



City of Maricopa

Meeting Agenda City Council Regular Meeting

City Hall
39700 W. Civic Center
Plaza
Maricopa, AZ 85138
Ph: (520) 568-9098
Fx: (520) 568-9120
www.maricopa-az.gov

Mayor Nancy Smith
Vice-Mayor Vincent Manfredi
Councilmember Eric Goettl
Councilmember AnnaMarie Knorr
Councilmember Amber Liermann
Councilmember Bob Marsh
Councilmember Henry Wade

Tuesday, January 20, 2026

6:00 PM

Council Chambers

Procedure for Addressing the City Council

The Maricopa City Council values citizen comments and input. If you wish to speak on a matter concerning Maricopa city government that is on the agenda, please fill out a speaker card and give it to the City Clerk before the meeting starts. The Mayor will call your name when that portion of the agenda is reached.

The Call to the Public portion on the agenda provides citizens an opportunity to identify for the City Council matters of interest or concern related to city government that are not on the printed agenda. Under the provisions of the Arizona Open Meeting Law, the City Council is prohibited from responding to issues that have not been properly noticed. Therefore, the City Council may only listen to citizens who wish to address them on non-agenda items. We regret that the City Council cannot respond beyond thanking you for your comments. City staff will follow-up on your questions via telephone or email, whichever is preferred. A speaker card is not required for this portion of the meeting but it is appreciated.

Whenever any group of persons wishes to address the City Council on the same subject matter, it shall be proper for the Mayor to request that a spokesperson be chosen.

The City asks that, when your name is called, you come forward to the podium, state your name and then begin speaking. All speakers are expected to observe common standards of decorum and courtesy. Personal attacks, political speeches, or threats of political action are inappropriate in this forum and will be grounds, at the discretion of the Mayor, for ending a speaker's time at the podium.

In the event that the meeting is disrupted in any way that the City in its sole discretion deems inappropriate, the City reserves the right to immediately remove the individual(s) from the meeting. Reasons for removing an individual include but are not limited to making offensive remarks or statements, disrespectful statements or actions, and any other action deemed appropriate.

All remarks shall be addressed to the City Council as a body and not to staff or the public. No person other than a member of the City Council, the City Manager or the City Attorney and the person having the floor, shall be permitted to enter into any discussion without the permission of the Mayor. Depending on the number of items on the Council agenda and the number of speaker cards submitted, the Mayor may establish shorter time limits for speakers.

1. Call to Order

*Invocation
Pledge of Allegiance*

2. Roll Call**3. Proclamations, Acknowledgements, Awards and Presentations**

3.1 [PROC 26-01](#) Black History Month Proclamation

3.2 [PRES 26-01](#) Analiese Alexander Recognition

4. Report from the Mayor

The Mayor, members of Council or other designee, may present information related to the operation of the city.

5. Report from the City Manager**6. Call to the Public**

The procedures to follow if you address the Council are: Council requests that you express your ideas in three minutes or less and refrain from any personal attacks or derogatory statements about any City employee, a fellow citizen, or anyone else, whether in the audience or not. The Mayor will limit discussion whenever they deem such an action appropriate to the proper conduct of the meeting. At the conclusion of an open call to the public, individual members of the Council may respond to criticism made by those who have addressed the Council, may ask Staff to review a matter, or may ask that a matter be put on a future agenda. However, members of the Council shall not discuss or take legal action on any matters during an open call to the public unless the matters are properly noticed for discussion and legal action. Finally, a word on decorum at our meetings. Periodically, we may want to applaud a success or show our approval of a comment and occasionally, we may personally disagree with something that is said. However, when we're hearing input from our City Council and our residents, whether we support their comments or disagree with their comments, please do not applaud or negatively respond to a speaker unless invited to do so by the presiding authority. It is important that every person who addresses the City Council has a right to speak and not be intimidated.

7. Consent Agenda

All items on the Consent Agenda are considered to be routine matters and will be enacted by one motion of the Council. There will be no separate discussion of these items unless a Councilmember or member of the public so requests, in which event the item will be removed from the Consent Agenda and considered in its normal sequence on the agenda.

- 7.1 [ORD 26-01](#) An Ordinance of the Mayor and City Council of the City of Maricopa, Arizona, adopting the document filed with the City Clerk and entitled "Amendments to Chapter 15.05: Adoption of 2024 Building Codes" by references to repeal Chapter 15.05 of the previously adopted Maricopa City Code and replace that Chapter with sections 15.05.010 through 15.05.230 and providing for severability and the effective date thereof. Discussion and Action.
- 7.2 [ORD 26-02](#) An Ordinance of the Mayor and City Council, City of Maricopa, AZ, approving and adopting a zoning amendment to the City's Zoning Map to rezone approximately 3.6 acres of land from the existing Pinal County CB-2 (General Business) zoning district to the municipal zoning district GC (General Commercial) as described in case # ZON25-05. The subject property is generally located approximately 700 ft. east of the southeast corner of N. Porter Road and W. Honeycutt Road, Section 25, Township 04 South, Range 03 East, of the Gila and Salt River Meridian, Pinal County, Arizona. Discussion and Action.
- 7.3 [CON 26-03](#) The Mayor and City Council shall discuss and approve the Collateral Assignment of Development Incentive Agreement and Subordination or Right to Repurchase (Agreement) by and among TTRG AZ Maricopa Phase II Development, LLC (TTRG), a Delaware limited liability company, Thompson Thrift Development, Inc., an Indiana corporation, City of Maricopa, an Arizona municipal corporation, and Johnson Bank, its successors and/or assigns related to the development of Lots 1, 2, 3, 4, 5, 6, and 7 of Southbridge Marketplace Phase 2 and associated Easements. Discussion and Action.
- 7.4 [PUR 26-01](#) The Mayor and City Council shall discuss and take action on approving the purchase of 1 (one) E-One Typhoon Custom Cab Chassis HP100 - 100' Platform Ladder Truck from Fire Truck Solutions, LLC in the amount of \$2,461,592.00, with an estimated delivery of September 2026, to immediately restore critical ladder capability and fleet resiliency for the City. Funding source recommendation is a budget transfer from the Contingency account under the General Capital Improvement Project Fund - 350 (GL 35016161-99000) to incorporate this purchase/project into the Capitol Improvement Plan for FY26. Discussion and Action.
- 7.5 [CON 26-02](#) The Mayor and City Council shall discuss and take action on approving the Maintenance Agreement for the Moonlight Flood Control Structures. Discussion and Action.
- 7.6 [MIN 26-05](#) The Mayor and City Council shall discuss and take action on approval of Minutes from the December 2, 2025 City Council Regular meeting and the December 8, 2025 City Council Special Meeting. Discussion and Action.
- 7.7 [MIN 26-06](#) The Mayor and City Council shall discuss and accept the meeting minutes from the October 27, 2025, November 20, 2025, December 8, 2025 and January 14, 2026 Task Force on Honoring Founders meetings. Discussion and Action.
- 7.8 [APP 26-01](#) The Mayor and City Council shall discuss and take action on approving the appointment of Councilmember Goettl, as the Mayor's designee of Chair, to the Public Safety Personnel Retirement System Board. Discussion and Action.

