



# *City of Apache Junction*

## *Development Services Department*



---

### Council Memo

### Proposed Chapter 7, Building Amendments

**DATE:** June 10, 2019

**TO:** Mayor and City Council

**THROUGH:** Bryant Powell, City Manager  
Matt Busby, Assistant City Manager

**FROM:** Dave Zellner, CBO, Building and Safety Manager  
Larry Kirch, Director of Development Services

**SUBJECT:** Staff recommended revisions to Apache Junction City Code, Volume I, Chapter 7: Buildings

---

#### BACKGROUND:

The city council gave direction to staff on January 17, 2017 to draft amendments to Vol. I, Chapter 7: Buildings in order to adopt more current building code editions. At the time, the goal was to adopt the 2015 International Codes to bring us more in line with other valley cities and towns. The city most recently amended Chapter 7: Buildings in 2006, which included the adoption of several 1997 codes, 2006 codes, a 2005 and a 1994 code. Not all of the usually adopted codes were adopted.

For administration of the building code, the city currently uses the 1997 Uniform Administrative Code published by the International Conference of Building Officials (ICBO). The International Conference of Building Officials was one of three code writing bodies that merged to form the International Code Council (ICC) in 1994. The other two were the Building Officials and Code Administrators International, Inc. (BOCA), and the Southern Building Code Congress International, Inc. (SBCCI).

As staff has been reviewing the new codes for adoption an effort was launched, by several agencies for a coordinated valley wide adoption of the 2018 editions of the building codes. In an effort to promote as much uniformity as possible, several valley cities shared their amendments to the 2018 codes through the Arizona Building Officials group and the Maricopa Association of Governments Building Officials committee.

Recognizing the outdated and limited nature of the provisions found in the 1997 Uniform Administrative Code and other adopted codes, staff has written a new administrative code modeled on the administrative code written by Mesa, with changes to reflect the differences and unique conditions of Apache Junction. Staff has also researched and amended 12 of the 2018 and 2017 building and safety codes for adoption.

Based on the magnitude of the changes, staff is recommending that all of the current Chapter 7: Buildings be stricken and replaced.

Staff requests that the honorable mayor and city council adopt the new administrative code and 12 2018/2017 editions of the ICC building and safety codes in order to provide the most up-to-date understanding regarding building safety to the citizens of Apache Junction. This will also ease the burden on design professionals by moving away from older, less clear codes, and adopting the most current codes while at the same time improving processes, like digital submittal.

At this time, staff can confirm adoption of the 2018/2017 codes by 12 Arizona cities and towns, including, Avondale, Camp Verde, Cave Creek, Casa Grande, Chandler, Glendale, Marana, Maricopa, Mesa, Phoenix, Tempe, and Tucson.

Edits and Corrections from the June 4<sup>th</sup> meeting -

### **§ 7-1-3 Applicability**

(A) Effective Date. This Chapter and the Technical Codes shall apply to, and shall govern, permit applications received and accepted by the Building and Safety Manager 30 days after Ordinance No. 1475 amending Apache Junction City Code, Volume I, Chapter 7: Buildings is signed by the mayor and made available to the public. ~~on or after July 1, 2019. Projects with applications submitted prior to July 1, 2019, shall be required to comply with all Building Codes in effect on June 30, 2019, except the owner, at its discretion, may request such project be subject to the requirements of this Chapter and the Technical Codes.~~

### **§ 7-1-12 STANDARD FOR FIREPLACES, WOOD STOVES AND OTHER SOLID FUEL BURNING DEVICES**

(A) Purpose. The purpose of this standard is to regulate fireplaces<sup>4</sup>s, woodstoves or other solid-fuel burning devices to reduce the amount of air pollution caused by particulate matter and carbon monoxide.

~~[deleted the number "4" in fireplaces]~~

Corrected the title of the 2018 International Energy Conservation Code in Art. 7-11 as follows:

**ARTICLE 7-11: COMMERCIAL AND LOW-RISE MULTI-FAMILY ENERGY CODE**

Section                      7-11-1 Adoption by Reference  
                                 7-11-2 Amendments to the 2018 International ~~Commercial and Low-Rise Multi-Family~~ Energy Conservation Code.

**§ 7-11-1 ADOPTION BY REFERENCE.**

The following publication is hereby adopted by reference as if set out at length in this Code:

2018 International ~~Commercial and Low-Rise Multi-Family~~ Energy Conservation Code, published by the International Code Council, 1<sup>st</sup> Printing, August 2017.

**§ 7-11-2 AMENDMENTS TO THE 2018 INTERNATIONAL ~~COMMERCIAL AND LOW-RISE MULTI-FAMILY~~ ENERGY CONSERVATION CODE.**

**(A) CHAPTER 1 SCOPE AND ADMINISTRATION [CE]** is amended as follows:

(1) Section C101.1 of the 2018 International ~~Commercial and Low-rise Multi-family~~ Energy Conservation Code is amended to read, in its entirety, as follows:

**C101.1 Title.** These regulations shall be known as the Apache Junction Commercial and Low-rise Multi-family Energy Code hereinafter referred to as “this code.”

(2) Section C104.1 through C109.3 inclusive are deleted in their entirety. See Chapter 7, Article 7-1, Division of Building Safety and Inspection Administrative Code.

(3) Section R103.5 through R109.3 inclusive are deleted in their entirety. See Chapter 7, Article 7-1, Division of Building Safety and Inspection Administrative Code.