\$77.50
	IB	\$74.00
	IIA	\$69.00
	IIB	\$66.50
	IIIA	\$56.50
	IIIB	\$58.00
	IV	\$63.50
	VA	\$47.50
	VB	\$44.50
11.	Group F – 2	
	Factory and Industrial, Low Hazard	
	IA	\$77.00
	IB	\$73.00
	IIA	\$69.00
	IIB	\$65.50
	IIIA	\$57.00
	IIIB	\$57.00
	IV	\$62.50

	VA	\$47.50
	VB	\$43.50
12.	Group H – 1	
	High Hazard – Explosives	
	IA	\$70.50
	IB	\$66.50
	IIA	\$62.50
	IIB	\$59.00
	IIIA	\$50.50
	IIIB	\$50.50
	IV	\$56.00
	VA	\$41.00
	VB	N.P.*
13.	Group H – 2, 3, 4	
	High Hazard	
	IA	\$72.50
	IB	\$68.50
	IIA	\$69.00
	IIB	\$65.00
	IIIA	\$61.50
	IIIB	\$53.00
	IV	\$53.50
	VA	\$43.50
	VB	\$39.50
14.	Group H – 5	
	Hazardous Production Materials	
	IA	\$133.00
	IB	\$127.50
	IIA	\$123.50
	IIB	\$117.50
	IIIA	\$104.50

	IIIB	\$103.50
	IV	\$112.50
	VA	\$92.50
	VB	\$88.50
15.	Group I – 1	
	Institutional, Supervised Environment	
	IA	\$131.50
	IB	\$127.00
	IIA	\$123.50
	IIB	\$118.00
	IIIA	\$118.00
	IIIB	\$108.00
	IV	\$108.00
	VA	\$98.50
	VB	\$94.50
16.	Group I – 2	
	Institutional, Incapacitated	
	IA	\$226.50
	IB	\$221.50
	IIA	\$217.00
	IIB	\$211.00
	IIIA	\$197.50
	IIIB	\$N.P.*
	IV	\$206.00
	VA	\$185.50
	VB	\$N.P.*
17.	Group I – 3	
	Institutional, Restrained	
	IA	\$152.50
	IB	\$147.50
	IIA	\$143.00

	IIB	\$137.00
	IIIA	\$125.50
	IIIB	\$123.50
	IV	\$132.50
	VA	\$113.50
	VB	\$107.50
18.	Group I – 4	
	Institutional, Day Care Facilities	
	IA	\$128.00
	IB	\$123.50
	IIA	\$120.00
	IIB	\$114.50
	IIIA	\$104.50
	IIIB	\$104.50
	IV	\$113.50
	VA	\$95.50
	VB	\$91.00
19.	Group M	
	Mercantile	
	IA	\$95.50
	IB	\$91.50
	IIA	\$88.00
	IIB	\$83.00
	IIIA	\$73.50
	IIIB	\$74.00
	IV	\$78.50
	VA	\$64.00
	VB	\$61.50
20.	Group R – 1	
	Residential, Hotels	
	IA	\$129.00



	IB	\$124.50
	IIA	\$121.00
	IIB	\$115.00
	IIIA	\$105.50
	IIIB	\$105.50
	IV	\$115.00
	VA	\$96.00
	VB	\$92.00
21.	Group R – 2	
	Residential, Multifamily	
	IA	\$109.50
	IB	\$104.50
	IIA	\$101.00
	IIB	\$96.00
	IIIA	\$86.00
	IIIB	\$86.00
	IV	\$95.00
	VA	\$76.50
	VB	\$72.50
22.	Group R – 3	
	Residential, One- and Two-Family	
	IA	\$103.50
	IB	\$100.50
	IIA	\$98.00
	IIB	\$95.00
	IIIA	\$90.00
	IIIB	\$90.00
	IV	\$93.00
	VA	\$85.50
	VB	\$80.00
23.	Group R – 4	

Residential, Care/Assisted Living Facilities

IA	\$130.00
IB	\$124.50
IIA	\$121.00
IIB	\$115.00
IIIA	\$105.50
IIIB	\$105.50
IV	\$115.00
VA	\$96.00
VB	\$92.00

24. Group S – 1

Storage, Moderate Hazard

IA	\$70.50
IB	\$66.50
IIA	\$62.00
IIB	\$59.50
IIIA	\$50.00
IIIB	\$51.00
IV	\$56.50
VA	\$40.50
VB	\$37.50

25. Group S – 2

Storage, Low Hazard

IA	\$69.50
IB	\$65.50
IIA	\$61.00
IIB	\$58.50
IIIA	\$50.00
IIIB	\$50.00
IV	\$55.50
VA	\$40.50

	VB	\$36.50
26.	Group U	
	Utilities, Miscellaneous	
	IA	\$53.00
	IB	\$49.50
	IIA	\$46.50
	IIB	\$43.50
	IIIA	\$37.00
	IIIB	\$37.00
	IV	\$40.50
	VA	\$29.00
	VB	\$27.50

**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.

<b>Building Component/Item</b>	<b>Cost</b>
Retaining walls not supporting a building or roof structure (1)	\$12.50
Roof structure replacement and roofing material supported on existing foundation and walls (1), including trusses, rafters, sheeting and roofing material supported on existing foundation and wall	
Asphalt Shingles	\$10.00 per sq. ft.
Clay Tile	\$16.00 per sq. ft.
Wood Shake or Shingle	\$12.00 per sq. ft.
Rolled Roofing	\$8.00 per sq. ft.
Built Up or Hot Mop	\$10.00 per sq. ft.
Interior and exterior walls or partitions, including finish materials, doors, and windows:	
Wood or metal frame (1)	\$35.00 per L.F.
Masonry, including footing (1)	\$65.00 per L.F.