7.9 [APP 26-03](#) The Mayor and City Council shall discuss and possibly take action on appointing Curtis Dornath to the Public Safety Personnel Retirement System Board. Discussion and Action.

7.10 [CON 26-01](#) The Mayor and City Council shall discuss and take action on approving Intergovernmental Agreement between City of Maricopa and Maricopa Flood Control District for Shared Services. Discussion and Action.

8. Regular Agenda and/or Public Hearings

Items on the agenda are open for citizen input. Please fill out a card and present it to the City Clerk before the meeting begins. The Mayor will call upon you for your comments.

8.1 [APP 26-02](#) The Mayor and City Council shall discuss and take action on making an appointment to fill the vacancy on the Cultural Affairs and Arts Advisory Committee. Discussion and Action.

8.2 [MISC 26-01](#) The Mayor and City Council shall discuss and take action on approving the 2026 Legislative Platform. Discussion and Action.

9. Executive Session

The Maricopa City Council may go into executive session, which is not open to the public, for purpose of obtaining legal advice from the City's attorney on any of the above agenda items pursuant to A.R.S. § 38-431.03 (A)(3).

9.1 [ES 26-01](#) The Maricopa City Council may go into executive session for the purpose of discussion or consultation with the City Attorney and designated representatives of the City in order to consider its position and instruct its representatives regarding updates on the status of current agreements, amendments to those agreements and possibly entering into new agreements for the purchase, sale, lease or exchange of real property, the potential terms thereof, and for legal advice regarding same, pursuant to A.R.S. §38-431.03(A)(3), (A)(4) and (A) (7).

10. Adjournment

Note: This meeting is open to the public. All interested persons are welcome to attend. Council members of the City of Maricopa City Council will attend either in person or by telephonic conference or video communication. Supporting documents and staff reports, which were furnished to the City Council with this agenda, are available for review on our website, www.maricopa-az.gov.

Physical access to the meeting room will be available 15 minutes prior to the meeting start time.

Persons with a disability may request a reasonable accommodation, such as a sign language interpreter, by contacting the City Clerk's Office at 520-316-6970. Requests should be made as early as possible to allow time to arrange the accommodation.

NOTICE TO PARENTS: Parents and legal guardians have the right to consent before the City of Maricopa makes a video or voice recording of a minor child A.R.S. §1-602.A.9. Maricopa City Council meetings are recorded and may be viewed on Channel 20 and the Maricopa website. If you permit your child to participate in the Council meeting, a recording will be made. If your child is seated in the audience, your child may be recorded, but you may request that your child be seated in a designated area to avoid recording. Please submit your request to the City Clerk at (520) 316-6970.



City of Maricopa

Text File

File Number: PROC 26-01

Agenda Date: 1/20/2026

Version: 1

Status: Proclamation

In Control: City Council Regular Meeting

File Type: Proclamation

Agenda Number: 3.1

TITLE

Black History Month Proclamation



City of Maricopa

Text File

File Number: PRES 26-01

Agenda Date: 1/20/2026

Version: 1

Status: Proclamation

In Control: City Council Regular Meeting

File Type: Presentation

Agenda Number: 3.2

TITLE

Analiese Alexander Recognition



City of Maricopa

Text File

File Number: ORD 26-01

Agenda Date: 1/20/2026

Version: 1

Status: Consent Agenda

In Control: City Council Regular Meeting

File Type: Ordinance

Agenda Number: 7.1

TITLE

An Ordinance of the Mayor and City Council of the City of Maricopa, Arizona, adopting the document filed with the City Clerk and entitled "Amendments to Chapter 15.05: Adoption of 2024 Building Codes" by references to repeal Chapter 15.05 of the previously adopted Maricopa City Code and replace that Chapter with sections 15.05.010 through 15.05.230 and providing for severability and the effective date thereof. **Discussion and Action.**

..AGENDA ITEM DESCRIPTION

The purpose of the Building Code is to establish predictable, consistent, and enforceable standards for new construction that safeguard life, property, and the environment. These minimum requirements are based on a practical balance between reasonable safety and cost, ensuring that structures within the City are safe, resilient, and sustainable.

The International Building Code (IBC) is part of a comprehensive family of model codes developed by the International Code Council (ICC) for adoption by state, county, and municipal governments across the United States. Together, these codes form a coordinated system that supports uniform construction practices nationwide.

This ordinance proposes to update the City of Maricopa's building regulations from the amended 2018 International Building Code and International Fire Code to the amended 2024 editions. The 2024 codes incorporate the latest best practices in building safety, fire protection, accessibility, and energy efficiency. Adoption of these updates will strengthen the City's ability to protect public health and safety, enhance customer service through improved consistency with related codes, and ensure uniform interpretation and enforcement among owners, designers, architects, developers, contractors, engineers, code officials, and the community.

..PRESENTER

This item will be presented by Development Services Director, Rodolfo Lopez

..STAFF RECOMMENDATION

Staff recommends that the Mayor and Council approve this ordinance repealing Chapter 15.05 of the previously adopted City Code and replacing that Chapter with sections 15.05.010 through 15.05.230 to formally adopt the 2024 International Code Council Building Code and Fire Code.

ORDINANCE 26-01

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF MARICOPA, ARIZONA, ADOPTING THE DOCUMENT FILED WITH THE CITY CLERK AND ENTITLED “AMENDMENTS TO CHAPTER 15.05: ADOPTION OF 2024 BUILDING CODES” BY REFERENCE TO REPEAL CHAPTER 15.05 OF THE PREVIOUSLY ADOPTED MARICOPA CITY CODE AND REPLACE THAT CHAPTER WITH SECTIONS 15.05.010 THROUGH 15.05.230 AND PROVIDING FOR SEVERABILITY AND THE EFFECTIVE DATE THEREOF.

WHEREAS, the City previously adopted Ordinances which established rules and regulations for construction and maintenance of buildings and structures within the City of Maricopa; and

WHEREAS, after review, City staff determined that the Maricopa City Code needed to be updated from the 2018 international codes to the 2024 editions to incorporate best practices in building safety, fire protection, accessibility and energy efficiency; and

WHEREAS, the Mayor and City Council of the City of Maricopa believe, after consultation with its staff, that amending of the City Code to update the rules and regulations related to construction and maintenance of buildings and structures within the City would be in the best interest of the City of Maricopa; and

WHEREAS, A.R.S. §9-802 allows a City to adopt a public record by Ordinance as a means to reduce publication costs while ensuring that the public gets fair notice and opportunity to review its operative provisions.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF MARICOPA, ARIZONA, AS FOLLOWS:

SECTION 1. That certain document filed with the City Clerk and entitled “Amendments to Chapter 15.05: Adoption of 2024 Building Codes” amending Chapter 15.05 of the Maricopa City Code as set forth in Exhibit A, attached hereto and incorporated herein by reference, is hereby declared a public record. One paper copy and one electronic copy of Exhibit A shall be maintained in compliance with A.R.S. § 44-7041 and available for public inspection during normal business hours in the Office of the City Clerk and shall be available on the City’s website at: www.maricopa-az.gov.

SECTION 2. Chapter 15.05 of the previously adopted Maricopa City Code is hereby repealed and replaced with Sections 15.05.010 through 15.05.230 as set forth in Exhibit A, and that the amendments depicted therein are hereby approved and adopted.

