



page

A R I Z O N A
THE CENTER OF CANYON COUNTRY

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CITY OF PAGE

BUILDING & SAFETY DEPARTMENT

697 Vista Avenue • P.O. Box 1180
Page, Arizona 86040

Direct line for service: (928) 645-4260 • Fax (928) 645-4265

The purpose of Building and Safety is to provide timely and accurate assistance to the public in their effort to design, build and occupy new and remodeled residences and businesses within the City of Page.

DESCRIPTION ~

The Building Department collects fees, issues permits, performs on-site inspections, performs plan checks and reports to local, state and federal agencies.

GOALS & OBJECTIVES ~

~To provide services for the City of Page by assuring that all construction projects within the City are designed and built to building code standards.

~To monitor, survey, inspect and maintain records on all backflow prevention devices within the City and to act as City mediator to ADEQ for water protection.

~To strive to keep personnel who are thoroughly qualified and knowledgeable in all phases of building construction.

~To strive to maintain accurate and complete records for every project being processed through our department.

BUILDING DEPARTMENT OVERVIEW

BUILDING DEPARTMENT STAFF

City of Page Building & Safety Department

Direct phone number: (928) 645-4260

Direct fax number: (928) 645-4265

Building Official:

Craig A. Ingraham

Employed by the City of Page since June 10, 1996

Building Inspector II:

Jeffry A. Ihle

Employed by the City of Page since June 29, 2000

Building Permit Specialist:

Sue A. Lerud

Employed by the City of Page since February 21, 1995

BUILDING DEPARTMENT OVERVIEW

CURRENT ADOPTED CODES

City of Page Building and Safety Department

BUILDING CODES

- ✓ Building and Fire Codes..... City Code 7-1-1
 - Uniform Building Code 1997
 - Uniform Mechanical Code 1997
 - Uniform Plumbing Code 1997
 - National Electrical Code 1999
 - Uniform Fire Code 1997
 - Uniform Housing Code 1997
 - Uniform Code For Abatement of Dangerous Buildings 1997
 - Uniform Administrative Code 1997
 - Uniform Sign Code 1997

LOCAL CODES

✓ Wood burning stoves must not emit more than 4 gph emissions per *City Code Article 9-5, Section 9-5-1 through Section 9-5-17*. Provide the name and model of the stove and emission output (an information fact sheet included with the stove will provide all required information).

✓ A backwater valve shall be installed on all sewer lines to protect buildings from backflow of sewage into the building. *City Code Section 11-4-(B)*.

✓ Subsoil drain lines must be provided around the perimeter of all buildings having floors below grade. *City Code Section 409*.

✓ Fire-extinguishing systems shall be installed in accordance with the Building Code and Section 1003. *City Ordinance No. 366-97*. Fire Separations for Buildings in accordance with Ordinance 377-98.

✓ Liquid propane gas containers - *City Ordinance No. 121*.

✓ Page Zoning - Ordinance 53 (Uses of lots; Site planning; Parking; Zones)
 Subdivision Regulations..... Ordinance 100
 Page Master Plan Resolution 469

✓ Grading Permits – City Code 7-7-3

✓ Grease Interceptors – City Code 11-5-2

BUILDING DEPARTMENT OVERVIEW

DESIGN CRITERIA, STATE & COUNTY REQUIREMENTS

DESIGN CRITERIA

- Wind load 80 MPH, exposure C, P=Cd Cq Qs I
- Seismic Zone 2B
- Frost depth 18 inches
- Snow load 20 PSF. No reduction.
- Roof drain sizing per 3” per hour rainfall if flat roof system.
- Masonry buildings are considered engineered buildings.
Provide calculations for lateral and other loads and connections, or consult with the Building Department for design information.

