

2018 AMENDMENT - CHAPTER 7 BUILDING REGULATION¹

ARTICLE 7-1 ADOPTION OF BUILDING CODES

7-1-1	Title and Purpose
7-1-2	Application
7-1-3	Rules and Definitions
7-1-4	Adoption of Specific Codes
7-1-5	Building Code Administration
7-1-6	Applications for Permits
7-1-7	Variances from Code
7-1-8	Appeals to Board of Appeals
7-1-9	Violations
7-1-10	Penalties and Enforcement
7-1-11	Liability
7-1-12	Conflicting Provisions
7-1-13	Severability

Section 7-1-1 Title and Purpose.

This chapter may be cited and referred to collectively as the Maricopa Building Code. The purpose of this chapter is to enact rules and procedures to regulate the quality, type of material and workmanship of all aspects of construction and maintenance of buildings or structures within the incorporated areas of the City of Maricopa.

Section 7-1-2 Application.

This chapter shall apply to the construction, repair, additions to, installation and maintenance of all buildings, structures, and property appurtenant thereto, including all construction in city owned right of way, within the incorporated areas of the City of Maricopa, except as otherwise provided by statute, regulation or ordinance.

Section 7-1-3 Rules and Definitions

The following rules and definitions shall be used when interpreting the provisions of this chapter and the Codes adopted thereby. If the definitions provided herein conflict in any way with the definitions of the Codes adopted in section 7-1-4 herein, the definitions set forth in this section shall prevail.

- A. Administrative Authority - When used in the Codes, "Administrative Authority" shall mean the Maricopa Building Official, Code Official, Planning Director or City Council as appropriate.
- B. Board of Appeals - When used in the Codes or this Chapter, the term "Board of Appeals" shall refer to a board comprised by the City Council and Mayor or such other board or boards as may be commissioned by the City Council and Mayor to fulfill such duties from time to time. The Board(s) of Appeals shall be the sole entity to hear appeals from the decisions of the Building Official, determine the suitability of alternative materials and

construction and to permit interpretations of the provisions of the Codes (but not administrative provisions of the Codes). References to any other boards in the Codes shall have no force and effect unless such boards are specifically appointed and commissioned pursuant to this paragraph and are hereby superseded by this section.

- C. Codes - "Codes" shall mean the codes listed and adopted in Section 7-1-4 of this Article.
- D. "Building Official," "Code Official," shall each mean the Building Official as established by section 7-1-5 of this article, or such other person as may be charged with the enforcement of the Codes by the City Council and Mayor from time to time.
- E. Commercial - When used herein, the word "Commercial" refers to the use of a building, addition or structure for business, religious, educational, institutional, recreational, industrial or any other non-residential purpose.
- F. Jurisdiction - The term "Jurisdiction" shall mean the incorporated areas of the City of Maricopa.
- G. Non-Commercial - "Non Commercial" refers to the use of a building, structure or addition for a residential purpose.
- H. References to chapters, articles, sections, subsections, paragraphs, subparagraphs and tables, unless otherwise specified, refer to the Codes set forth in section 7-1-4 of this article.

Section 7-1-4 Adoption of Specific Codes

Section 7-1-4-1 Adoption of International Building Code

- A. That certain document entitled and known as "The International Building Code, 2018 Edition," published by the International Code Council, together with appendages thereto, is hereby adopted as the Building Code of the City of Maricopa and made a part of this chapter the same as though said code was specifically set forth in full herein, with changes and amendments to the code as set forth in subsection B. an electronic copy of said code shall be filed in the office of the city clerk and kept available for public use and inspection.
- B. Amendments to the Building Code.
 - 1. **Amend Section 101.1 Title** by adding the following in the insert: City of Maricopa.
 - 2. **Amend Section 105.2 Annual permit records** by adding Item 14 as follows:
 - 14. Roof covering provided no structural alterations would be required by this code due to additional loads.

3. **Amend Section 109.2 Schedule of permit fees** as follows:
109.2 Schedule of permit fees. Building permit fees shall be assessed in accordance with the City of Maricopa Development Services Fee Schedule, as provided in Appendix A. For electrical, gas, mechanical, and plumbing systems or alterations requiring a permit, a fee for each permit shall be paid as required, in accordance with the City of Maricopa Development Services Fee Schedule, as provided in Appendix A.
4. **Amend 308.5 through 5.4.**
Replace five with ten.
5. **310.5 Residential Group R-4.**
Replace five with ten.
6. **Amend Section 310.5 Residential Group R-3** by revising the last item of the list of R-3 occupancies to read as follows:
Congregate living facilities with 10 or fewer persons. Where these facilities occur in a single-family home, shall be permitted to comply with the *International Residential Code*.
7. **Amend Section 2304.12 General Construction Requirements Termite Protection** by adding new paragraphs after the last sentence as follows:

Within the perimeter of the foundation of any building which requires a building permit, the base course of all fill which is used to support a concrete slab shall be treated against termite infestation. The soil treatment shall be applied by a duly licensed applicator in accordance with the rules and regulations of the Arizona Structural Pest Control Commission.

Termite retardant chemicals shall be applied prior to placing the concrete. If the soil has been treated and the fill is disturbed prior to pouring the slab, or if the concrete is not poured within the time limit specified for the chemical used, the soil must be retreated according to the same standards. If a concrete slab has been poured prior to pre-treatment, the site must be treated in accordance with the rules and regulations references herein above.

EXCEPTION: Buildings accessory to Group R, Division 3 and buildings with floors and walls built of metal, masonry, concrete or other non-wood product. Certification of such soil treatment shall be furnished to the Building Official when requested and shall include the name of the applicator, state license number, chemical used, time and location of application and length of warranty.
8. **Amend [P] Section 2902 Table 2902.1** by adding footnote F.

Within individual B or M occupancy tenant suites ADA accessible bottled water dispenser may substitute for a drinking fountain when the occupant load is 50 or less.

9. **Amend [P] Section 2902.2 Separate Facilities** by revising the following exception:
 2. Separate facilities shall not be required in structures or tenant spaces with a total occupant load, including both employees and customers, of 30 or less.
10. **Amend Section 3001.1 General Scope** by adding a sentence at the end of the paragraph as follows:

See Article 12, Chapter 2, Title 23, Arizona Revised Statutes for additional requirements.