SECTION 3. To the extent of any conflict between other City Ordinances and this Ordinance, this Ordinance shall be deemed to be controlling; provided, however, that this Ordinance is not intended to amend or repeal any existing City Ordinance, Resolution or regulation except as expressly set forth herein.

SECTION 4. If any section, subsection, sentence, clause, phrase or portion of this Ordinance 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 portions thereof.

SECTION 5. This Ordinance shall become effective thirty (30) days from the date of adoption by the City Council for the City of Maricopa.

PASSED AND ADOPTED by the Mayor and Council of the City of Maricopa, Arizona, this 20th day of January, 2026.

APPROVED:

Nancy Smith
Mayor

ATTEST:

APPROVED AS TO FORM:

Vanessa Bueras, MMC
City Clerk

Denis Fitzgibbons
City Attorney

Pursuant to A.R.S. 9-802(A), EXHIBIT A is on file at:

**Office of the City Clerk, City of Maricopa and
www.maricopa-az.gov.**

EXHIBIT A

Chapter 15.05 ADOPTION OF BUILDING CODES

Sections:

15.05.010	Title and purpose.
15.05.020	Application.
15.05.030	Rules and definitions.
15.05.040	Adoption of International Building Code.
15.05.050	Adoption of International Residential Code.
15.05.060	Adoption of International Property Maintenance Code.
15.05.070	Adoption of International Mechanical Code.
15.05.080	Adoption of International Plumbing Code.
15.05.090	Adoption of International Fuel Gas Code.
15.05.100	Adoption of National Electric Code.
15.05.110	Adoption of International Energy Conservation Code.
15.05.120	Adoption of the International Fire Code.
15.05.130	Adoption of International Swimming Pool and Spa Code.
15.05.140	Adoption of ICC A117.1-23 ACCESSIBILITY AND USABLE BUILDINGS AND FACILITIES CODE
15.05.150	Adoption of International Wildland- Urban Interface Code
15.05.150	Adoption of International Wildland- Urban Interface Code
15.05.160	Building code administration.
15.05.170	Applications for permits.
15.05.180	Variances from code.
15.05.190	Appeals to board of appeals.
15.05.200	Violations.
15.05.210	Penalties and enforcement.
15.05.220	Liability.
15.05.230	Conflicting provisions.

EXHIBIT A

15.05.010 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. [Code 2004 § 7-1-1; Ord. 18-08 § 1; Res. 18-23.]

15.05.020 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. [Code 2004 § 7-1-2; Ord. 18-08 § 1; Res. 18-23.]

15.05.030 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 MCC 15.05.040 through 15.05.120, the definitions set forth in this section shall prevail.

- A. "Administrative authority," when used in the codes, 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, 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 constructions 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 subsection and are hereby superseded by this section.
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EXHIBIT A

- C. "Codes" shall mean the codes listed and adopted in MCC 15.05.040 through 15.05.120.
- D. "Building official," "code official," shall each mean the building official as established by MCC 15.05.130, 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, refers to the use of a building, addition or structure for business, religious, educational, institutional, recreational, industrial or any other nonresidential purpose.
- F. "Jurisdiction" shall mean the incorporated areas of the city of Maricopa.
- G. "Noncommercial" 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 MCC 15.05.040 through 15.05.120. [Code 2004 § 7-1-3; Ord. 18-08 § 1; Res. 18-23.]

15.05.040 Adoption of International Building Code.

A. That certain document entitled and known as "The International Building Code, 2024 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) of this section. 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.

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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 approved by City Council. 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 and Fee Schedule as approved by City Council.

4. Amend 308.5 through 5.4.

Replace five with ten.

5. Amend 310.5 Residential Group R-4.

Replace 16 with ten.

6. Amend Section 310.4 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 1101.1 by inserting after disabilities.

Including the A.R.S sections 41-1492.

8. Amend Section 1907 by adding Section 1907.5 Post Tension.

All post-tensioned slabs on ground shall be permanently stamped, marked, or otherwise identified in a conspicuous location indicating a slab is a post-tensioned slab. Conspicuous locations included, but are not limited to, entrance porches, slabs at garage doors, or patio slabs.

9. 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 fills which is used to support a concrete slab shall be treated against termite

EXHIBIT A

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~~, U Occupancies less than 200 square feet 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.

10. Amend [P] Section 2902 Table 2902.1 by adding footnote G.

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.

11. 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.

12. 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.

13. Amend Referenced Standard to ICC A117 by replacing 17 with 23.

EXHIBIT A

15.05.050 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, Excluding B, BB, NB, NG, NH, and N2, 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 this section. 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 1 as follows:

One-story detached accessory structures, provided that the floor area does not exceed 200 square feet (11.15 m²) and the wall plate height measured at the highest point does not exceed 8 feet (2134 mm), and no; Mechanical, Electrical, or Plumbing components.

3. 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.

4. Amend Section R105.2 by adding item #12.

Replacement of a roof cover where the replacement roof covering classification is equal to or greater than the existing roof covering classification and does not increase the loads upon the structural frame.

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5. R105.5 "Expiration" is hereby amended by adding a new Subsection R105.5.1 to read as follows:

R105.5.1 Reinstatement. The Building Official is authorized to reinstate a permit that has expired upon payment of a reinstatement fee provided: 1. The permit has not been expired for more than 180 days and, 2. Code requirements that would affect the project have not changed.

6. Amend Section R106.1 by adding the Arizona Registered Design Professional requirement at the end of the section.

7. 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 approved by City Council. 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 and Fee Schedule as approved by City Council.

8. Amend Section R109.1.5 Lath or gypsum board inspection. Inspection of the lath or gypsum board shall be made after all lathing and gypsum board, interior and exterior, is in place, but before any plastering is applied or before gypsum board joints and fasteners are taped and finished

9. 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.

10. 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.
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The distance shall be measured at the right angle from the face of the wall framing.

11. Amend Table R301.2(1) Climatic and Geographic Design Criteria by inserting the following:

Ground Snow Load - None
Wind Speed - 105 mph
Seismic Category - B
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

12. Amend Table R302.1(1):

Projections - Not Fire Resistant Rated - Minimum Fire Separation Distance Change 5 Feet to 4 Feet.

13. Amend R302.6. Delete everything after table R702.3.5.
14. Amend R302.6 Dwelling/Garage Separation: Change gypsum wallboard from 1/2 inch to 5/8 inch Type X.

- 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:
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EXHIBIT A

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.

D. Delete Section R309.2 in its entirety and refer to A.R.S. § 9-807.

E. Delete R313 Automatic Fire Sprinkler Systems in its entirety. Refer to A.R.S. § 9-807.

F. Amend Section R305.2 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 Section R325.8 Required heating, by revising the title to read “Required Heating and Cooling” and by adding the following sentence to the end of the paragraph:

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.

H. Amend Table N1102.1.1 (R402.1.1) by changing Glazed Fenestration SHGC from 0.25 to 0.40.

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I. 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.”

J. Amend Section G2415.12 (IFC 404.12) by replacing 12 with 18.

K. Delete Section G2417.4.1 Test pressure in its entirety and replace with the following:

Test pressure shall be minimum 10psi for minimum of 10 minutes.