<b>Building Component/Item</b>	<b>Cost</b>
Stairs, wood or metal, including footings and supports (1) (Concrete and masonry, see retaining walls)	\$8.00

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 15.05.060(D).

**TABLE 15.05.060(C)**  
**VALUATION/PERMIT FEE SCHEDULE**

<b>Total Valuation</b>	<b>Fee</b>
\$1.00 to \$500.00	\$30.00
\$501.00 to \$2,000	\$30.00 for the first \$500.00 plus \$2.75 for each additional \$1,000 or fraction thereof, to and including \$2,000
\$2,001 to \$25,000	\$62.25 for the first \$2,000 plus \$12.50 for each additional \$1,000 or fraction thereof, to and including \$25,000
\$25,001 to \$50,000	\$349.75 for the first \$25,000 plus \$9.00 for each additional \$1,000 or fraction thereof, to and including \$50,000
\$50,001 to \$100,000	\$574.75 for the first \$50,000 plus \$6.25 for each additional \$1,000 or fraction thereof, to and including \$100,000
\$100,001 to \$500,000	\$887.25 for the first \$100,000 plus \$5.00 for each additional \$1,000 or fraction thereof, to and including \$500,000
\$500,001 to \$1,000,000	\$2,887.25 for the first \$500,000 plus \$4.25 for each additional \$1,000 or fraction thereof
\$1,000,001 and up	\$5,012.25 for the first \$1,000,000 plus \$2.75 for each additional \$1,000 or fraction thereof

(1) The minimum building permit fee is \$50.00.

(2) The plan check fee shall be 65% of the building permit fee.

**TABLE 15.05.060(D)**  
**UNIT PERMIT FEES (1) (2)**

<b>Item</b>	<b>Permit Fee</b>
Electrical: 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	\$50.00
600 v. or less, over 200 A to 1,000 A	\$50.00
Over 600 v. or 1,000 A	\$50.00
Receptacles, switches, lighting fixtures and outlets, including all related wiring, conduits and over current devices:	
Up to 20	\$0.75 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

**TABLE 15.05.060(D)**

**UNIT PERMIT FEES (1) (2)**

<b>Item</b>	<b>Permit Fee</b>
Fee to issue electrical permit	\$50.00 each
Solar water heater and panels	\$50.00 each
Photovoltaic systems up to 10 kilowatt (kw)	\$75.00 each
Photovoltaic systems over 10 kilowatt (kw)	\$75.00 each plus \$5.00 for each additional kw over 10
<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 over 3 hp to 15 hp	\$9.00 each
Over 100,000 BTU/h to 500,000 BTU/h over 15 hp	\$16.00 each
Over 500,000 BTU/h	\$30.00 each
Air handlers, not part of a factory-assembled package unit, including ducts:	
Up to 10,000 FRM	\$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 each
Residential range hoods, including ducts and fans	\$6.50
Prefabricated metal fireplaces and wood stove installations	\$9.00
Fee to issue mechanical permit	\$50.00

**TABLE 15.05.060(D)**  
**UNIT PERMIT FEES (1) (2)**

<b>Item</b>	<b>Permit Fee</b>
<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 For each outlet over 4	\$3.00 each system Add \$0.75 per outlet
Fee to issue plumbing permit	\$50.00 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 15.05.060(B) and (C))	\$50.00 each
Masonry fireplaces	\$80.00 each
Fences	\$50.00 each parcel
Awnings and canopies supported from the exterior walls of the building	\$50.00 each building
Swimming pools, including all related electrical, plumbing and mechanical work and fences	\$200.00 each
Spas, hot tubs, fountains and above ground pools	\$50.00 each
Reroofing or residing existing building; no structural work	\$50.00 each building
Demolition of existing buildings	\$50.00 each
Manufactured home	\$120.00 each
Mobile home rehabilitation fee pursuant to SCC <a href="#">15.05.090</a>	\$100.00 each mobile

**TABLE 15.05.060(D)**

**UNIT PERMIT FEES (1) (2)**

<b>Item</b>	<b>Permit Fee</b>
Factory-built building	Each per Table 15.05.060(E)
Temporary sales office	\$120.00

**TABLE 15.05.060(E)**

**FACTORY-BUILT BUILDING PERMIT FEES**

<b>Valuation*</b>	<b>Permit and Plan Review Fee</b>
\$1.00 to \$500.00	\$23.50
\$501.00 to \$2,000	\$23.50 for the first \$500.00, plus \$3.05 for each additional \$100.00 or fraction thereof
\$2,001 to \$25,000	\$69.25 for the first \$2,000, plus \$14.00 for each additional \$1,000 or fraction thereof
\$25,001 to \$50,000	\$391.00 for the first \$25,000, plus \$10.10 for each additional \$1,000 or fraction thereof
\$50,001 to \$100,000	\$643.75 for the first \$50,000, plus \$7.00 for each additional \$1,000 or fraction thereof
\$100,001 to \$500,000	\$993.75 for the first \$100,000, plus \$5.60 for each additional \$1,000 or fraction thereof

\* The valuation shall be the total installation cost of the unit(s).