Section 7-1-4-2 Adoption of International Residential Code

- A. That certain document entitled and known as “The International Residential Code, 2018 Edition,” published by the International Code Council, together with appendices A, B, C, G, H and J thereto, is hereby adopted as the Residential Building Code of the City of Maricopa and made a part of this chapter the same as though said code was specifically set forth in full herein, with changes and amendments to the code as set forth in subsection B. An electronic copy of said code shall be filed with the office of the city clerk and kept available for public use and inspection.
- B. Amendments to the Residential Building Code.
 1. **Amend Section R101.1 Title** by adding the following in the insert: City of Maricopa.
 2. **Amend Section R105.2 Work exempt from permit** by adding a new item 11 as follows:

Patio and Porch covers not exceeding 120 square feet of projected roof area with a maximum depth of 8 feet. Provided such cover:

Is constructed as an addition, uses minimum of 2”x 6” rafter material and 4”x 4” posts with beams securely fastened, and the attached end of rafter is supported by existing bearing wall and not from the fascia, and the proposed roof does not encroach on the required yard setbacks or exceed the allowable lot coverage.
 3. **Amend Section R108.2 Schedule of permit fees** by replacing with the following text:

Building permit fees shall be assessed in accordance with the City of Maricopa Development Services Fee Schedule, as provided in Appendix A. For electrical, gas, mechanical, and plumbing systems or alterations requiring a permit, a fee for each permit shall be paid as required, in accordance with the City of Maricopa Development Services Fee Schedule, as provided in Appendix A.
 4. **Amend Section R111 Service Utilities** by adding a new subsection as

follows:

R111.4 Utility Company Agreement. Inspection of service equipment and related apparatus will be required prior to re-connection of electric power or gas service for all buildings that have been vacant more than six months.

5. **Amend Section R202 Definitions: FIRE SEPARATION DISTANCE.**
The distance measured from the building face to one of the following:
 1. To the closest interior *lot line*.
 2. To the centerline of a street, an alley or a public way.
 3. To an imaginary line between two buildings on the *lot*.The distance shall be measured at the right angle from the face of the wall framing.

6. **Amend Table R301.2 (1) Climatic and Geographic Design Criteria** by inserting the following:
Ground Snow Load - None
Wind Speed - 90 mph
Seismic Category - C
Weathering - Moderate
Frost line depth - 12"
Termite - Moderate to Heavy
Winter Design Temperature – 32 degrees F
Ice Barrier Underlayment Required – No
Flood Hazards – Per City Of Maricopa Flood Administrator
Air Freezing Index – 0
Mean Annual Temperature – 72.9

7. **Amend Table R302.1(1)**
Projections - Not Fire Resistant Rated – Minimum Fire Separation Distance
Change 5 Feet to 4 Feet.

- C. **Amend Section R303.10** Required heating by revising the title to read Required Heating and Cooling and by adding the following sentence to the end of the paragraph:

- D. Every dwelling unit and guest room shall be provided with cooling facilities capable of maintaining a room temperature of not more than 80 degrees F at a point 3 feet above the floor in all habitable rooms under the average local climate conditions.

- E. **Delete R313 Automatic Fire Sprinkler Systems** in its entirety. Refer to ARS9-807.

- F. **Amend Section R318.2 Protection against subterranean termites Chemical termiticide treatment** by adding new paragraphs after the last sentence as follows:

Within the perimeter of the foundation of any building which requires a building permit, the base course of all fill which is used to support a concrete slab shall be treated against termite infestation. The soil treatment shall be applied by a duly licensed applicator in accordance with the rules and regulations of the Arizona Structural Pest Control Commission.

Termite retardant chemicals shall be applied prior to placing the concrete. If the soil has been treated and the fill is disturbed prior to pouring the slab, or if the concrete, is not poured within the time limit specified for the chemical used, the soil must be retreated according to the same standards. If a concrete slab has been poured prior to pre-treatment, the site must be treated in accordance with the rules and regulations references herein above.

EXCEPTION: Buildings accessory to Group R, Division 3 and buildings with floors and walls built of metal, masonry, concrete or other non-wood product. Certification of such soil treatment shall be furnished to the Building Official when requested and shall include the name of the applicator, state license number, chemical used, time and location of application and length of warranty.

- G. **Amend Table N1102.1.1 (R402.1.1)** by changing Glazed Fenestration SHGC from 0.25 to 0.40.
- H. **Amend Section E4201.2 Definitions** by changing the references to 42 inches to 24 inches in the definition of **PERMANENTLY INSTALLED SWIMMING AND WADING POOLS** and in the definition of **STORABLE SWIMMING OR WADING POOLS**.

Section 7-1-4-3 Adoption of International Property Maintenance Code

- A. That certain document entitled and known as "The International Property Maintenance Code, 2018 Edition," published by the International Code Council is hereby adopted as the Property Maintenance Code of the City of Maricopa and made a part of this chapter the same as though said code was specifically set forth in full herein, with changes and amendments to the code as set forth in subsection B. An electronic copy of said code shall be filed with the office of the city clerk and kept available for public use and inspection.
- B. **Amendments to the Property Maintenance Code.**
1. **Amend Section 101.1 Title** by adding the following in the insert: City of Maricopa.

2. **Amend Section 103.5 Fees** by placing the following in the insert at the end:
The City of Maricopa Development Services Fee Schedule, as provided in Appendix A.
3. **Section 304.14 Insect screen Delete** the date reference in its entirety.
4. **Amend the Title to Section 602** by adding the words “and COOLING”, after HEATING.
5. **Amend Section 602.3 Heat supply** by adding the following in the inserts:
September to May
6. **Add a new Section 602.2** to read as follows:
Section 602.3.1 Cooling. Dwellings shall be provided with heating facilities capable of maintaining a room temperature for heating of 68°F (20°C) and cooling of not more than 80 degrees in all habitable rooms, bathrooms and toilet rooms based on the winter outdoor design temperature for the locality indicated in Appendix D of the International Plumbing Code. Cooking appliances shall not be used, nor shall portable unvented fuel-burning space heaters be used, as a means to provide required heating.
7. **Amend Chapter 8, Referenced Standards** by (a) deleting the reference to the International Zoning Code and (b) adding a new standard as follows:

All references to the International Zoning Code shall be deleted and replaced with “The City of Maricopa Zoning Code.”

Section 7-1-4-4 Adoption of International Mechanical Code

- A. That certain document entitled and known as “The International Mechanical Code, 2018 Edition,” published by the International Code Council is hereby adopted as the Mechanical Code of the City of Maricopa and made a part of this chapter the same as though said code was specifically set forth in full herein, with changes and amendments to the code as set forth in subsection B. An electronic copy of said code shall be filed with the office of the city clerk and kept available for public use and inspection.
- B. **Amendments to the Mechanical Code.**
 1. **Amend Section 101.1 Title** by adding the following in the insert: City of Maricopa.
 2. **Amend Section 103.1 General** by replacing the entire text of that section with the following language:

The Building Official or their designee shall be the person responsible for the enforcement of the provisions of this Code.
 3. **Amend Section 106.5.2 Fee Schedule** by placing the following in the insert at the end:

The City of Maricopa Development Services Fee Schedule, as provided in

Appendix A.

4. **Delete Section 108.4** in its entirety.
5. **Amend Section 108.5 Stop Work Orders** by deleting all language after the words “unsafe conditions” and replacing it with the following language:

shall be guilty of a violation of this code and subject to the penalties set forth by the authority with jurisdiction for violations thereof.
6. **Delete Sections 109.2 through 109.7** in their entirety.
7. **Replace Section 309.1 Space Heating Systems with Space-heating and Cooling systems.**

Interior spaces intended for human occupancy shall be provided with active or passive space-heating and cooling systems capable of maintaining an indoor temperature of not less than 68°F (20°C) for heating and 80 degrees for cooling at a point 3 feet (914 mm) above floor on the design heating day. The installation of portable space heaters or coolers shall not be used to achieve compliance with this section.