L. Amend Section P2603.5.1 by replacing [number] with 12 in both locations.

M. Amend Section P2604.3 by replacing 12” to 6” of tamped earth for water service, building drain and building sewer.

N. Add Section E3703.8.

O. Amend Section 3901.4.2 by deleting everything after receptacle outlets and add shall be required per Section 3901.4.2 of the 2018 IRC.

P. Amend Section E3902.14, exemption 3, by deleting everything after equipment and replacing it with the following:

GFCI protection shall not be required for listed HVAC equipment.

15.05.060 Adoption of International Property Maintenance Code.

A. That certain document entitled and known as “The International Property Maintenance Code, 2024 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) of this section. 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:

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The City of Maricopa Development Services and Fire/Medical Fee Schedule as approved by City Council.

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 602.3.1 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.”

8. Amend Section 302.4 Weeds as follows:

Premises and exterior property shall be maintained free from weeds or plant growth in excess of 6 inches. Noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.

Upon failure of the owner or agent having charge of a property to cut and destroy weeds after service of a notice of violation, they shall be subject to prosecution in accordance with Section 107.3 and as prescribed by the authority having jurisdiction. Upon failure to comply with the notice of violation, any duly authorized employee of the jurisdiction or contractor hired by the jurisdiction shall be authorized to enter upon the property in violation and cut and destroy the

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weeds growing thereon, and the costs of such removal shall be paid by the owner or agent responsible for the property.

15.05.070 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) of this section. 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 108.2 Fee Schedule by placing the following in the insert at the end:

The City of Maricopa Development Services as approved by City Council.

4. Delete Section 113.1 in its entirety.
5. Amend Section 114.1 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.
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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

8. Amend Section 407.1. by adding text to the end of the section, “shall be verified by a qualified third-party Special Inspector. The Special Inspector/testing agency shall be an independent third-party individual or firm and shall not be the install contractor. A report shall be generated by the third-party individual or firm showing compliance.

9. Amend Section 607.2. By adding text to the end of section, Dampers shall be tested by an approved testing agency or a qualified third-party special inspector. The Special Inspector/testing agency shall be an independent third-party individual or firm and shall not be the install contractor.

15.05.080 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) of this section. 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.

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3. Amend Section 106.6.2 Fee Schedule by placing the following in the insert at the end:

The City of Maricopa Development Services as approved by City Council.

4. Delete Section 114.4 in its entirety.
5. Amend Section 115.1 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
7. Amend Section 403.2 by changing the number 15 in Exception 2 to 30 and deleting Exception 3.

15.05.090 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) of this section. 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 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.

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3. Amend Section 108.2 Fee Schedule by placing the following in the insert at the end:

The City of Maricopa Development Services as approved by City Council.

4. Delete Section 113.4 Violation penalties is hereby deleted in its entirety and replaced with the following:

113.4 Violation penalties. Any person who violates a provision of this code or fails to comply with any of the requirements thereof; erects, constructs, alters, or repairs a building or structure in violation of the approved construction documents or directive of the fire code official or of a permit or certificate issued under the provisions of this code; or who fails to comply with a notice of violation or order prepared and served in accordance with Sections 113.3 and 113.3.1 shall be deemed guilty of a misdemeanor and shall be subject to the penalties as prescribed by law. Violations shall be deemed a strict liability offense. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

5. Amend Section 114.1 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 112 in their entirety.

15.05.100 Adoption of National Electric Code.

A. That certain document entitled and known as “National Electric Code, 2023 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) of this section. A 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 Electric Code.

1. Amend Section 210.52 (C)(2). Delete in its entirety and replace with:
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At least one receptacle shall be installed at each island countertop space with a long dimension of 600 mm (24 in.) or greater and a short dimension of 300 mm (12 in.) or greater.

15.05.110 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 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) of this section. 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.

15.05.120 Adoption of the International Fire Code.

A. That certain document entitled and known as “International Fire Code, 2024 Edition,” published by the International Code Council, is hereby adopted as the fire 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, amendments, and appendices to the code as set forth in subsection (B) of this section. 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 Fire Code.*

1. 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.”

2. Amend Section 101.2.1:
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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, J, K, L, M, N, & O. Other provisions in the appendices shall not apply.

3. 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.

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.

4. Amend Section 503.6 by deleting in its entirety and replace with:

All areas where secured gates are installed on an apparatus access road, shall be equipped with a preemptive device and shall be approved for emergency operation." The security gates and emergency operations shall always be maintained in an operational state. Electric gate operators shall be listed in accordance with UL 325. All fire apparatus access gates shall be designed, constructed, and installed to comply with the requirements of ASTM F2200.

5. 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.

6. Add Section 509.1.2 "Electric vehicle charging systems.

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Section 509.1.2 Electric vehicle charging systems. All electric vehicle charging systems, to include new and existing locations, are to have an approved sign attached or placed in close proximity to the charging system that details the location of the means of disconnect, to include when required, panel designation and circuit breaker numbers. The approved sign is to be permanent in nature and clearly identifiable.

7. Section 5001.5.2 Hazardous Materials Inventory Statement (HMIS) is hereby deleted in its entirety and replaced with the following:

5001.5.2 Hazardous Materials Inventory Statement (HMIS). Where required by the *fire code official*, an application for a permit shall include an HMIS, such as Superfund Amendments and Reauthorization Act of 1986 (SARA) Title III, Tier II Report or other *approved* statement shall include electronic reporting acceptable to the fire code official. The HMIS shall include the following information:

1. Product name.
2. Component.
3. Chemical Abstract Service (CAS) number.
4. Location where stored or used.
5. Container size.
6. Hazard classification.
7. Amount in storage.
8. Amount in use-*closed systems*.
9. Amount in use-*open systems*.

8. Section 903.2 "Where required," is hereby deleted in its entirety and replaced with the following:

903.2 Where required. Approved automatic sprinkler systems in new buildings and structures shall be provided in the locations described in Sections 903.2.1 through 903.2.12 as amended herein, except for telecommunication buildings, existing structures, special amusement buildings and exempt locations as follows:

Exceptions:

Telecommunications building: Spaces or areas in telecommunications buildings used exclusively for telecommunications equipment, associated electrical power distribution equipment, batteries and standby engines, provided those spaces or areas are equipped throughout with an automatic smoke detection system in accordance with Section 907.2 and are separated from the remainder of the building by not less than 1-hour fire barriers constructed in accordance with Section 707 of the International Building Code or not less than

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2-hour horizontal assemblies constructed in accordance with Section 711 of the International Building Code, or both.

Existing Structures: An automatic sprinkler system shall not be required to be retrofitted in existing buildings where the occupancy is changed provided the new or proposed use is no more hazardous, based on life safety and fire risk, than the existing use and the existing structure is not increased more than an aggregate total of all additions of 500 square feet. The determination of whether the new or proposed use is less hazardous shall be made by the fire code official in his/her discretion.

Special Amusement Buildings: Automatic sprinkler systems shall not be required for temporary special amusement buildings pursuant to the Exception in Section 411.2 of the International Building Code.

9. Amend Section 903.2.1 through 903.2.1.5:
10. Amend Section 903.2.1.1 "Group A-1," is hereby deleted in its entirety and replaced with the following:

Section 903.2.1.1 Group A-1. An automatic sprinkler system shall be provided throughout buildings containing Group A-1 occupancies.

