

CHAPTER 7 BUILDING

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CHAPTER 7 BUILDING

ARTICLE 7-1 BUILDING

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

That certain code entitled “International Building Code” 2006 edition, and Appendix Chapters B, C, I, and J, contained therein, but excluding Sections 903.2.7 and 903.3.1.3, published by the International Code Council, is hereby adopted as the “Building Code of the City of Page” and made a part of this chapter the same as though said codes were specifically set forth in full herein and a copy of said code shall be on file with the office of the City Building Department and kept available for public uses and inspection within City Hall.

Wherever the words “CABO/ANSI A117.1” are used, the words “Arizonans with Disabilities Act” and its Implementing Rules, and “Americans with Disabilities Act Accessibility Guidelines for Buildings and Facilities” shall be substituted in their place.

[Amended Ord. 543-09]

Section 7-1.01 Adoption of the International Residential Code

That certain code entitled “International Residential Code for One- and Two-Family Dwellings” 2006 edition, and Appendix Chapters A, B, C, G, and H, contained therein, published by the International Code Council, is hereby adopted as the “Residential Building Code of the City of Page” and made a part of this chapter the same as though said codes were specifically set forth in full herein and a copy of said code shall be on file with the office of the City Building Department and kept available for public use and inspection within City Hall.

[Added Ord. 543-09]

Section 7-1-2 Must Conform to Zoning Ordinance

Whenever a building permit is issued and a building inspection performed, such building must conform to the provisions of the Zoning Ordinance of the City of Page in addition to the provisions of this chapter.

[Amended Ord. 543-09]

Section 7-1-3 Adoption of Building Permit Fees

For the issuance of building permits, fees shall be shown in Table 1-A below:

TABLE 1-A—BUILDING PERMIT FEES

Total Valuation	Fee
\$1.00 to \$500.00	\$23.50
\$501.00 to \$2,000.00	\$23.50 for the first \$500.00 plus \$3.05 for each additional \$100.00, or fraction thereof, to and including \$2,000.00
\$2,001.00 to \$25,000.00	\$69.25 for the first \$2,000.00 plus \$14.00 for each additional \$1,000.00, or fraction thereof, to and including \$25,000.00
\$25,001.00 to \$50,000.00	\$391.25 for the first \$25,000.00 plus \$10.10 for each additional \$1,000.00, or fraction thereof, to and including \$50,000.00
\$50,001.00 to \$100,000.00	\$643.75 for the first \$50,000.00 plus \$7.00 for each additional \$1,000.00, or fraction thereof, to and including \$100,000.00
\$100,001.00 to \$500,000.00	\$993.75 for the first \$100,000.00 plus \$5.60 for each additional \$1,000.00, or fraction thereof, to and including \$500,000.00
\$500,001.00 to \$1,000,000.00	\$3233.75 for the first \$500,000.00 plus \$4.75 for each additional \$1,000.00, or fraction thereof, to and including \$1,000,000.00
\$1,000,001.00 and up	\$5,608.75 for the first \$1,000,000.00 plus \$3.65 for each additional \$1,000.00, or fraction thereof
Other Inspections and Fees:	
	Hourly Charge
1. Inspections outside of normal business hours	\$47.00 per hour* (minimum charge – two hours)
2. Re-inspection fees	\$47.00 per hour*
3. Inspections for which no fee is specifically indicated	\$47.00 per hour* (minimum charge – one-half hour)
4. Additional plan review required by changes, additions or revisions to plans	\$47.00 per hour*
For use of outside consultants for plan checking and inspections, or both	Actual costs**

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

**Actual costs include administrative and overhead costs.

Plan Review Fees: When submittal documents are required, a plan review fee shall be paid at the time of submitting documents for plan review. Said plan review shall be 65 percent (65%) of the building permit fee as shown in Table 1-A.

[Amended Ord. 543-09]

Section 7-1-4

[Intentionally left blank – Repealed by Ord. 543-09]

Section 7-1-5

[Intentionally left blank – Repealed by Ord. 543-09]

ARTICLE 7-2 ADOPTION OF THE NATIONAL ELECTRIC CODE

That certain code entitled "National Electrical Code", 2005 edition, published by the National Electrical Code Committee, is hereby adopted as the "Electric Code of the City of Page" and made a part of this chapter the same as though said codes were specifically set forth in full herein and a copy of said code shall be on file with the office of the City Building Department and kept available for public use and inspection within City Hall. Annex G: Administration, Section 80.19 (E) entitled "Fees" shall be as follows:

For the issuance of each electrical permit - \$27.00 for the first \$500.00 plus \$3.75 for each additional \$1,000.00 of valuation of construction costs.

Other inspections and Fees – Re-inspection Fees and inspections outside of normal business hours at the rate of \$54.00 per hour or portion thereof.

[Amended Ord. 543-09]

ARTICLE 7-3 ADOPTION OF THE INTERNATIONAL MECHANICAL CODE

That certain code entitled "International Mechanical Code" 2006 edition, and Appendix Chapters A and B contained therein, published by the International Code Council, is hereby adopted as the "Mechanical Code of the City of Page" and made a part of this chapter the same as though said codes were specifically set forth in full herein and a copy of said code shall be on file with the office of the City Building Department and kept available for public use and inspection within City Hall.

[Amended Ord. 543-09]

ARTICLE 7-4 ADOPTION OF THE INTERNATIONAL PLUMBING CODE

That certain code entitled "International Plumbing Code" 2006 edition, and Appendix Chapters A, B, D, E, F, and G contained therein, published by the International Code Council, is hereby adopted as the "Plumbing Code of the City of Page" and made a part of this chapter the same as though said codes were specifically set forth in full herein and a copy of said code shall be on file with the office of the City Building Department and kept available for public use and inspection within City Hall.

[Amended Ord. 543-09]

ARTICLE 7-5 ADOPTION OF THE UNIFORM CODE FOR THE ABATEMENT OF DANGEROUS BUILDINGS

That certain code entitled "Uniform Code for the Abatement of Dangerous Buildings" 1997 edition, published by the International Conference of Building Officials, is hereby adopted as the "Uniform Code for the Abatement of Dangerous Buildings of the City of Page" and made a part of this chapter the same as though said code was specifically set forth in full herein; a copy of which shall be on file with the City Building Department and kept available for public use and inspection within City Hall.

[Amended Ord. 543-09]

ARTICLE 7-5.01 UNIFORM HOUSING CODE

That certain code entitled "Uniform Housing Code" 1997 edition, published by the International Conference of Building Officials, is hereby adopted as the "Uniform Housing Code of the City of Page" and made a part of this chapter the same as though said code was specifically set forth in full herein; a copy of which shall be on file with the City Building Department for public use and inspection within City Hall.

[Amended Ord. 543-09]

ARTICLE 7-6 BUILDING OFFICIAL

The Building Official and administrative authority as such may be referenced in any section of this chapter for all matters pertaining to any building, plumbing, electrical, and other inspections shall be vested in the office of the City Manager or his designee, provided that the Council may authorize such deputies as needed to perform any inspection work or other functions that may be required by this chapter.

[Amended Ord. 151-85]

ARTICLE 7-7

[Intentionally left blank – Repealed by Ord. 543-09]