Section 7-1-4-5 Adoption of International Plumbing Code

- A. That certain document entitled and known as “The International Plumbing Code 2018 Edition”, is hereby adopted as the Plumbing Code of the City of Maricopa and made a part of this chapter the same as though said code was specifically set forth in full herein, with changes and amendments to the code as set forth in subsection B. An electronic copy of said code shall be filed with the office of the city clerk and kept available for public use and inspection.
- B. **Amendments to the Plumbing Code.**
 1. **Amend Section 101.1 Title** by adding the following in the insert: City of Maricopa.
 2. **Amend Section 103.1 General** by replacing the entire text of that section with the following language:

The Building Official or their designee shall be the person responsible for the enforcement of the provisions of this Code.
 3. **Amend Section 106.6.2 Fee Schedule** by placing the following in the insert at the end:

The City of Maricopa Development Services Fee Schedule, as provided in Appendix A.
 4. **Delete Section 108.4** in its entirety.
 5. **Amend Section 108.5 Stop Work Orders** by deleting all language after the words “unsafe conditions” and replacing it with the following language:

shall be guilty of a violation of this code and subject to the penalties set forth by the authority with jurisdiction for violations thereof.

6. **Delete Sections 109.2 through 109.7** in their entirety.
7. **Amend Section 403.2** by changing the number 15 in Exception 2 to 30 and deleting Exception 3.

Section 7-1-4-6 Adoption of International Fuel Gas Code

A. That certain document entitled and known as “The International Fuel Gas Code 2018 Edition”, is hereby adopted as the Fuel Gas Code of the City of Maricopa and made a part of this chapter the same as though said code was specifically set forth in full herein, with changes and amendments to the code as set forth in subsection B. An electronic copy of said code shall be filed with the office of the city clerk and kept available for public use and inspection.

B. Amendments to the Fuel and Gas Code.

1. **Amend section 101.1 Title** by adding the following in the insert: City of Maricopa.
2. **Amend Section 103.1 General** by replacing the entire text of that section with the following language:

The Building Official or their designee shall be the person responsible for the enforcement of the provisions of this Code.
3. **Amend Section 106.6.2 Fee Schedule** by placing the following in the insert at the end:

The City of Maricopa Development Services Fee Schedule, as provided in Appendix A.
4. **Delete Section 108.4** in its entirety.
5. **Amend Section 108.5 Stop Work Orders** by deleting all language after the words “unsafe conditions” and replacing it with the following language:

shall be guilty of a violation of this code and subject to the penalties set forth by the authority with jurisdiction for violations thereof.
6. **Delete Sections 109.2 through 109.7** in their entirety.

Section 7-1-4-7 Adoption of National Electric Code

- A. That certain document entitled and known as “National Electric Code 2017 Edition,” published by the National Fire Protection Association is hereby adopted as the Electric Code of the City of Maricopa and made a part of this chapter the same as though said code was specifically set forth in full herein, with changes and amendments to the code as set forth in subsection B. A copy of said code shall be filed in the office of the city clerk and kept available for public use and inspection.

Section 7-1-4-8 (Intentionally left blank)

Section 7-1-4-9 Adoption of International Energy Conservation Code

- A. That certain document entitled and known as “International Energy Conservation Code, 2018 Edition,” published by the International Code Council, is hereby adopted as the Energy Code of the City of Maricopa and made a part of his chapter the same as though said code was specifically set forth in full herein with changes and amendments to the code as set forth in subsection B. An electronic copy of said code shall be filed with the office of the city clerk and kept available for public use and inspection.

- B. **Amendments to Energy Code.**

- 1. **Amend Section 101.1 Title** by adding the following in the insert: City of Maricopa.

Section 7-1-4-10 Adoption of the International Fire Code

- A. That certain document entitled and known as “International Fire Code, 2018 Edition,” published by the International Code Council, is hereby adopted as the Fire Code of the City of Maricopa and made a part of his chapter the same as though said code was specifically set forth in full herein with changes, amendments, and appendices to the code as set forth in subsection B. An electronic copy of said code shall be filed with the office of the city clerk and kept available for public use and inspection.

Amend Section 101.1:

Section 101.1 Title. These regulations shall be known as the *Fire Code of the City of Maricopa*, hereinafter referred to as “this code.”

Amend Section 101.2.1:

Section 101.2.1 Appendices. The following appendices are adopted as part of this code by the City of Maricopa: Appendices B,C,D,E,F & G, H & I. Other provisions in the appendices shall not apply.

Amend Section 202 definitions:

Section 202 STANDBY PERSONNEL. Qualified fire service personnel, whether City employees or otherwise as reasonably approved by the Fire Chief. When utilized, the

number required shall be as directed by the Fire Chief. Charges for utilization of city employees as standby personnel shall be as set forth in the City of Maricopa Fee Schedule or as customary.

Amend Section 202 SPECIAL FIRE RISK AREA. Land which is covered with grass, grain, brush, tires, refuse or forest, whether privately or publicly owned, which is so situated or is of such inaccessible location that a fire originating upon it would present an abnormally difficult job of suppression or would result in a great or unusual damage through fire or such areas designated by the code official.

Add Section 507.5.2.1:

Section 507.5.2.1 Water distribution system failure notification. Each water service provider serving areas within the city, whether municipal or private, shall notify the Fire Department of any failure or changes in their water distribution system, hydrant repair main breaks, pump failures, or other interruptions of water supply that may affect water supply and or reduction in pressure in relation to current fire protection requirements as soon as possible.
Out of service hydrants. Any hydrant that is out of service shall have an out of service ring located on the largest diameter discharge and shall remain in place until the hydrant is operational and verified by the Fire Department.

Amend Section 903.2.1 through 903.2.1.5

Delete everything after Group A occupancies

Amend Section 903.2.3:

Delete everything after Group E occupancies

Amend Section 903.2.4 through 903.2.4.1:

Delete everything after Group F occupancies

Amend Section 903.2.7 Group M:

An automatic sprinkler system shall be provided throughout all buildings containing Group M occupancy.

Exceptions:

A Group M fire area is less than 4,000 square feet and less than two stories above grade plane, when approved by the Fire Chief or designee.

Amend Section 903.2.7:

Section 903.2.8 Group R. An automatic sprinkler system installed in accordance with Section 903.3 shall be provided throughout all buildings with a Group R fire area.

Exceptions:

1. Automatic sprinkler systems shall not be required in R-3 occupancies of 5,000 square feet or less.
2. Congregate living facilities with 10 or fewer persons.

Amend Section 903.2.8.4.

An *automatic sprinkler system* installed in accordance with Section 903.3.1.3 shall be permitted in care facilities with ten or fewer individuals in a single-family dwelling.

Amend Section 903.2.9:

Delete everything after Group S-1 occupancies

Delete Section 903.2.9.1 in its Entirety

Delete Section 903.2.9.2 in its Entirety

Amend Section 903.2.10

Delete everything after International Building Code

Add Section 903.2.13.1:

Section 903.2.13.1 Group B. An automatic sprinkler system shall be provided throughout all buildings containing a Group B occupancy.