**UNIT PERMIT FEES**

<b>Item</b>	<b>Permit Fee</b>
<b>Combination Permits:</b>	



**UNIT PERMIT FEES**

Item	Permit Fee
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	\$50.00 each system
2 subcontractor trades	\$60.00 each system
3 subcontractor trades	\$70.00 each system
<b>Other Inspections and Fees</b>	
Item	Permit Fee
1. Tenant occupancy	\$50.00
2. Tenant improvements	\$50.00 per sq. ft. or actual construction cost estimate as determined by the building official
3. Inspections outside of normal business hours (minimum charge – two hours)	\$50.00 per hour*
4. Reinspection fees assessed for work that was incomplete or not ready for inspection	\$50.00
5. Inspections for which no fee is specifically indicated; site investigation, courtesy, special inspections (minimum charge – one hour)	\$50.00 per hour*
6. 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 (minimum charge – one hour)	\$50.00 per hour*
7. Use of outside consultants for plan review, building inspections, or both	Actual costs**
8. Fee for permit extension	\$50.00
9. Fee for temporary certificate of occupancy – residential	\$200.00
10. Fee for temporary certificate of occupancy – commercial	\$300.00
11. Board of appeals	\$250.00 each application
12. 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

\* Or the total hourly cost to the jurisdiction, whichever is greater. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.

\*\* Actual costs include administrative and overhead costs.

Notes:

(1) The minimum fee for any single permit shall be \$50.00. 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.

(3) Where no fees are listed, submitted valuation can be used.

[Ord. 98-05, 3-24-1998; Ord. 2007-04, 4-24-2007; Ord. 2009-05, 5-12-2009; Ord. 2009-06, 5-12-2009. Code 2006 § 7-1-6].

#### **15.05.070 Wood burning fireplaces.**

A. Definitions. For purposes of this section, the following definitions shall apply unless the context clearly indicates or requires a different meaning:

“Alternative fuel” means natural gas, propane, electric or other nonsolid fuel.

“Solid fuel” means wood, or any compressed wood or fiber product, including coal, other solid hydrocarbons or compounds, oil and combustible pellets, or solids of any composition.

“Wood burning fireplace” means an open fireplace within buildings or structures that will burn wood or other solid fuel.

B. Abatement.

1. After the effective date of the ordinance codified in this section, no person within the city of Sedona, Arizona, shall place, install or fabricate in place a wood burning fireplace.

2. In order to receive a final occupancy permit for any structure, any new fireplace must be equipped with an operable alternative fuel device.

3. Wood burning fireplaces in existence prior to the effective date of the ordinance codified in this section will be exempt from the provisions of this section.

C. Violations and Penalties. The owner of any property subject to this section, wherein such fireplace was reconverted to wood burning in contravention of this section, will be subject to a \$500.00 fine and be required to convert to alternative fuel or seal the fireplace within 90 days from notice of violation. Failure to comply within 90 days will result in an additional \$500.00 fine each day the violation continues to exist.

D. Effective Date. This section is effective on August 11, 2003. [Ord. 2003-08, 5-13-2003; Ord. 2007-16, 10-23-2007. Code 2006 § 7-1-7].

**15.05.080 Permitting of wood stoves and similar devices.**

A. Definitions. For the purpose of this section, the following definitions shall apply unless the context clearly indicates or requires a different meaning. In the event that a definition set forth herein is unclear or raises a conflict, the applicable definitions set forth by the United States Environmental Protection Agency shall prevail in construing this section.

“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.

“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.

“Fireplace” means a hearth, fire chamber and chimney, and includes:

1. “Factory-built fireplace” means a fireplace composed of listed factory-built components assembled in accordance with the terms of listing to form the completed fireplace.
2. “Masonry fireplace” means a hearth and fire chamber of solid masonry units such as bricks, stones, masonry units or reinforced concrete, provided with a suitable chimney.

“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.

“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.

“Solid fueled burning appliance” means a chimney-connected device that burns solid fuel and which is designed for purposes of heating, cooking or both.

“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.

“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.

“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 35:1 in the low burn cycle. It also shall have a usable firebox volume less than 20 cubic feet weight, less than 800 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.

“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 International Building Code and International 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.

3. 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. [Ord. 2007-16, 10-23-2007. Code 2006 § 7-1-8].

**15.05.090 Manufactured homes, factory-built buildings and mobile homes.**

A. Definitions. For the purpose of this section, the following definitions shall apply unless the context clearly indicates or requires a different meaning:

“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 off-site 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.

"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 A.R.S. Title 41, Chapter 16.

"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.