11. Amend Section 903.2.1.2 "Group A-2," is hereby deleted in its entirety and replaced with the following:

Section 903.2.1.2 Group A-2. An automatic sprinkler system shall be provided throughout buildings containing Group A-2 occupancies.

12. Amend Section 903.2.1.3 "Group A-3," is hereby deleted in its entirety and replaced with the following:

Section 903.2.1.3 Group A-3. An automatic sprinkler system shall be provided throughout buildings containing Group A-3 occupancies.

13. Amend Section 903.2.1.4 "Group A-4," is hereby deleted in its entirety and replaced with the following:

Section 903.2.1.4 Group A-4. An automatic sprinkler system shall be provided throughout buildings containing Group A-4 occupancies.

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14. Amend Section 903.2.1.5 "Group A-5," is hereby deleted in its entirety and replaced with the following:

Section 903.2.1.5 Group A-5. An automatic sprinkler system shall be provided for all enclosed Group A-5 occupancies, including all accessory use areas, which includes, but is not limited to: concession stands, retail areas, and press boxes.

15. Amend Section 903.2.2 "Group B," is hereby deleted in its entirety and replaced with the following:

Section 903.2.2 Group B. An automatic sprinkler system shall be provided throughout buildings containing Group B occupancies. Exception: Existing Building less than 2001 square feet of a Fire Area.

16. Amend Section 903.2.2.1 "Ambulatory care facilities," is hereby deleted in its entirety and replaced with the following: "903.2.2.1 Ambulatory care facilities. An automatic sprinkler system shall be provided throughout the area containing ambulatory care facilities."

17. Amend Section 903.2.3:"Group E," is hereby deleted in its entirety and replaced with the following:

Section 903.2.3 Group E. An *automatic sprinkler system* shall be provided throughout buildings containing Group E occupancies.

18. Amend Section 903.2.4 through 903.2.4.1:

19. Amend Section 903.2.4 "Group F-1," is hereby deleted in its entirety and replaced with the following

Section 903.2.4 Groups F-1, F-2 and U. An *automaticsprinklersystem* shall be provided throughout buildings containing Groups F-1, F-2, and U occupancies.

20. Amend Section 903.2.4.1 "Woodworking operations," is hereby deleted in its entirety. Delete everything after Group F occupancies.

21. Amend Section 903.2.7 "Group M," is hereby deleted in its entirety and replaced with the following:

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Section 903.2.7 Group M. An automatic sprinkler system shall be provided throughout buildings containing Group M occupancies. Exception: Existing Building less than 2001 square feet of a Fire Area.

22. Amend Section 903.2.7.1 "High-piled storage," is hereby deleted in its entirety.

23. Amend Section 903.2.8 "Group R," is hereby deleted in its entirety and replaced with the following:

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, to include "Build for Rent" type multifamily project, except as follows:

Exception:

Automatic sprinkler systems shall not be required in one- and two-family dwellings, R-3 and R-4 occupancies, condition 1, with 10 or fewer person's receiving care, occupancies that are less than 5,000 square feet when there is adequate water supply and an approved fire apparatus access road. When there is inadequate water supply or limited fire department access, automatic sprinkler systems shall not be required in one- and two-family dwellings and R-3 occupancies that are less than 3,600 square feet. The square footage shall be determined based on the total floor area, which includes the living area, attached garages and areas under roof or horizontal projections, including but not limited to, porches, sunrooms, courts, etc. Detached structures not satisfying the required fire separation distance shall be considered as part of the total square footage of the main structure.

This exception does not apply to care facilities located in one- or two-family dwellings where the occupants are incapable of self-preservation or Build to Rent properties.

24. Amend Section 903.2.8.5 "Special Requirements for Arizona State Department of Health Facilities," is hereby added as follows:

Special Requirements for Arizona State Department of Health Facilities. All facilities as licensed by the State of Arizona Department of Health, further known, but not limited to, such as direct care, personal care and supervisory care, housing at least six and not more than 10 persons shall be considered a Group R-4.

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25. Amend Section 903.2.9 "Group S-1," is hereby deleted in its entirety and replaced with the following:

Section 903.2.9 Group S-1. An automatic sprinkler system shall be provided throughout all buildings containing Group S-1 occupancies.

26. Amend Section 903.2.9.1 "Repair garages," is hereby deleted in its entirety.

27. Amend Section 903.2.9.2 "Bulk storage of tires," is hereby deleted in its entirety.

28. Amend Section 903.2.9.3 "Group S-1 distilled spirits or wine," is hereby deleted in its entirety.

29. Amend Section 903.2.9.4 "Group S-1 upholstered furniture and mattresses," is hereby deleted in its entirety.

30. Amend Section 903.2.10 "Group S-2," is hereby deleted in its entirety and replaced with the following:

Section 903.2.10 Group S-2. An automatic sprinkler system shall be provided throughout all buildings containing Group S-2 occupancies.

31. Amend Section 903.2.10.1 "Commercial parking garages," is hereby deleted in its entirety.

32. Amend Section 903.2.10.2 "Mechanical access enclosed parking garages," is hereby deleted in its entirety.

33. Amend Section 903.2.11 "Specific buildings areas and hazards," is amended as follows:

Section 903.2.11 Specific buildings areas and hazards. In all occupancies requiring automatic sprinkler systems, an automatic sprinkler system shall be installed for building design or hazards in locations set forth in Sections 903.2.11.1 through 903.2.11.6 as amended herein:

34. Amend Section 903.2.11.1 "Stories without openings," is hereby deleted in its entirety and replaced with the following:

Section 903.2.11.1 Stories without openings. An automatic sprinkler system shall be provided throughout all stories, including basements.

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35. Section 903.2.11.3 "Buildings 55 feet or more in height," is hereby deleted in its entirety and replaced with the following:

Section 903.2.11.3, Buildings height. An automatic sprinkler system shall be installed throughout all buildings regardless of the occupant load and the use.

36. Amend Section 903.3.1.1.2 "Bathrooms." is hereby deleted in its entirety and replaced with the following:

Section 903.3.1.1.2 Accessory exempt locations. An *automatic sprinkler system* shall not be required in the following buildings, rooms or areas:

1. Detached storage sheds, detached private garages, detached gazebos and ramadas for private, residential and non-commercial uses not exceeding 1,500 square feet.
2. Detached restroom buildings at parks, golf courses and similar locations not exceeding 1,500 square feet with storage areas not exceeding 100 square feet.
3. Non-combustible detached gazebos, ramadas and greenhouses for public use not exceeding 1,500 square feet.
4. Non-combustible detached wash racks and canopies with flame retardant sunscreen.
5. Agricultural buildings, animal shelters, greenhouses, grain silos and barn accessories to a residential occupancy not exceeding 1,500 square feet with no habitable space.
6. Detached hay barns with no accessory storage or uses and no habitation areas.
7. Open shade horse stalls of non-combustible construction for private, residential, non commercial use not exceeding 5,000 square feet with no storage of combustible products, vehicles, or agricultural equipment.
8. Detached non-combustible carports for residential and commercial developments with covered parking. Each non-combustible carport shall not exceed 2,000 square feet and shall be separated a minimum of ten (10) feet from the main building. Where there are a group of carports and each one does not exceed 2,000 square feet, the minimum separation required between carports shall be ten (10) feet.
9. Temporary tents and membrane structures for approved special events.
10. Detached temporary modular sales offices.
11. Special use structures as approved by the *fire code official*.