Exception:

A Group B building that is less than 4,000 square feet and less than two stories above grade plane, and equipped with an early fire detection system approved by the Fire Chief or designee.

Amend Section 5704.2.9.6.1:

5704.2.9.6.1 Location where above ground tanks are prohibited. Storage of Class I and II liquids in above-ground tanks is prohibited within the limits established by City of Maricopa Zoning Code.

Amend Section 5706.2.4.4:

5706.2.4.4 Locations where above ground tanks are prohibited. The Storage of Class I and II liquids in above-ground tanks is prohibited within the limits established by City of Maricopa Zoning Code.

Amend Section 6104.2:

6104.2 Maximum capacity within established limits. Within the limits established by the City of Maricopa Zoning Code restricting the storage of liquefied petroleum gas for the protection of heavily populated or congested areas, the aggregate capacity of any one installation shall not exceed a water capacity of 2000 gallons (7570L)

These additional requirements may be increased based on occupancy type or if reasonably necessary for adequate protection of life safety as determined by the fire code official.

Where required by the fire code official, each application for a permit shall include an electronic

Hazardous Materials Management Plan (HMMP) in a format acceptable to the fire code official. The HMMP shall include a facility site plan designating the following:

1. Storage and use areas.
2. Maximum amount of each material stored or used in each area.
3. Range of container sizes.
4. Locations of emergency isolation and mitigation valves and devices.
5. Product conveying piping containing liquids or gases, other than utility owned fuel gas lines and low-pressure fuel gas lines.
6. On and off positions of valves for valves that are of the self-indicating type.
7. Storage plan showing the intended storage arrangements, including the location and dimension of aisles.
8. The location and type of emergency equipment. The plans shall be legible and drawn approximately to scale. Separate distribution systems are allowed to be shown on separate pages.

Where required by the fire code official, an application for a permit shall include an electronic HMIS in a format acceptable to the fire code official. The HMIS shall include the following information:

1. Manufacturer's name.
2. Chemical name, trade names, hazardous ingredients.
3. Hazard classification.
4. MSDS
5. United Nations (UN), North America (NA) or the Chemical Abstract Service (CAS) identifications number.
6. Maximum quantity stored or used on-site at one time.
7. Storage conditions related to the storage type, temperature and pressure.

In addition to the requirements of the 2018 International Fire Code, the Fire Code Official may require an approved automatic sprinkler system to be installed in all expanded, remodeled, and newly constructed buildings.

Section 7-1-5 Building Code Administration

- A. The Position of the Building Official is an administrative position and shall be an exempt position. Said administrator shall be responsible for the administration and enforcement of the Codes and this Chapter and shall be appointed by the City Manager, with the approval of the City Council.
- B. The City Manager shall appoint and remove such other inspectors and employees as he/she deems appropriate within the requirements of the City of Maricopa personnel rules and budget restrictions.
- C. The Building Official shall keep careful and comprehensive records of applications for permits, of permits issued, of inspections made, of revenue received, of reports rendered and of notices or orders issued. The Building Official shall further retain on file copies of all documents in connection with building work for the minimum time required by the Codes or other laws, or for such additional time as he or she deems necessary and

prudent.

- D. The Building Official may adopt such rules and regulations as he/she deems necessary to secure the public health, safety and general welfare; to implement the provisions of this Chapter and to carry out its intent. All such rules and regulations shall require the approval of the City Manager and shall be subject to review and amendment by the City Council. No rules or regulations adopted pursuant to this Section shall have the effect of waiving the technical requirements stipulated in the Codes or of violating accepted engineering practices involving public safety.

Section 7-1-6 Applications for Permits

The Building Official may require with an application for a building permit whatever data and information is deemed necessary to reasonably determine that the proposed work is in compliance with requirements of the Codes and other pertinent laws and ordinances.

Section 7-1-7 Variances from Code

The Building Official may grant a variance to the Codes as permitted therein or, if the Codes do not specifically provide for a variance procedure the Building Official may nonetheless grant a variance from the use of materials or methods set forth in the Codes when unnecessary hardship or a result inconsistent with the general intent of the Codes to provide for the safety of occupants will occur as a result of its strict or literal interpretation.

Section 7-1-8 Appeals to Board of Appeals

A person shall have the right to appeal a decision of the Building Official to the Board of Appeals as set forth in the Codes or, if the Codes do not specifically provide for the right of appeal, in any case where the person claims that the provisions of the Codes have been incorrectly interpreted, do not fully apply, an equally good or better form of construction is proposed, or that an undue hardship would occur if the Codes were strictly applied and the variance requested would not adversely impact the safety of the occupants, neighbors, property or City in general.

Section 7-1-9 Violations

It is unlawful for any person, firm, corporation, entity or enterprise to erect, construct, enlarge, alter, repair, move, improve, remove, convert, demolish, equip, use, occupy or maintain any building, structure or property in the Jurisdiction, or cause the same to be done, contrary to or in violation of any of the provisions of this Chapter or the Codes adopted herein.

Section 7-1-10 Penalties and Enforcement

- A. Criminal Penalties.
 - 1. Any person, as defined in the Building Code, Section 202, who violates any provision of this chapter shall be guilty of a Class One (1) misdemeanor, punishable as set forth in this code and state law.

2. Each failure to obtain a required permit clearance, certification, review, approval or inspection shall constitute a separate violation.

B. Civil Penalties.

1. Any person, as defined in the Building Code, Section 202, or enterprise, as defined pursuant to Arizona Revised Statutes Section 13-105, who violates any provision of this chapter shall be subject to a civil penalty, as an alternative method of enforcing this chapter.
2. No person shall be subject to a criminal penalty for a violation enforced under the civil penalty provisions of this section.
3. The amount of the civil penalty for the violation of this chapter shall be determined by the city magistrate, subject, however, to the directions of the city council which may, but is not required to, establish a schedule of such penalties. Said penalties shall not exceed the amount of One Thousand (\$1,000) Dollars for an individual or Ten Thousand (\$10,000) Dollars for an enterprise for each offense.
4. Any person alleged to be subject to a civil penalty under this section shall be entitled to an administrative hearing regarding their liability and a review of that decision by the city council if requested in writing within seven days of the decision at the administrative hearing. The administrative hearing shall take place before the city magistrate, subject to any rules of procedure for the same as may be adopted by the city council from time to time.

C. Other Methods of Enforcement

The city council, the city attorney, the building official, or any adjacent or neighboring property owner who shall be especially damaged by the violation of any provision of this chapter, may initiate other remedies provided by law (e.g. an injunction, writ of mandamus, abatement) or any other appropriate action, proceeding or proceedings to prevent, abate or remove such violation of this chapter.

D. Separate Offenses.

Any person, firm, corporation or other enterprise as defined above violating this chapter shall be deemed guilty of a separate offense for each and every day during which a violation of the provisions of this chapter is committed, continued or permitted.