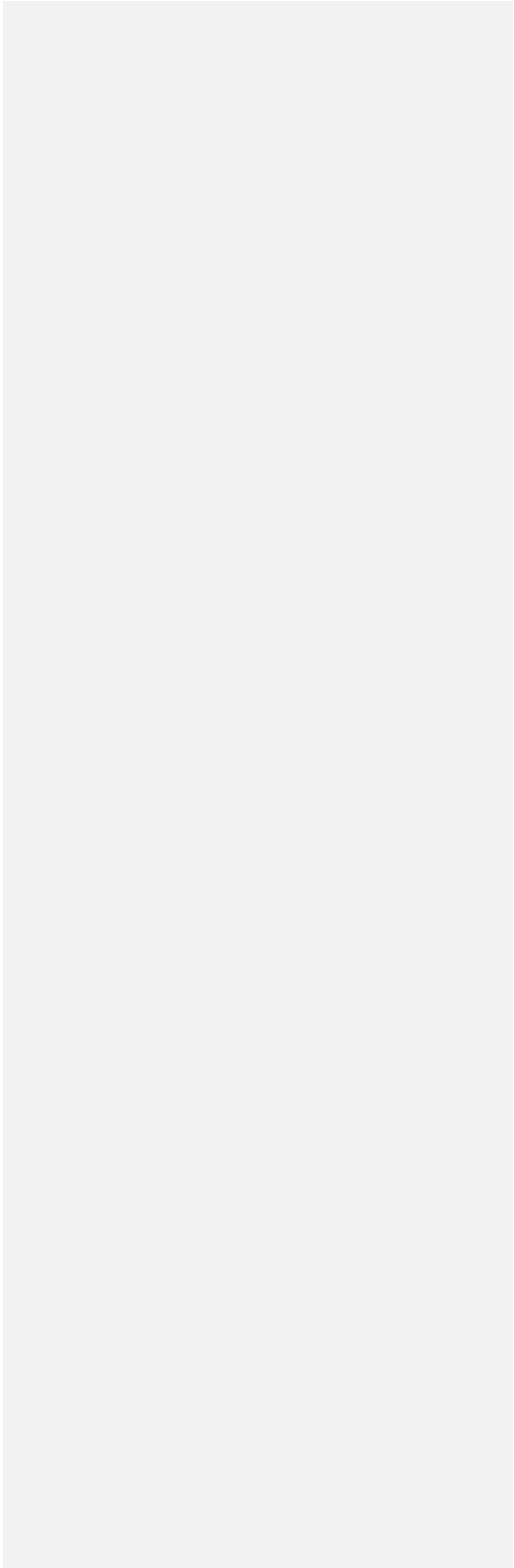
"Recreational vehicle" means a vehicle-type unit which is:

1. 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;
2. 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;
3. 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 320 square feet when measured to the exterior of the unit. This definition includes fifth wheel trailers;
4. 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;
5. 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 320 square feet and not more than 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. [Ord. 98-05, 3-24-1998; Ord. 2007-16, 10-23-2007. Code 2006 § 7-1-9].

**15.05.100 Jurisdiction of other agencies.**

Permits issued under the requirements of this chapter 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. [Ord. 2007-16, 10-23-2007. Code 2006 § 7-1-10].

**Editorial note:** See Ordinances 90-01, 91-22, 92-01, 93-09, 93-22, 98-05, 2007-04 and 2007-16.



## Chapter 15.??New Code INTERNATIONAL EXISTING BUILDING CODE

Sections:

- [15.??010](#) Adoption of the International Existing Building Code.
- [15.??020](#) Amendments to the International Existing Building Code.

### **15.??010 Adoption of the International Existing Building Code.**

That certain code entitled International Existing Building Code, 2018 Edition, as amended and codified, 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 existing building code of the city and made a part of this title the same as though set forth in full herein, excepting those portions hereinafter deleted or amended.

### **15.??020 Amendments to the International Existing Building Code.**

The International Existing Building Code, 2018 Edition, is modified as follows:

- A. Section 101.1, Title, is hereby amended by replacing "Name of Jurisdiction" with "City of Sedona".
- B. Section 105.2 Work exempt from permit, is amended by deleting Building Item 4 in its entirety.
- C. Section 108.2, Schedule of permit fees, is amended by deleting the section in its entirety and inserting the following:
  - The fees for activities and services performed by the department in carrying out its responsibilities under this code shall be assessed in accordance with SCC [15.05.060](#).
- D. Section 112, Board of Appeals, is amended by deletion in its entirety and substituting the following:
  - Appeals of decisions made by the code official shall be to the Board of Appeals as established in the 2018 International Building Code as amended by the City of Sedona.
- E. Section 114.2 Issuance, is hereby amended by removing the first sentence in its entirety and inserting the following:
  - A stop work order shall be in writing and shall be given to the owner of the property, to the owner's authorized agent, or to the person performing the work, or shall be posted on the structure or on site in a conspicuous location.
- F. Section R114.3 Unlawful continuance, is hereby amended by deletion in its entirety and substituting the following:

- Section R114.3 Unlawful continuance and/or removal of stop work notice. Any person who shall continue or allow the continuance of any work in or about the structure or property after having

been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, or any person who removes, or causes the removal of, the stop work notice without the consent of the City, shall be subject to fines and penalties as set by the applicable governing authority.



## Chapter 15.??New Code INTERNATIONAL ENERGY CONSERVATION CODE

Sections:

[15.??010](#) Adoption of the International Energy Conservation Code.

[15.??020](#) Amendments to the International Energy Conservation Code.

### **15.??010 Adoption of the International Energy Conservation Code.**

That certain code entitled International Property Maintenance Code, 2018 Edition, as amended and codified, 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 energy conservation code of the city and made a part of this title the same as though set forth in full herein, including Appendix Chapters CA, Solar Ready Zone - Commercial and CB Electrical Vehicle Ready Parking Areas - Commercial, and excepting those portions hereinafter deleted or amended.

### **15.??020 Amendments to the International Energy Conservation Code.**

The International Energy Conservation Code, 2018 Edition, is modified as follows:

A. Section C101.1, Title, is hereby amended by replacing "Name of Jurisdiction" with "City of Sedona".

B. Section C104.2, Schedule of permit fees, is hereby amended by deleting the section in its entirety and inserting the following:

The fees for activities and services performed by the department in carrying out its responsibilities under this code shall be assessed in accordance with SCC [15.05.060](#).

C. Section C108.2 Issuance, is hereby amended by removing the first sentence in its entirety and inserting the following:

A stop work order shall be in writing and shall be given to the owner of the property, to the owner's authorized agent, or to the person performing the work, or shall be posted on the structure or on site in a conspicuous location.

D. Section C108.4 Failure to comply, is hereby deleted in its entirety and replaced by the following:

Section C108.4 Failure to comply and/or removal of stop work notice. Any person who shall continue or allow the continuance of any work in or about the structure or property after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, or any person who removes, or causes the removal of, the stop work notice without the consent of the City, shall be subject to fines and penalties as set by the applicable governing authority.