37. Amend Section 903.3.1.2.4 "Floor control valve assemblies," is hereby added as follows:

Section 903.3.1.2.4 Floor control valve assemblies. Floor control valve assemblies shall be required for all multistory buildings, 3 or more stories in height. Floor control valve assemblies are to include a control valve, check valve, main drain valve, and flow switch for isolation, control, and annunciation of water flow for each individual floor level.

Exception: When approved by the Fire Code Official

38. Amend Section 903.3.5.3 "Sprinkler design safety factor," is hereby added as follows:

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Section 903.3.5.3 Sprinkler design safety factor. Automatic sprinkler systems for NFPA 13, NFPA 13R, and NFPA 13D systems shall be designed with a minimum safety factor as follows:

1. When the static pressure exceeds 80 psi, the maximum design static pressure shall be 80 psi, or 10 psi less than the actual test pressure, whichever is lower.
2. The actual flow test pressures shall be used to determine the need for sizing fire pumps, pressure reducing valve, and hanger requirements in accordance with NFPA 13, NFPA 13D, and NFPA 13R.
3. When the static pressure is less than 80 psi, a minimum 10 psi safety factor shall be provided between the available water supply and the system flow and pressure demand and shall include hose stream allowances required by NFPA 13, NFPA 13D, and NFPA 13R.

39. Amend Section 907

Fire alarm and Detection Systems

Section 907.2.1 "Group A." is hereby deleted in its entirety and replaced with the following:

907.2.1 Group A. A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group A occupancies where the occupant load due to the assembly occupancy is 100 or more. Group A occupancies not separated from one another in accordance with Section 707.3.10 of the International Building Code shall be considered as a single occupancy for the purposes of applying this section. Portions of Group E occupancies occupied for assembly purposes shall be provided with a fire alarm system as required for the Group E occupancy.

Exception:

1. Manual fire alarm boxes are not required where the building is equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1 and the occupant notification appliances will activate throughout the notification zones upon sprinkler water flow.
2. Manual fire alarm boxes and the associated occupant notification system or emergency voice/alarm communication system are not required for Group A-5 outdoor bleacher-type seating having an occupant load of greater than or equal to 300 and less than 15,000 occupants, provided that all of the following are met:
 - 2.1 A public address system with standby power is provided.
 - 2.2 Enclosed spaces attached to or within 5 feet (1524 mm) of the outdoor bleacher type seating compose, in the aggregate, a maximum of 10 percent of the overall area of the outdoor bleacher-type seating or 1,000 square feet (92.9 m²), whichever is less.
 - 2.3 Enclosed accessory spaces under or attached to the outdoor bleacher-type seating shall be separated from the bleacher-type seating in accordance with Section 1030.1.1.1.
 - 2.4 All means of egress from the bleacher-type seating are open to the outside.
3. Manual fire alarm boxes and the associated occupant notification system or emergency voice/alarm communications system are not required for temporary Group A-5 outdoor bleacher-type seating, provided that all of the following are met:
 - 3.1. There are no enclosed spaces under or attached to the outdoor bleacher-type seating.
 - 3.2. The bleacher-type seating is erected for a period of less than 180 days.
 - 3.3. Evacuation of the bleacher-type seating is included in an approved fire safety plan.

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Section 907.2.2 "Group B." is hereby deleted in its entirety and replaced with the following:

907.2.2 Group B. A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group B occupancies where one of the following conditions exists:

1. The combined Group B occupant load of all floors is 100 or more.
2. The fire area contains an ambulatory care facility.

Exception: Manual fire alarm boxes are not required where the building is equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1 and the occupant notification appliances will activate throughout the notification zones upon sprinkler water flow.

Section 907.2.3 "Group E." is hereby deleted in its entirety and replaced with the following:

Section 907.2.3 Group E.

A manual fire alarm system that initiates the occupant notification signal utilizing an emergency voice/alarm communication system meeting the requirements of Section 907.5.2.2 shall be installed in the opinion of the fire code official in accordance with Section 907.6 in Group E occupancies. Where *automatic sprinkler systems* or smoke detectors are installed, such systems or detectors shall be provided in accordance with the building fire alarm system.

Exceptions:

1. A manual fire alarm system is not required in Group E occupancies with an occupant load of 50 or less.
2. Emergency voice/alarm communication systems meeting the requirements of Section 907.5.2.2 and installed in accordance with Section 907.6 shall not be required in Group E occupancies with occupant loads of 100 or less, provided that activation of the manual fire alarm system initiates an approved occupant notification signal in accordance with Section 907.5.
3. Manual fire alarm boxes are not required in Group E occupancies where all of the following apply:
 - 3.1 Interior corridors are protected by smoke detectors.
 - 3.2 Auditoriums, cafeterias, gymnasiums and similar areas are protected by heat detectors or other approved detection devices.
 - 3.3 Shops and laboratories involving dusts or vapors are protected by heat detectors or other approved detection devices.
4. Manual fire alarm boxes shall not be required in Group E occupancies where all of the following apply:
 - 4.1. The building is equipped throughout with an approved automatic sprinkler system installed in accordance with Section

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903.3.1.1.

4.2. The emergency voice/alarm communication system will activate on sprinkler water flow.

4.3. Manual activation is provided from a normally occupied location.

Section 907.2.4 "Group F." is hereby deleted in its entirety and replaced with the following:

Section 907.2.4 Group F. A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group F occupancies where the occupant load due to the Group F occupancy is 100 or more.

Exception: Manual fire alarm boxes are not required where the building is equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1 and the occupant notification appliances will activate throughout the notification zones upon sprinkler water flow.

Section 907.2.5 "Group F." is hereby deleted in its entirety and replaced with the following:

Section 907.2.5 Group H. A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group H-1 through H-4 occupancies where the occupant load is 100 or more, Group H-5 occupancies, and in occupancies used for the manufacture of organic coatings. An automatic smoke detection system shall be installed for highly toxic gases, organic peroxides and oxidizers in accordance with Chapters 60, 62 and 63, respectively.

Section 907.2.7.1 "Occupant load." is hereby deleted in its entirety and replaced with the following:

Section 907.2.7.1. Occupant load. A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group M occupancies where the following exists:

1. The combined Group M occupant load of all floors is 100 or more persons.

Exceptions:

1. A manual fire alarm system is not required in covered or open mall buildings complying with Section 402 of the International Building Code.
2. Manual fire alarm boxes are not required where the building is equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1 and the occupant notification appliances will automatically activate throughout the notification zones upon sprinkler water flow.

Section 907.2.9.1 "Manual fire alarm system." is hereby deleted in its entirety and replaced with the following:

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Section 907.2.9.1 Manual fire alarm system. A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group R-2 occupancies where any of the following conditions apply:

1. Any dwelling unit or sleeping unit is located three or more stories above the lowest level of exit discharge.
2. Any dwelling unit or sleeping unit is located more than one story below the highest level of exit discharge of exits serving the dwelling unit or sleeping unit.
3. The building contains more than 16 dwelling units or sleeping units.