Section 7-1-11 Liability

Neither the board of appeals, the building official or any other officer or employee charged with the enforcement of this chapter, while acting in good faith, without malice and for the jurisdiction, shall be rendered liable personally, and are hereby relieved of all personal liability for any damage accruing to persons or property as a result of an act or failure to perform an act required or permitted in the discharge of official duties.

Section 7-1-12 Conflicting Provisions

- A. Where, in any specific case, different sections of the Codes or city code specify the use of different materials, different construction or other requirements, the most restrictive shall govern. Where there is a conflict between a general and specific requirement, the specific requirement shall be applicable.

Section 7-1-13 Severability

If any section, subsection, clause, phrase or portion of this chapter, or any part of the codes adopted by reference herein, is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portion thereof.

APPENDIX A

**CITY OF MARICOPA
DEVELOPMENT SERVICES FEES**

Note: Development Services general email, devservices@maricopa-az.gov

PLANNING FEE SCHEDULE					
	Current	FY18/19	FY19/20	FY20/21	FY22-FY23
SUBDIVISION					
Pre-Application	\$300	\$330.00	\$345	\$360	Inflation Rate Index
Pre-Plat	1,200 + \$10/lot	1,320 + \$11/lot	1,380 + \$11.50/lot	1,440 + \$12.00/lot	
Pre-Plat Extension	\$300 + \$100/hr. over 3 hrs.	\$330 + \$110/hr. over 3 hrs.	\$345 + \$115.00/hr. over 3 hrs.	\$360 + \$120/hr. over 3 hrs.	
Final Plat	\$800 + \$20/lot	\$880 + \$22/lot	\$920 + \$23/lot	\$960 + \$24/lot	
Final Plat Amendment	50% of Final Plat Fee				
Lot Splits	\$300	\$330	\$345	\$360	
Minor Land Division	\$500	\$550	\$575	\$600	
Development Agreement	0-40 acres - \$1,500; 41-80 acres - \$3,750; 81+ acres - \$7,500	0-40 acres - \$1,650; 41-80 acres - \$4,125; 81+ acres - \$8,250	0-40 acres - \$1,725; 41-80 acres - \$4,313; 81+ acres - \$8,625	0-40 acres - \$1,800; 41-80 acres - \$4,500; 81+ acres - \$9,000	
Addressing	Single Lot - \$50/lot; Subdivision \$500 + \$100/hr. Over 5 hrs.	Single Lot - \$55/lot; Subdivision \$550 + \$110/hr. Over 5 hrs.	Single Lot - \$57.50/lot; Subdivision \$575 + \$115/hr. Over 5 hrs.	Single Lot - \$60/lot; Subdivision \$600 + \$120/hr. Over 5 hrs.	
Improvement Plan Amendment	\$150/sheet	\$165/sheet	\$172.50/sheet	\$180/sheet	
LAND USE/ZONING					
General Plan Amendment Major (new)	\$3,500 + \$100/hr. over 35 hrs.	\$3,850 min. + \$110/hr. over 35 hrs.	\$4,025 min. + \$115/hr. over 35 hrs.	\$4,200 min. + \$120/hr. over 35 hrs.	Inflation Rate Index
General Plan Amendment Minor (amendment)	\$1,500 + \$100/hr. over 15 hrs.	\$1,650 + \$110/hr. over 15 hrs.	\$1,725 + \$115/hr. over 15 hrs.	\$1,800 + \$120/hr. over 15 hrs. -	
PADs/Major PAD Amendment	\$2,000 + \$30/acre	\$2,200 + \$33/acre	\$2,300 + \$34.50/acre	- \$2,400 + \$36/acre	
Minor PAD Amendment	\$1,500	\$1,650	\$1,725	\$1,800	
Minor/Major Development	\$500 + 15/acre	\$550 + 16.50/acre	\$575 + 17.25/acre	\$600 + 18/acre	

Review Permit: Residential				
Minor/Major Development Review Permit: Non-Residential	\$600 + \$40/acre	\$660 + 44/acre	\$690 + 46/acre	\$720 + 48/acre
Rezoning (conventional)	MFR + SFR \$600 + \$30/acre; Rural Residential \$750; Other \$600 + \$40/acre (no max fee)	MFR + SFR \$660 + \$33/acre; Rural Residential \$825; Other \$660 + \$44/acre (no max fee)	MFR + SFR \$690 + \$35/acre; Rural Residential \$863; Other \$690 + \$46/acre (no max fee)	MFR + SFR \$720 + \$36/acre; Rural Residential \$900; Other \$720 + \$48/acre (no max fee)
Zoning Text Amendment	\$1,500	\$1,650	\$1,725	\$1,800
Conditional Use Permit	\$1,000	\$1,100	\$1,150	\$1,200
Temporary Use Permit	\$200	\$220	\$230	\$240

PLANNING FEE SCHEDULE					
	Current	FY18/19	FY19/20	FY20/21	FY22-FY23
SIGNS					
<i>Sign Permits fees include Plan Review, Initial Inspection & one (1) Re-inspection. Unauthorized installation of signs are double the normal fee</i>					
Comprehensive Sign Plan	\$1,000	\$1,100	\$1,150	\$1,200	Inflation Rate Index
Sign Permit (one included)	\$200	\$220	\$230	\$240	
Each Additional Sign	\$50 each	\$55 each	\$58 each	\$60 each	
Grand Openings, Banners, Pennants or Displays	\$50 (each event)	\$55 (each event)	\$58 (each event)	\$60 (each event)	
Additional Re-inspection	\$50 each	\$55 each	\$58 each	\$60 each	
MISCELLANEOUS					
Administrative Reviews/Zoning/Waiver Permit	\$100/hr.	\$110/hr.	\$115/hr.	\$120/hr.	Inflation Rate Index
Annexations	\$500 + \$5/acre, \$2,000 max	\$550 + \$5.50/acre \$2,000 max	\$575 + \$5.75/acre \$2,000 max	\$600 + \$6/acre \$2,000 max	
Residential Variance	\$250/request \$50 for additional	\$275/request \$55 for additional	\$288/request \$58 for additional	\$300/request \$60 for additional	
Non-Residential Variance	\$1,000/request \$100 for additional	\$1,100/request \$110 for additional	\$1,150/request \$115 for additional	\$1,200/request \$120 for additional	
Recording Fee	\$250	\$275	\$288	\$300	
Administrative Design Review	\$500 + \$100/hr. over 5 hrs.	\$550 + \$110/hr. over 5 hrs.	\$575 + \$115/hr. over 5 hrs.	\$600 + \$120/hr. over 5 hrs.	
Fact Finding	\$100/hr.	\$110/hr.	\$115/hr.	\$120/hr.	