E. Section C109, Board of Appeals, is hereby amended by deletion in its entirety and substituting the following:

Appeals of decisions made by the code official shall be to the Board of Appeals as established in the 2018 International Building Code as amended by the City of Sedona.

F. Table C301.1, is hereby amended by deleting "4B Yavapai" in its entirety and replacing with "5B Yavapai". Those parts of Yavapai County which reside within the City of Sedona shall be identified as being within Climate Zone 5B.

G. Appendix CB, is hereby added as a new appendix as follows:

#### Appendix CB Electrical Vehicle Ready Parking Areas – Commercial

CB 101.1 General. These provisions shall be applicable for new construction where electrical vehicle ready provisions are required.

CB 201.1 Electrical vehicle ready parking spaces. For every newly permitted multi-family dwelling and commercial structure with more than 9 parking spaces, 5 percent of the total number of parking spaces shall be capable of supporting future electric vehicle charging stations (EVCS) and said spaces shall be identified on the construction documents along with the location of the proposed EVCS. At least one EVCS shall be located in common use areas and available for use by all residents. (Note: When calculating the required electrical vehicle ready parking spaces, rounding shall be used to the nearest whole number. Where the calculations fall at the midpoint of a whole number, the number must be rounded up.)

CB 201.2 Design and installation requirements – Single EVCS required. When only one EVCS space is required, a 208/240-volt individual branch circuit or a listed raceway to accommodate a future individual branch circuit shall be installed. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of the electric vehicle charger. Construction documents shall identify the raceway termination point. The service panel or subpanel circuit directory shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent device. Electric vehicle supply equipment shall be installed in accordance with NFPA 70.

CB 201.3 Design and installation requirements – Multiple EVCS required. Construction documents shall indicate the raceway termination point and proposed location of future EVCS and electric vehicle chargers. Construction documents shall also provide information on amperage of future electric vehicle supply equipment (EVSE), raceway methods(s) wiring schematics and electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all electric vehicles at all required EVCS at the full rated amperage of the EVSE. Plan design shall be based upon 40-ampere minimum branch circuit. Raceways and related components that are planned to be installed underground, enclosed, inaccessible or in concealed areas and spaces shall be installed at time of the original construction. Electric vehicle supply equipment shall be installed in accordance with NFPA 70.

CB 201.4 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future electric vehicle charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE".

Chapter 15.30  
INTERNATIONAL FUEL GAS CODE

Sections:

[15.30.010](#) Adoption of the International Fuel Gas Code.

[15.30.020](#) Amendments to the International Fuel Gas Code.

**15.30.010 Adoption of the International Fuel Gas Code.**

That certain code entitled International Fuel Gas Code, ~~2006~~2018 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 fuel gas code of the city and made a part of this title the same as though set forth in full herein, excepting those portions hereinafter deleted or amended. [Ord. 2007-16, 10-23-2007; Ord. 2010-04 § 1, 1-12-2010. Code 2006 § 7-6-1].

**15.30.020 Amendments to the International Fuel Gas Code.**

The ~~2006~~2018 International Fuel Gas Code is hereby modified as follows:

A. Section 101.1, Title, is hereby amended by replacing "Name of Jurisdiction" with "City of Sedona".

B. Section 106.5.3, Expiration, is hereby amended by adding the following to the end of the first sentence:

Lack of a scheduled and performed qualified inspection within 180 days constitutes a suspension or abandonment of work, and therefore an expiration of the permit.

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C. Sections 106.6.2, Fee Schedule, and 106.6.3, Fee Refunds, are hereby amended by deleting both sections in their entirety and inserting the following:

Fees and refunds shall be assessed in accordance with SCC 15.05.060.

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D. Section 108.5 Stop work orders, is hereby amended by deleting the second sentence and substituting the following:

A stop work order shall be in writing and shall be given to the owner of the property, to the owner's authorized agent, or to the person performing the work, or shall be posted on the structure or on site in a conspicuous location.

E. Section 108.5 Stop work orders, is hereby amended by deleting the fifth sentence and substituting the following:

Any person who shall continue or allow the continuance of any work in or about the structure or property after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, or any person who removes, or causes the removal of, the stop

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work notice without the consent of the City, shall be subject to fines and penalties as set by the applicable governing authority.

F. Section 109, Means of Appeal, is amended by deletion in its entirety and substituting the following:

Appeals of decisions made by the code official shall be to the Board of Appeals as established in the 2018 International Building Code as amended by the City of Sedona.

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A. Section 304.1, General. Add 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, and the required cubic feet for combustion is not met, the required combustion air ducts/openings shall be located at the equipment and be taken from and discharged to the exterior of the garage.

BG. Section 404.14.2-404.12, Minimum burial depth, is hereby amended by adding the following to the end of the paragraph:

However, in cases other than that specified in Section 404.12.1, Underground plastic piping systems shall be installed a minimum depth of ~~+6~~18 inches below grade to the top of the pipe.

H. Section 404.12.1, Individual outdoor appliances, is hereby amended by adding the following to the end of the paragraph:

However, in such cases, underground plastic piping systems shall be installed a minimum depth of 12 inches to the top of the pipe or in accordance with the manufacturer's installation guidelines, whichever is deeper.

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I. Section 406.4, Test pressure measurement, is hereby amended by adding the following to the end of the paragraph:

Where the test pressure requirement is 10 psig or less the test pressure measurement shall be a gauge having a reading of one tenth of a pound per square inch (0.10 psi) increments.