Exceptions:

1. A fire alarm system is not required in buildings not more than two stories in height where all dwelling units or sleeping units and contiguous attic and crawl spaces are separated from each other and public or common areas by not less than 1-hour fire partitions and each dwelling unit or sleeping unit has an exit directly to a public way, egress court or yard.
2. Manual fire alarm boxes are not required where the building is equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2 and the occupant notification appliances will automatically activate throughout the notification zones upon a sprinkler water flow.

Section 907.2.10 "Group S." is hereby deleted in its entirety and replaced with the following:

907.2.10 Group S. A fire alarm system shall be installed in a Group S occupancy as required by Sections 907.2.10.1, 907.2.10.2, and 907.2.10.3.

Section 907.2.10.3 "Other Groups S." is hereby added as follows:

Section 907.2.10.3 Other Group S. A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group S occupancies where the occupant load is 100 or more persons. Visible notification appliances are not required within public and self-storage occupancies storage units.

Exception: Manual fire alarm boxes are not required where the building is equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1 and the occupant notification appliances will activate throughout the notification zones upon sprinkler water flow.

Section 912.1.1 "Sizing," is hereby added as follows"

Section 912.1.1 Sizing. Fire department connections shall be sized to support the system demand or fire flow demand, whichever is greater, for the system that they are connected to. The piping from the system connection to the fire department connection outlets is to be sized to flow the required demand. A sufficient number of fire department connection inlets is to be provided, at a rate of two hundred fifty (250) gpm per outlet, to meet the system demand

Section 912.1.1 "Locations" is hereby deleted in its entirety and replaced with the following:

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Section 912.2. Locations With respect to hydrants, driveways, buildings and landscaping, fire department connections in reference to section 903.3.7. shall be located within 130' of a fire lane. Hose connected to supply the system will not obstruct access to the buildings for other fire apparatus. The location of fire department connections shall be approved by the fire code official.

Section 912.6 "Backflow protection," is hereby deleted in its entirety and replaced with the following:

Section 912.6 Backflow protection. The potable water supply to automatic sprinkler and standpipe systems shall be protected against backflow as required by the International PlumbingCode and the City of Maricopa Engineering Design Standards and Policies Manual.

40. Amend Section 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.

41. Amend Section 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.

42. Amend Section 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.
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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.

15.05.130 Adoption of International Swimming Pool and Spa Code.

A. That certain document entitled and known as "International Energy Conservation Code, 2024 Edition," published by the International Code Council, is hereby adopted as the energy 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

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subsection (B) of this section. 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 Swimming pool and Spa Code.

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

15.05.140 Adoption of ICC A117.1-23 ACCESSIBILITY AND USABLE BUILDINGS AND FACILITIES CODE

A. That certain document entitled and known as "International Energy Conservation Code, 2023 Edition," published by the International Code Council, is hereby adopted as the energy 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) of this section. 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 Accessibility and Usable Buildings and Facilities Code

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

15.05.150 Adoption of International Wildland- Urban Interface Code

A. That certain document entitled and known as "International Energy Conservation Code, 2024 Edition," published by the International Code Council, is hereby adopted as the energy 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) of this section. 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 Wildland – Urban Interface Code.

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

15.05.160 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.

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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.

15.05.170 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.

15.05.180 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.

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15.05.190 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.

15.05.200 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.

15.05.210 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 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 A.R.S. § 13-105, who violates any provision of this chapter shall be subject to a civil penalty, as an alternative method of enforcing this chapter.
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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 dollars (\$1,000.00) for an individual or ten thousand dollars (\$10,000) 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. [Code 2004 § 7-1-10; Ord. 18-08 § 1; Res. 18-23.]

15.05.220 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.

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15.05.230 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.

Chapter 15.05

ADOPTION OF BUILDING CODES

Sections:

- 15.05.010** Title and purpose.
 - 15.05.020** Application.
 - 15.05.030** Rules and definitions.
 - 15.05.040** Adoption of International Building Code.
 - 15.05.050** Adoption of International Residential Code.
 - 15.05.060** Adoption of International Property Maintenance Code.
 - 15.05.070** Adoption of International Mechanical Code.
 - 15.05.080** Adoption of International Plumbing Code.
 - 15.05.090** Adoption of International Fuel Gas Code.
 - 15.05.100** Adoption of National Electric Code.
 - 15.05.110** Adoption of International Energy Conservation Code.
 - 15.05.120** Adoption of the International Fire Code.
 - 15.05.130** Adoption of International Swimming Pool and Spa Code.
 - 15.05.140** Adoption of ICC A117.1-23 ACCESSIBILITY AND USABLE BUILDINGS AND FACILITIES CODE
 - 15.05.150** Adoption of International Wildland- Urban Interface Code
 - 15.05.150** Adoption of International Wildland- Urban Interface Code
 - 15.05.160** Building code administration.
 - 15.05.170** Applications for permits.
 - 15.05.180** Variances from code.
 - 15.05.190** Appeals to board of appeals.
 - 15.05.200** Violations.
 - 15.05.210** Penalties and enforcement.
 - 15.05.220** Liability.
 - 15.05.230** Conflicting provisions.
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15.05.010 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. [Code 2004 § 7-1-1; Ord. 18-08 § 1; Res. 18-23.]

15.05.020 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. [Code 2004 § 7-1-2; Ord. 18-08 § 1; Res. 18-23.]

15.05.030 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 MCC [15.05.040](#) through [15.05.120](#), the definitions set forth in this section shall prevail.

- A. "Administrative authority," when used in the codes, 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, 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 constructions 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 subsection and are hereby superseded by this section.
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- C. "Codes" shall mean the codes listed and adopted in MCC [15.05.040](#) through [15.05.120](#).
- D. "Building official," "code official," shall each mean the building official as established by MCC [15.05.130](#), 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, refers to the use of a building, addition or structure for business, religious, educational, institutional, recreational, industrial or any other nonresidential purpose.
- F. "Jurisdiction" shall mean the incorporated areas of the city of Maricopa.
- G. "Noncommercial" 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 MCC [15.05.040](#) through [15.05.120](#). [Code 2004 § 7-1-3; Ord. 18-08 § 1; Res. 18-23.]

15.05.040 Adoption of International Building Code.

A. That certain document entitled and known as "The International Building Code, ~~2018~~ 2024 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 [\(B\)](#) of this section. 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 and Fire/Medical Fee Schedule as approved by City Council. 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 and Fire/Medical Fee Schedule as approved by City Council.

4. Amend 308.5 through 5.4.

Replace five with ten.

5. Amend 310.5 Residential Group R-4.

Replace ~~five~~ 16 with ten.

6. Amend Section 310.4 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 1101.1 by inserting after disabilities.

Including the A.R.S sections 41-1492.

8. Amend Section 1907 by adding Section 1907.5 Post Tension.

All post-tensioned slabs on ground shall be permanently stamped, marked, or otherwise identified in a conspicuous location indicating a slab is a post-tensioned slab. Conspicuous locations included, but are not limited to, entrance porches, slabs at garage doors, or patio slabs.

9. 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 fills 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~~, **U Occupancies less than 200 square feet** 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 warranty⁸.

10. Amend [P] Section 2902 Table 2902.1 by adding footnote **F G**.

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.

11. 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.

12. 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.