GRADING & DRAINAGE PERMITS

GRADING PERMIT FEE SCHEDULE	
50 cubic yards (38.2m ³) or less	\$50
51 to 100 cubic yards (40 to 76.5m ³)	\$63.50
101 to 1,000 cubic yards (77.2 to 764.6m ³)	\$63.50 for the first 100 cubic yards (76.5m ³), plus \$17.50 for each additional 100 cubic yards (76.5m ³) or fraction thereof.
1,001 to 10,000 cubic yards (765.3 to 7645.5m ³)	\$221 for the first 1,000 cubic yards (764.6m ³), plus \$14.50 for each additional 1,000 cubic yards (764.6m ³) or fraction thereof.
10,001 to 100,000 cubic yards (7646.3 to 76,455m ³)	\$351.50 for the first 10,000 cubic yards (7645.5m ³), plus \$66.00 for each additional 10,000 cubic yards (7645.5m ³) or fraction thereof.
100,001 cubic yards or more (76,456m ³)	\$945.50 for the first 100,000 cubic yards (76,455m ³), plus \$36.50 for each additional 10,000 cubic yards (7645.5m ³) or fraction thereof.

Inspection Fees

Hourly Inspection Fees	\$100/hr.(1/2 hr. minimum)
Initial Inspection.....	Included with permit fee
If corrections are required, first re-inspection to verify corrections	
	No additional charge, included with permit fee
Re-inspection fee.....	.\$100
Inspection outside normal business hours.....	..\$150 per hour (minimum charge - two hours)

BUILDING SAFETY

- **Building Plans Review Fees**

Plans review fees pay for the review of plans to determine compliance with applicable codes and ordinances. Building Plan Review Fees are based on a percentage of the calculated building permit fee with a minimum charge for each application.

- **Building Permit Fees/Inspections**

Building inspections are financed by building permit fees. Permit fees for new construction and additions are based on the valuation of the project determined by the current Building Valuation Data published by the International Code Council. In addition to the basic level of inspection services, additional inspection services are available through prior arrangement with the Development Services Department and with payment of the appropriate fee. These services include overtime inspections, re-inspection, optional (non-required) inspections and requests for time-specific inspections.

PLAN REVIEW

BUILDING FEE SCHEDULE

	Current	FY18/19	FY19/20	FY20/21	FY22-FY23
Plan Review Fees					
General Plan Review	65% of permit fee (includes first and second reviews)				
Hourly Plan Review Fee (Changes/revisions to approved plans, deferred submittals, 3rd and subsequent review and other misc. reviews)	\$100/hr 1/2 hour minimum	\$110/hr 1/2 hour minimum	\$115/hr 1/2 hour minimum	\$121/hr 1/2 hour minimum	Inflation Rate Index
For use of outside consultants for plan review	Actual cost x 1.25				
Plot Plan Review (Residential standard plans, residential swimming pools, manufactured housing and factory-built buildings.)	\$50	\$55	\$58	\$61	

	Current	FY18/19	FY19/20	FY20/21	FY22-FY23	
Temporary /Partial C of O	\$300	\$330	\$345	\$360		
Permit Fees						
Permit Issuance Fee	\$10	\$11	\$13	\$14	Inflation Rate Index	
Residential Minor Electric and Plumbing Permits	\$50	\$55	\$58	\$61		
Manufactured Buildings						
Single Family Manufactured/Mobile Homes	\$300	\$360	\$360	\$360		
Factory-built Commercial Use Building	\$4.50 per perimeter lineal foot					
Demolition Permits						
Residential	\$150	\$165	\$173	\$180		
Commercial	\$300	\$330	\$345	\$360		
Permit Renewal Fees						
Permit Extension	50% of permit fee					
Permit Renewal Fees	50% of permit fee					
Inspection Fees						
Initial Inspection Fee	Included with permit fee					
First re-inspection to verify corrections	No additional charge, included with permit fee					
Re-inspection fee	\$100	\$110	\$115	\$120	Inflation Rate Index	
Inspection outside normal business hours	\$150 /hr 2 hour minimum	\$165 /hr 2 hour minimum	\$173 /hr 2 hour minimum	\$180 /hr 2 hour minimum		
Building Permit Fee Schedule						
Total Valuation	Current	FY18/19	FY19/20	FY20/21	FY22-FY23	
\$1.00 to \$500.00	\$50	\$55	\$58	\$60	Inflation Rate Index	
\$501.00 to \$2,000.00	\$50 for the first \$500.00; plus \$3.05 for each additional \$100.00 or fraction thereof to and	\$55 for the first \$500.00; plus \$3.36 for each additional \$100.00 or fraction thereof to and including \$2,000.00	\$58 for the first \$500.00; plus \$3.51 for each additional \$100.00 or fraction thereof to and including \$2,000.00	\$60 for the first \$500.00; plus \$3.66 for each additional \$100.00 or fraction thereof to and including \$2,000.00		

	Current	FY18/19	FY19/20	FY20/21	FY22-FY23
	including \$2,000.00				Inflation Rate Index
\$2,001.00 to \$25,000.00	\$95.75 for the first \$2,00.00; plus \$14 for each additional \$1,000.00 or fraction thereof to and including \$25,000.00	\$105.33 for the first \$2,000.00; plus \$15.40 for each additional \$1,000.00 or fraction thereof to and including \$25,000.00	\$110.11 for the first \$2,000.00; plus \$16.10 for each additional \$1,000.00 or fraction thereof to and including \$25,000.00	\$114.90 for the first \$2,000.00; plus \$16.80 for each additional \$1,000.00 or fraction thereof to and including \$25,000.00	
\$25,001.00 to \$50,000.00	\$417.75 for the first \$25,000.00; plus \$10.10 for each additional \$1,000.00 or fraction thereof to and including \$50,000.00	\$459.53 for the first \$25,000.00; plus \$11.11 for each additional \$1,000.00 or fraction thereof to and including \$50,000.00	\$480.41 for the first \$25,000.00; plus \$11.62 for each additional \$1,000.00 or fraction thereof to and including \$50,000.00	\$501.30 for the first \$25,000.00; plus \$12.12 for each additional \$1,000.00 or fraction thereof to and including \$50,000.00	
\$50,001.00 to \$100,000.00	\$670.25 for the first \$50,000.00; plus \$7.00 for each additional \$1,000.00 or fraction thereof to and including \$100,000.00	\$737.28 for the first \$50,000.00; plus \$7.70 for each additional \$1,000.00 or fraction thereof to and including \$100,000.00	\$770.79 for the first \$50,000.00; plus \$8.05 for each additional \$1,000.00 or fraction thereof to and including \$100,000.00	\$50 for the first \$50,000.00; plus \$3.05 for each additional \$1,000.00 or fraction thereof to and including \$100,000.00	
\$100,001.00 to \$500,000.00	\$1,020.25 for the first \$100,000.00 ; plus \$5.60 for each additional \$1,000.00 or	\$1,122.28 for the first \$100,000.00; plus \$6.16 for each additional \$1,000.00 or	\$1,173.29 for the first \$100,000.00; plus \$6.44 for each additional \$1,000.00 or fraction thereof to and including	\$1,224.30 for the first \$100,000.00; plus \$6.72 for each additional \$1,000.00 or fraction thereof	