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J. Section 406.4.1, Test pressure, is hereby amended by deleting "3 psig (20kPa gauge)" and replacing with "10 psig".

~~CK. Section 409.3.2, Individual Buildings, is hereby amended by deleting in its entirety and substituting the following: Gas piping shall be equipped with separate shutoff 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 shutoff shall be placed on the riser located outside the building it supplies and shall be readily accessible at all times. [Ord. 2007-16, 10-23-2007; Ord. 2010-04 § 1, 1-12-2010. Code 2006 § 7-6-2].~~

Section 409.3.2, Individual Buildings. Gas piping shall be equipped with separate shutoff valves located at each building and so arranged that the gas supply can be turned on or off to any individual or separate

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building. Such shutoff shall be placed on the riser located outside the building it supplies and shall be readily accessible at all times. [Ord. 2007-16, 10-23-2007; Ord. 2010-04 § 1, 1-12-2010. Code 2006 § 7-6-2].

## Chapter 15.20 MECHANICAL CODE

Sections:

[15.20.010](#) Adoption of the International Mechanical Code.

[15.20.020](#) Amendments to the International Mechanical Code.

### **15.20.010 Adoption of the International Mechanical Code.**

That certain code entitled International Mechanical Code, ~~2006~~[2018](#) Edition, as amended and codified, 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 mechanical code of the city and made a part of this title the same as though set forth in full herein, excepting those portions hereinafter deleted or amended. [Ord. 98-05, 3-24-1998; Ord. 2007-16, 10-23-2007. Code 2006 § 7-4-1].

### **15.20.020 Amendments to the International Mechanical Code.**

The International Mechanical Code, ~~2006~~[2018](#) Edition, is modified as follows:

A. Section 101.1, Title, is hereby amended by replacing "Name of Jurisdiction" with "City of Sedona".

B. Section 106.4.3, Expiration, is hereby amended by adding the following to the end of the first sentence:

Lack of a scheduled and performed qualified inspection within 180 days constitutes a suspension or abandonment of work, and therefore an expiration of the permit.

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C. Section 106.4.4 Extensions, is amended by deleting the last sentence in its entirety.

AD. Sections 106.5.2, Fee Schedule, and 106.5.3, Fee Refunds, are amended by ~~deletion~~deleting both sections in their entirety and inserting the following:

Fees and refunds shall be assessed in accordance with SCC [15.05.060](#).

E. Section 106.5.3 Fee refunds, is hereby amended by adding the following to the end of the section:

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 SCC [15.05.060](#).

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F. Section 107.2, Required inspection and testing, is hereby amended by adding the following new Item 4:

4. A test and balance report(s), performed by a third party, certified test and balance contractor, shall be submitted to the City prior to final inspection. Said test and balance report(s) shall verify compliance of any newly installed or altered ventilation and/or hydronic system(s) and equipment with the approved permit plans, the mechanical code and any applicable standards.

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G. Section 108.5 Stop work orders, is hereby amended by deleting the second sentence and substituting the following:

A stop work order shall be in writing and shall be given to the owner of the property, to the owner's authorized agent, or to the person performing the work, or shall be posted on the structure or on site in a conspicuous location.

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H. Section 108.5 Stop work orders, is hereby amended by deleting the fifth sentence and substituting the following:

Any person who shall continue or allow the continuance of any work in or about the structure or property after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, or any person who removes, or causes the removal of, the stop work notice without the consent of the City, shall be subject to fines and penalties as set by the applicable governing authority.

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B.I. Section 109, Means of Appeal, is amended by deletion in its entirety and substituting the following:

Appeals of decisions made by the code official shall be to the Board of Appeals as established in the 2018 International Building Code as amended by the City of Sedona.

C. Section 304.3, Elevation of Ignition Source, is amended by adding the following exception to the section:

Exception: Clothes dryers located in private garages.

D. Section 703.1.2 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.

J. Section 506.3.11, Grease duct enclosures, is hereby amended by deleting the Exception in its entirety.

[Ord. 98-05, 3-24-1998; Ord. 2007-16, 10-23-2007. Code 2006 § 7-4-2].



## Chapter 15.10 INTERNATIONAL PLUMBING CODE

### Sections:

- [15.10.010](#) Adoption of International Plumbing Code.
- [15.10.020](#) Amendments to International Plumbing Code.

#### **15.10.010 Adoption of International 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 International Plumbing Code, ~~2006~~2018 Edition, as amended and codified, published by the International Code Council and including appendix chapters:

Appendix B – Rates of ~~r~~Rainfall for ~~v~~Various ~~e~~Cities;

Appendix C – ~~Gray water recycling systems~~Structural Safety;

Appendix D – Degree ~~d~~Day and ~~d~~Design ~~t~~Temperatures;

Appendix E – Sizing of ~~w~~Water ~~P~~Piping ~~s~~System;

~~Appendix F – Structural safety;~~

~~Appendix G – Vacuum drainage system;~~

is hereby adopted as the International Plumbing Code of the city, excepting such portions as are hereinafter deleted or amended. [Ord. 98-05, 3-24-1998; Ord. 2007-16, 10-23-2007; Ord. 2008-05, 6-10-2008. Code 2006 § 7-2-1].

#### **15.10.020 Amendments to International Plumbing Code.**

The International Plumbing Code, ~~2006~~2018 Edition, is hereby modified as follows:

A. Section 101.1, Title, is hereby amended by replacing "Name of Jurisdiction" with "City of Sedona".

B. Section 106.5.3, Expiration, is hereby amended by adding the following to the end of the first sentence:

Lack of a scheduled and performed inspection within 180 days constitutes a suspension or abandonment of work, and therefore an expiration of the permit.