STATE CODES

- Americans with Disabilities Act ... ADA Title III (Adopted by State Arizona September 26, 1996)
- Office of Manufactured Housing OMH (Mobile and Manufactured Homes, Factory Built Buildings)
- State Board of Technical Registration •Requirements for the use of an Arizona registered engineer or architect.
- Registrar of Contractors •Verify licensing of contractors, and restrictions of owner builder status.
- Department of Revenue •Applicant must show exemption from bonding for tax liability.
•Produce tax license number when doing over \$10,000 construction.
- Arizona Occupational Safety & Health Administration •OSHA Contractor’s responsibility for worker safety.
- Arizona State Fire Codes (R4-34-1101)..... •Schools, hospitals, daycare, any Agency with a State license to operate.

COUNTY CODES

- Coconino County Health Dept..... •Septic Systems
•Food Establishments
•Public Pools

BUILDING DEPARTMENT OVERVIEW

ADOPTED FEE SOURCES

Valuation is computed according to occupancy and type of construction, square footage of total building and value per square foot. Building valuation data representing average costs for most buildings is obtained from information published by the International Conference of building Officials. **Plan review fees must be paid before the Building Department begins reviewing your plans.**

BUILDING: 1997 UBC Section 107.2 *Table 1-A Permit Fees
1997 UBC Section 107.3 Review Fees

PLUMBING: 1997 UPC Section 103.4 *Table 1.1

MECHANICAL: 1997 UMC Section 115 *Table 1-A

ELECTRICAL: 1999 NEC

GRADING: 1997 UBC Section 3310 *Table A-33-B Permit Fees
1997 UBC Section 3310 *Table A-33-A Review Fees

WATER & SEWER:

City of Page, Public Works Department
Contact Water/Sewer Dept. Supervisor
to discuss deposits, meter installation, and capacity
charges (928) 645-4317

PAGE ELECTRIC UTILITY:

Contact P.E.U. directly to discuss requirements
and rates for your project (928) 645-2419.

RELATED SITES

LINKS TO RELATED SITES

State of Arizona Registrar or Contractors
800 West Washington Street, 6thFloor
Phoenix, AZ 85007

<http://www.rc.state.az.us>
Phone: (602) 542-1525
Toll Free AZ Phone: (888) 271-9286
Fax: (602) 542-1599

State of Arizona Dept. of Building and Fire Safety
(Office of Manufactured Housing OMH)
99 East Virginia Street Suite 100
Phoenix, AZ 85004

<http://www.state.az.us>
Phone: (602) 255-4072
Fax: (602) 255-4962

Coconino County Department of Health
2500 Ft. Valley Road
Flagstaff, AZ 86004

<http://www.co.coconino.az.us>
Phone: (928) 226-2710
Fax: (928) 774-5164

Arizona State Board of Technical Registration
1900 W. Camelback Road, suite 406
Phoenix, AZ 85015-3465

<http://www.btr.state.az.us>
Phone: (602) 255-4035
Fax: (602) 255-4051

Americans with Disabilities Office
1700 W. Washington Street, Suite 164
Phoenix, AZ 85007

<http://www.know-the-ada.com>
Voice Phone: (602) 542-6276
TTY: (602) 542-6689

International Conference of Building Officials
(I.C.B.O. Headquarters)
5360 Workman Mill Road
Whittier, CA 90601-2298

<http://www.icbo.org>
Phone: (800) 284-4406
Fax: (888) 329-4226

CITY OF PAGE

<http://www.webmaster@ci.page.az.us>

Building Department (928) 645-4260
Engineering (928) 645-4302
Fire Marshall (928) 645-4333
Planning Department (928) 645-4256
Public Works (928) 645-4355
Water/Sewer Department (928) 645-4317

UTILITIES

Black Mountain Gas (928) 645-2391
Page Electric Utility (928) 645-5322
PSI Trash Disposal (928) 645-3885
US West (928) 779-4940
CableOne (928) 645-2132

BULLETIN BOARD

City of Page Building Department~~~~~

For future use ... news, updates and information.