	Current	FY18/19	FY19/20	FY20/21	FY22-FY23
	fraction thereof to and including \$500,000.00	fraction thereof to and including \$500,000.00	\$500,000.00	to and including \$500,000.00	Inflation Rate Index
\$500,001.00 to \$1,000,000.00	\$3,260.25 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	\$3,5865.28 for the first \$500,000.00; plus \$5.23 for each additional \$1,000.00 or fraction thereof to and including \$1,000,000.00	\$3,749.29 for the first \$500,000.00; plus \$5.46 for each additional \$1,000.00 or fraction thereof to and including \$1,000,000.00	\$3,912.30 for the first \$500,000.00; plus \$5.70 for each additional \$1,000.00 or fraction thereof to and including \$1,000,000.00	
\$1,000,001.00 and up	\$5,635.25 for the first \$1,000,000.00; plus \$3.65 for each additional \$1,000.00 or fraction thereof.	\$6,198.78 for the first \$1,000,000.00; plus \$4.02 for each additional \$1,000.00 or fraction thereof.	\$6,480.54 for the first \$1,000,000.00; plus \$4.20 for each additional \$1,000.00 or fraction thereof.	\$6,762.30 for the first \$1,000,000.00; plus \$4.38 for each additional \$1,000.00 or fraction thereof.	
Grading Permit Fee Schedule					
50 cubic yards or less	\$50.00	\$55.00	\$58	\$60	Inflation Rate Index
51 to 100 cubic yards	\$63.50	\$69.85	\$73.03	\$76.20	
101 to 1,000 cubic yards	\$63.50 for the first 100 cubic yards, plus \$17.50 for each additional 100 cubic yards or fraction thereof.	\$69.85 for the first 100 cubic yards, plus \$19.25 for each additional 100 cubic yards or fraction thereof.	\$73.03 for the first 100 cubic yards, plus \$20.13 for each additional 100 cubic yards or fraction thereof.	\$76.20 for the first 100 cubic yards, plus \$21.00 for each additional 100 cubic yards or fraction thereof.	

	Current	FY18/19	FY19/20	FY20/21	FY22-FY23
1,001 to 10,000 cubic yards	\$221.00 for the first 1,000 cubic yards, plus \$14.50 for each additional 1,000 cubic yards or fraction thereof.	\$243.10 for the first 1,000 cubic yards, plus \$15.95 for each additional 1,000 cubic yards or fraction thereof.	\$254.15 for the first 1,000 cubic yards, plus \$16.68 for each additional 1,000 cubic yards or fraction thereof.	\$265.20 for the first 1,000 cubic yards, plus \$17.40 for each additional 1,000 cubic yards or fraction thereof.	Inflation Rate Index
10,000 to 100,000 cubic yards	\$351.50 for the first 10,000 yards, plus \$66.00 for each additional 10,000 cubic yards or fraction thereof.	\$386.65 for the first 10,000 yards, plus \$72.60 for each additional 10,000 cubic yards or fraction thereof.	\$404.23 for the first 10,000 yards, plus \$75.90 for each additional 10,000 cubic yards or fraction thereof.	\$421.80 for the first 10,000 yards, plus \$79.20 for each additional 10,000 cubic yards or fraction thereof.	
100,001 cubic yards or more	\$945.50 for the first 100,000 cubic yards, plus \$36.50 for each additional 10,000 cubic yards or fraction thereof.	\$1,040.05 for the first 100,000 cubic yards, plus \$40.15 for each additional 10,000 cubic yards or fraction thereof.	\$1,087.33 for the first 100,000 cubic yards, plus \$41.98 for each additional 10,000 cubic yards or fraction thereof.	\$1,134.60 for the first 100,000 cubic yards, plus \$43.80 for each additional 10,000 cubic yards or fraction thereof.	

PUBLIC WORKS FEE SCHEDULE

CURRENT		FY18/19
IMPROVEMENT/ENGINEERING PLAN REVIEW		
1 st Review	\$225/sheet	\$225/sheet
2 nd Review	Included	Included
Additional Review	\$100/hr	\$100/hr
Miscellaneous Reviews	\$100/hr	\$100/hr
Expedited Review	Double original fee	Double original fee
Report Review	\$750/report for min. 4 hour review + \$100/hr	\$750/report for min. 4 hour review + \$100/hr
Revisions to approved plans NEW		\$100/hr; min. 2 hour review
LANDSCAPE REVIEW		
1 st Review	\$225/sheet	\$225/sheet
2 nd Review	Included	Included
Additional Review	\$100/hr	\$100/hr
NON SUBDIVISION		
Grading/Drainage Plans	\$225/sheet; \$100/hr after 2 nd review	\$225/sheet; \$100/hr after 2 nd review
Utility Plans	\$225/sheet; \$100/hr after 2 nd review	\$225/sheet; \$100/hr after 2 nd review
INSPECTION FEE		
Non-Utility	\$45 base + 4% construction cost	\$45 base + 4% construction cost
Utility Adjusted	\$50 Base+: <5ft depth \$.50/lf 5ft – 20ft depth \$100/lf	\$450 + \$1.50/sf (>300 sf) – no pavement cut \$600 + \$3.00/sf (>300 sf) – pavement

	>20ft depth \$1.50/lf	cut or concrete work
Reapplication	Base fee	Base fee
Work w/o Permit	2 x application fee, minimum \$1000	2 x application fee, minimum \$1000
Inspections Outside Normal Business Hours	\$150/hr; 2 hr minimum	\$150/hr; 2 hr minimum

PAVEMENT CUTS - NEW		
Pavement age*: 0-2 years	<5 sq yds	\$330/sq yd
	5 – 100 sq yds	\$1,650 + \$18/sd yd over 5 sq yds and mill and overlay ²
	>100 sq yds	\$3,360 + \$14/sq yd over 100 sq yds
Pavement age*: 2-4 years	<5 sq yds	\$230/sq yd
	5 – 100 sq yds	\$1,150 + \$13/sq yd over 5 sq yds ¹
	>100 sq yds	\$2,385 + \$10/sq yd over 100 sq yds
Pavement age*: 4-5 years	<5 sq yds	\$130/sq yd
	5 – 100 sq yds	\$650 + \$8/sq yd over 5 sq yds ¹
	>100 sq yds	\$1,410 + \$5/sq yd over 100 sq yds
Pavement age*: >5 years		\$250 + \$4/sq yd
* from the date of City's acceptance of street construction, reconstruction, renovation (major rehabilitation), or street maintenance ¹ or mill and overlay ² or full reconstruction		

ENCROACHMENT PERMITS/LICENSES		
Encroachment permit application base fee NEW		\$750
License application base fee for all Chapter 20 licenses, except cable Adjusted	\$3,000	\$4,000
Annual Maintenance Permit NEW		\$1,400

DISPOSITION OF RIGHT OF WAY OR EASEMENT		
ROW or Easement abandonment application fee	\$500 + \$100/hr	\$500 + \$100/hr

SMALL WIRELESS FACILITIES		
Application Fees		
Collocation of a small wireless facility on an existing City-owned pole (streetlight or traffic signal), single or batched application	Per site, sites 1-5	\$100
		\$100