C. Section 106.5.4 Extensions, is amended by deleting the last sentence in its entirety.

D. Sections 106.6.2, Fee Schedule, and 106.6.3, Fee Refunds, are amended by deleting both sections in their entirety and inserting the following:

Fees and refunds shall be assessed in accordance with SCC 15.05.060.

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E. Section 108.4 Violation penalties, is hereby amended by deleting the section in its entirety and inserting the following:

Section 108.4 Violation penalties. Any person, firm or corporation who shall violate this code shall be subject to the penalties as provided in SCC 1.15.010 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.

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F. Section 108.5 Stop work orders, is hereby amended by deleting the last sentence in its entirety and inserting the following:

Any person, firm or corporation who removes a stop work order without authorization from the Building Official, or who shall continue any work in or about the structure after having been served a stop work order, or where a stop work order has been posted, except such work as that person, firm or corporation is directed to perform to remove a violation or unsafe condition, shall be subject to the penalties as provided in SCC 1.15.010 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.

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AG. Section 109, Means of Appeal, is hereby amended by deleting the section in its entirety and inserting the following:

Section 109, Means of Appeal. Appeals of decisions made by the code official shall be to the Board of Appeals as established in the 2018 International Building Code as amended by the City of Sedona. ~~deleted in its entirety. Shall be as amended in Section 112, 2006 IBC.~~

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BH. Section 312.2, Drainage and vent water test, is hereby amended by adding the following to ~~at~~ the end of the paragraph ~~add the sentence~~:

All pre-slab or underslab plumbing shall be tested with a five pound air test exclusively.

C. Section 403.2, amend Exception No. 2 to read: "25 or less."

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DI. Section 504.6, Requirements for discharge piping, is hereby amended by adding the following to the end of Item No. 5 ~~to read~~:

~~Discharge to the floor, to an indirect waste receptor or to the outdoors.~~ Where discharging outdoors, discharge piping shall be no less than six inches and no greater than 24 inches from grade.

J. Section 714.1, Sewage backflow, is hereby amended by deleting the first sentence in its entirety and replacing with the following:

Where plumbing fixtures are installed on a floor with a finished floor elevation of four inches or less above the elevation of the next upstream manhole in the public sewer, such fixtures shall be protected with a backwater valve installed in the building drain, or horizontal branch serving such fixtures.

K. Section 714.3, Location, is hereby amended by adding the following to the end of the sentence:

Such valves shall be located exterior to the building and a minimum of 10 feet from drainage ways and inlets.

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~~EL. Section 904.1903.1, Roof Extension, is hereby amended by insertion of replacing "[number]" with "six inches" in the first sentence.~~

M. Section 1003.1, Where required, is hereby amended by deleting the section in its entirety and replacing with the following:

Section 1003.1 Where required. Interceptors and separators shall be provided to prevent the discharge of oil, grease, sand and other substances harmful or hazardous to the public sewer, the private sewage system, the sewage treatment plant or process, storm drainage systems and drainage ways.

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N. Section 1003.2, Approval, is hereby amended by adding the following to the end of the paragraph:

In addition to the requirements herein, grease interceptors, grease traps, oil separators, and sand interceptors shall comply with SCC Title 13.

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FQ. Section 1003.3.45.2, Rate of flow controls, is hereby amended to read:

Number of fixture units x 1.5 min. retention time = gallon capacity of grease trap.

GP. Section 1003.3.45.2, Rate of flow controls is hereby amended to add to the end of the paragraph:

A four-inch Inspection tee fitting shall be installed in the waste line on the outlet side of the interceptor.

~~H. Grease interceptors, grease traps, oil separators, and sand interceptors shall comply with SCC Title 13 in addition to the requirements of Sections 1003.3 through 1003.5.~~

~~I. Appendix C, Gray Water Systems, shall also comply with the requirements contained in regulations approved by the Arizona Department of Environmental Quality.~~

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~~J. Section 715.1 is amended to require the installation of backwater valves when the flood level rims of plumbing fixtures are four inches or less above the elevation of the next upstream manhole in the public sewer.~~

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~~K. Section 715.5 is amended to require that the valve be located exterior to the building and a minimum of 10 feet from drainage ways and inlets.~~

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~~L. Section 1003.1 is amended to add "or storm drainage systems and drainage ways" at the end of the Section 1003.1.~~

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Q. Section 1302.6.1, Gray water used for fixture flushing, is hereby amended by adding the following to the end of the sentence:

Gray Water Systems, shall also comply with the requirements contained in regulations approved by the Arizona Department of Environmental Quality.

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[Ord. 98-05, 3-24-1998; Ord. 2007-16, 10-23-2007; Ord. 2008-05, 6-10-2008. Code 2006 § 7-2-2].

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Chapter 15.??New Code  
INTERNATIONAL SWIMMING POOL AND SPA CODE

Sections:

- [15.??010](#) Adoption of the International Swimming Pool and Spa Code.
- [15.??020](#) Amendments to the International Swimming Pool and Spa Code.

**15.??010 Adoption of the International Swimming Pool and Spa Code.**

That certain code entitled International Swimming Pool and Spa Code, 2018 Edition, as amended and codified, 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 swimming pool and spa code of the city and made a part of this title the same as though set forth in full herein, excepting those portions hereinafter deleted or amended.

**15.??020 Amendments to the International Swimming Pool and Spa Code.**

The International Swimming Pool and Spa Code, 2018 Edition, is modified as follows:

A. Section 101.1, Title, is hereby amended by replacing "Name of Jurisdiction" with "City of Sedona".

B. Section 102.9, Other laws, is hereby amended by adding the following to the end of the sentence:

...including Arizona Statute 36-1681, except that Section (D)(7) of Statute 36-1681 is hereby deleted in its entirety.

C. Section 105.5.3, Expiration, is hereby amended by adding the following to the end of the first sentence:

Lack of a scheduled and performed inspection within 180 days constitutes a suspension or abandonment of work, and therefore an expiration of the permit.

D. Section 105.5.4 Extensions, is amended by deleting the last sentence in its entirety.

E. Section 105.6.2, Fee schedule, is amended by deleting the section in its entirety and inserting the following:

The fees for activities and services performed by the department in carrying out its responsibilities under this code shall be assessed in accordance with SCC [15.05.060](#).

F. Section 105.6.3, Fee refunds, is hereby amended by adding the following to the end of the section:

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 SCC [15.05.060](#).

G. Section 107.4, Violation penalties, is hereby amended by deleting the section in its entirety and inserting the following:

Section 108.4 Violation penalties. Any person, firm or corporation who shall violate this code shall be subject to the penalties as provided in SCC [1.15.010](#) 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.

H. Section 107.5, Stop work orders, is hereby amended by removing the second sentence in its entirety and inserting the following:

Such notice shall be in writing and shall be given to the owner of the property, or to the owner's authorized agent, or to the person performing the work, or shall be posted on the building or on site in a conspicuous location.

I. Section 107.5, Stop work orders, is hereby amended by deleting the last sentence in its entirety and inserting the following:

Any person, firm or corporation who removes a stop work order without authorization from the Building Official, or who shall continue any work in or about the structure after having been served a stop work order, or where a stop work order has been posted, except such work as that person, firm or corporation is directed to perform to remove a violation or unsafe condition, shall be subject to the penalties as provided in SCC [1.15.010](#) 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.

J. Section 108, Means of appeal, is hereby amended by deletion in its entirety and substituting the following:

Appeals of decisions made by the code official shall be to the Board of Appeals as established in the 2018 International Building Code as amended by the City of Sedona.

K. Section 305.2.1, Barrier height and clearances, is hereby amended by deleting "48 inches (1219 mm)" from Item 1 and replacing with "60 inches".

L. Section 305.3.3, Latches, is hereby amended by deleting "3 inches (76 mm)" from the fourth line of the paragraph and replacing with "5 inches".

M. Section 305.3.3, Latches, is hereby amended by deleting "18 inches (457 mm)" from the last line of the paragraph and replacing with "24 inches".

N. Section 305.4, Structure wall as a barrier, is hereby amended by deleting Item 1 in its entirety.

O. Section 305.4, Structure wall as a barrier, is hereby amended by deleting Item 3 in its entirety adding in its place the following new Item 3:

3. All ground level doors or other doors with direct access to the swimming pool or other contained body of water shall be equipped with self-closing, self-latching devices which meets the requirements of Section 305.3.3. Emergency escape or rescue windows from sleeping rooms with access to the swimming pool or other contained body of water shall be equipped with a latching device not less than 54 inches above the adjacent finished floor. All other openable dwelling unit or guest room windows with similar access shall be equipped with a screwed in place wire mesh screen, or a keyed lock that prevents the window from opening more than 4 inches, or a latching device located not less than 54 inches above the adjacent finished floor.

P. Section 305.5, Onground residential pool structure as a barrier, is hereby amended by deleting "48 inches (1219 mm)" from Items 1 and 2 and replacing with "60 inches".



**CITY COUNCIL  
AGENDA BILL**

**AB 2461  
June 11, 2019  
Regular Business**

**Agenda Item:** 8b  
**Proposed Action & Subject:** Discussion/possible action regarding proposed State legislation and its potential impact on the City of Sedona.

<b>Department</b>	Legal
<b>Time to Present</b>	10 Minutes
<b>Total Time for Item</b>	15 Minutes
<b>Other Council Meetings</b>	January 22, 2019, February 12, 2019, February 26, 2019, March 12, 2019, March 26, 2019, April 9, 2019, April 23, 2019, May 14, 2019, May 28, 2019
<b>Exhibits</b>	None

City Attorney Approval	Reviewed 05/30/19 RLP	<b>Expenditure Required</b>
		\$ 0
City Manager's Recommendation	None.	<b>Amount Budgeted</b>
		\$ 0
		Account No. N/A (Description)
		Finance <input checked="" type="checkbox"/> Approval

**SUMMARY STATEMENT**

**Background:** During the course of the State Legislative Session, many bills are introduced that have a potential impact on the City of Sedona. The Arizona League of Cities and Towns and City staff routinely monitor bills of interest as they progress through the legislative process.

This item is scheduled to provide a summary update on relevant bills, to answer questions that the City Council may have regarding any individual bill, and to consider the need for the City Council to take a formal position in support or opposition of any particular bill.

Since the 2019 Fifty-fourth Legislature – First Regular Session adjourned, the focus will now switch to looking ahead at potential legislative issues for the 2020 session. Council will have the opportunity to explore items being contemplated by the Arizona League of Cities and Towns' Policy Committees or to discuss ideas that the City of Sedona might like to bring forth for consideration.

**Community Plan Consistent:**  Yes -  No -  Not Applicable

**Board/Commission Recommendation:**  Applicable -  Not Applicable



**Alternative(s):**

**MOTION**

**I move to:** for informational purposes only, unless there is a preference to take a position on a particular issue.