Collocation of a small wireless facility on an existing City-owned pole (streetlight or traffic signal), batched application	Per site, sites 6-25	\$50	\$50
Collocation on a modified or replacement City-owned pole (streetlight or traffic signal)		\$750 per site	\$750 per site
Collocation of a small wireless facility on an existing non-City-owned pole, single or batched application	Per site, sites 1-5	\$100	\$100
Collocation of a small wireless facility on an existing non-City-owned pole, batched application	Per site, sites 6-25	\$50	\$50
Collocation on a modified or replacement non-City-owned pole		\$750 per site	\$750 per site
New City-owned pole (streetlight or traffic signal)		\$750 per site	\$750 per site
New non-City-owned pole or wireless support structure; no monopoles		\$750 per site	\$750 per site
New monopole, or new, modified or replacement City-owned or non-City-owned that does not exceed 50 feet in height		\$1,000 per site	\$1,000 per site
New monopole, or new, modified or replacement City-owned or non-City-owned that exceeds 50 feet in height		Equal to Development Services Department's fee(s) for new cell towers	Equal to Development Services Department's fee(s) for new cell towers
Collocation of wireless facilities that do not fit the statutory definition of small wireless facilities in ARS 9-591.19		\$1,000 per site	\$1,000 per site
ROW Use Fees			
Collocation on an existing, modified, replacement or new City-owned pole (streetlight or traffic signal)	Per site	\$100 per year	\$100 per year
Collocation on an existing, modified, replacement or new non-City-owned pole	Per site	\$50 per year	\$50 per year
New, modified or replacement City-owned or non-City-owned pole that exceeds 50 feet in height	Per site	Varies: An annual amount equal to the direct and actual cost of managing the ROW ³	Varies: An annual amount equal to the direct and actual cost of managing the ROW ³
New or modified monopole	Per site	Varies: An annual amount equal to the direct and actual cost of managing the ROW ³	Varies: An annual amount equal to the direct and actual cost of managing the ROW ³
Collocation of wireless facilities that do not fit the statutory definition of small wireless facilities in ARS 9-591.19	Per site	Varies: An annual amount equal to the direct and actual cost of managing	Varies: An annual amount equal to the direct and actual cost of managing the ROW ³

		the ROW ³	
Late payment fee	Per site	3% of ROW use fee	3% of ROW use fee
Blanket Permit – For Emergency Work in the ROW		\$1,440 per year citywide	\$1,440 per year citywide
Site License Renewal – other than monopole		\$750 per site	\$750 per site
Site License Renewal – monopole		\$1,000 per site	\$1,000 per site
Site License Renewal – collocation of wireless facilities that do not fit the statutory definition of small wireless facilities in ARS 9-591.19		\$1,000 per site	\$1,000 per site
³ The fee is that amount that is the direct and actual City cost of managing the rights-of-way on a per site, per year basis in an amount not to exceed \$2,500.			
Note: Unless otherwise noted, for this section only, these fees apply only to Small Wireless Facilities as defined in A.R.S. § 9-591. This list of fees is designed to comply with A.R.S. § 9-591 – 9-599, and the City will charge users with additional generally applicable fees for work in the City's rights-of-way, including, but not limited to fees for building and traffic control permits.			

FIRE/MEDICAL FEE SCHEDULE

- Basic Plan Reviews for life safety reviews or modifications. Permit fees are based on the type of life safety review.

Fee: 10% of applicable permit fee (flat fee).

- Modifications of Existing Alarm Monitoring Systems. For commercial and business modifications or improvements, requiring the addition of over 10 and up to 100 additional alarm monitoring devices this fee would apply.

Fee: \$250 flat fee

- Expedited plan review (based on staff availability) double the review fee: This fee is for expedited customer requested plan review. This is for a customer who is requesting a plan review earlier than the originally designated review date. Example is customer has a review date for 21 days from the current date. The customer would like the review to be conducted sooner than the originally scheduled date, then this fee would apply.

Fee: \$200 per hour fee.

- Outsourced Plan Review fee: Actual Cost + 15% (hourly rate). This fee will be applied for a fire plan review that would need to be outsourced to an accepted third party source. The fee will be derived from the actual cost of the third party source's charge plus 15%.

Fee: Actual cost from source plus 15%

- Business Inspections: Annual Business Fire Inspections: There is no cost to the customer for the initial annual inspection and one re-inspection necessitated by any violations noted in the initial fire inspection.
- Second re-inspection (if customer corrects all violations from first re-inspection). This fee would apply if a second fire re-inspection is required and tenant corrected all violations.

Fee: \$50 flat fee

- Second re-inspection (if customer did NOT clear violations noted in the first re-inspection). This fee would apply for a second re-inspection with noted violations not being corrected from previous re-inspections.

Fee: \$75 flat fee

- Third re-inspection (if customer did NOT clear violations from previous re-inspections). This fee would apply for a failed third re-inspection as well as a code enforcement citation.

Fee: \$150 flat fee and code enforcement citation

- Commercial or Business Construction Inspections for Fire and Life Safety: Re-inspection: A fee applied for a commercial building construction re-inspection.

Fee: \$50 flat fee

- Stop work Order for Commercial and/or Business Construction Project: Stop work Order: This fee (citation) applies to a noted hazardous situation necessitating a stop work order and follow up inspection to approve work continuation after hazard is removed/mitigated.

Fee: Citation from Code Enforcement

- After hour's inspection for fire and life safety purposes: (2-hr min.) A fee requiring after work day or work hours inspections.

Fee: \$150 (\$75 per hour)

- Aboveground Fuel Storage Tanks (includes Plan Review and inspection). A fee for adding or modifying aboveground fuel storage tanks. All require plan review and inspection of the tanks.

Fee: \$150 flat fee

- Aboveground Fuel Storage Tank Removal. This fee applies to required inspection of aboveground fuel storage tank removal.

Fee: \$100 flat fee

- L-P Gas Cylinders: New installation-prefilled portable cylinder storage cages for consumer exchange of LP cylinders: This fee applies for any business bringing in a prefilled portable LP gas cylinder storage cage for consumer exchange. This LP tank addition requires a fire department inspection and approval.

Fee: \$100 per hour

- Spraying or Dipping: New installation or modification-Spray (for painting primarily) room, dip tank or booth: This fee would be applied to businesses that either install or modify an already existing spray paint booth, dip tank or both. (Vehicle repair and some manufacturing businesses frequently utilize these types of services)

Fee: \$100 per hour

- Compressed Gasses Storage: New installation or modifications to (+/- 400lbs). Systems: This fee applies to new installations or modifications to existing compressed gas systems. They require a fire safety inspection. Usually found in medical and dental offices (CO2 and Nitrous Oxide gases) and also some businesses that utilize helium.

Fee: \$100 per hour

- Access Gates: Fire apparatus-Automatic Gate: This fee applies to all automated gates in the city that need to have a pre-emption device which provides more expeditious entry into sub divisions and businesses for public safety and emergency purposes. This type of installation requires fire department inspection and testing.

Fee: \$100 flat fee

- Fire False Alarm Fees: For false activations of an alarm within 12-month period. No charge for a false activation of a fire alarm indication device. No charge for initial or second false activation of a fire alarm indication device. A fee applies for the 3rd – 5th or more, false activations of a fire alarm indication device.

Fee: \$50 per occurrence