13. Amend Referenced Standard to ICC A117 by replacing 17 with 23.

15.05.050 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, **Excluding AB, BB, NB, NG, NH, and N2** ~~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 this section. 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 1 as follows:

One-story detached accessory structures, provided that the floor area does not exceed 200 square feet (11.15 m²) and the wall plate height measured at the highest point does not exceed 8 feet (2134 mm), and no; Mechanical, Electrical, or Plumbing components.

3. 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.

4. Amend Section R105.2 by adding item #12.

Replacement of a roof cover where the replacement roof covering classification is equal to or greater than the existing roof covering classification and does not increase the loads upon the structural frame.

5. R105.5 "Expiration" is hereby amended by adding a new Subsection R105.5.1 to read as follows:

R105.5.1 Reinstatement. The Building Official is authorized to reinstate a permit that has expired upon payment of a reinstatement fee provided: 1. The permit has not been expired for more than 180 days and, 2. Code requirements that would affect the project have not changed.

6. Amend Section R106.1 by adding the Arizona Registered Design Professional requirement at the end of the section.

7. 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 ~~and Fire/Medical~~ Fee Schedule as approved by City Council. 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 and ~~Fire/Medical~~ Fee Schedule as approved by City Council.

8. Amend Section R109.1.5 Lath or gypsum board inspection. Inspection of the lath or gypsum board shall be made after all lathing and gypsum board, interior and exterior, is in place, but before any plastering is applied or before gypsum board joints and fasteners are taped and finished

9. 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.

10. 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.

11. Amend Table R301.2(1) Climatic and Geographic Design Criteria by inserting the following:

Ground Snow Load - None
Wind Speed - ~~90~~ 105 mph
Seismic Category - ~~C~~ B
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

12. Amend Table R302.1(1):

Projections - Not Fire Resistant Rated - Minimum Fire Separation Distance Change 5 Feet to 4 Feet.

13. Amend R302.6. Delete everything after table R702.3.5.
14. Amend R302.6 Dwelling/Garage Separation: Change gypsum wallboard from 1/2 inch to 5/8 inch Type X.

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:

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.

D. Delete Section R309.2 in its entirety and refer to A.R.S. § 9-807.

E. Delete R313 Automatic Fire Sprinkler Systems in its entirety. Refer to A.R.S. § [9-807](#).

F. Amend Section ~~R318.2~~ R305.2 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 Section R325.8 Required heating, by revising the title to read “Required Heating and Cooling” and by adding the following sentence to the end of the paragraph:

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.

H. Amend Table N1102.1.1 (R402.1.1) by changing Glazed Fenestration SHGC from 0.25 to 0.40.

I. 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.”

J. Amend Section G2415.12 (IFC 404.12) by replacing 12 with 18.

K. Delete Section G2417.4.1 Test pressure in its entirety and replace with the following:

Test pressure shall be minimum 10psi for minimum of 10 minutes.

L. Amend Section P2603.5.1 by replacing [number] with 12 in both locations.

M. Amend Section P2604.3 by replacing 12” to 6” of tamped earth for water service, building drain and building sewer.

N. Add Section E3703.8.

O. Amend Section 3901.4.2 by deleting everything after receptacle outlets and add shall be required per Section 3901.4.2 of the 2018 IRC.

P. Amend Section E3902.14, exemption 3, by deleting everything after equipment and replacing it with the following:

GFCI protection shall not be required for listed HVAC equipment.

15.05.060 Adoption of International Property Maintenance Code.

A. That certain document entitled and known as “The International Property Maintenance Code, 2018 ~~2018~~ 2024 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) of this section. 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 and Fire/Medical Fee Schedule as approved by City Council.

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 602.3.1 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.”

8. Amend Section 302.4 Weeds as follows:

Premises and exterior property shall be maintained free from weeds or plant growth in excess of 6 inches. Noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.

Upon failure of the owner or agent having charge of a property to cut and destroy weeds after service of a notice of violation, they shall be subject to prosecution in accordance with Section ~~106.3~~ 107.3 and as prescribed by the authority having jurisdiction. Upon failure to comply with the notice of violation, any duly authorized employee of the jurisdiction or contractor hired by the jurisdiction shall be authorized to enter upon the property in violation and cut and destroy

the weeds growing thereon, and the costs of such removal shall be paid by the owner or agent responsible for the property.

[Code 2004 § 7-1-4-3; Ord. 19-15 § 2; Ord. 18-08 § 1; Ord. 20-07 § 1; Res. 18-23.]

15.05.070 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) of this section. 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~~ 108.2 Fee Schedule by placing the following in the insert at the end:

The City of Maricopa Development Services ~~and Fire/Medical Fee Schedule~~ as approved by City Council.

4. Delete Section ~~108.4~~ 113.1 in its entirety.
 5. Amend Section ~~108.5~~ 114.1 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

8. Amend Section 407.1. by adding text to the end of the section, “shall be verified by a qualified third-party Special Inspector. The Special Inspector/testing agency shall be an independent third-party individual or firm and shall not be the install contractor. A report shall be generated by the third-party individual or firm showing compliance.
9. Amend Section 607.2. By adding text to the end of section, Dampers shall be tested by an approved testing agency or a qualified third-party special inspector. The Special Inspector/testing agency shall be an independent third-party individual or firm and shall not be the install contractor.

15.05.080 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) of this section. 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 ~~and Fire/Medical Fee Schedule~~ as approved by City Council.

4. Delete Section ~~108.4~~ 114.4 in its entirety.
5. Amend Section ~~108.5~~ 115.1 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
7. Amend Section 403.2 by changing the number 15 in Exception 2 to 30 and deleting Exception 3.

15.05.090 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) of this section. 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 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~~ 108.2 Fee Schedule by placing the following in the insert at the end:

The City of Maricopa Development Services and Fire/Medical Fee Schedule as approved by City Council.

4. Delete Section ~~108.4~~ 113.4 in its entirety. Violation penalties is hereby deleted in its entirety and replaced with the following:

113.4 Violation penalties. Any person who violates a provision of this code or fails to comply with any of the requirements thereof; erects, constructs, alters, or repairs a building or structure in violation of the approved construction documents or directive of the fire code official or of a permit or certificate issued under the provisions of this code; or who fails to comply with a notice of violation or order prepared and served in accordance with Sections 113.3 and 113.3.1 shall be deemed guilty of a misdemeanor and shall be subject to the penalties as prescribed by law. Violations shall be deemed a strict liability offense. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

5. Amend Section ~~108.5~~ 114.1 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~~ 112 in their entirety.

15.05.100 Adoption of National Electric Code.

A. That certain document entitled and known as “National Electric Code, ~~2017~~ 2023 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) of this section. A 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 Electric Code.* ~~Reserved.~~

1. Amend Section 210.52 (C)(2). Delete in its entirety and replace with:

At least one receptacle shall be installed at each island countertop space with a long dimension of 600 mm (24 in.) or greater and a short dimension of 300 mm (12 in.) or greater.

15.05.110 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 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) of this section. 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.

15.05.120 Adoption of the International Fire Code.

A. That certain document entitled and known as “International Fire Code, ~~2018~~ 2024 Edition,” published by the International Code Council, is hereby adopted as the fire 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, amendments, and appendices to the code as set forth in subsection (B) of this section. 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 Fire Code.*

1. 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."

2. 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~~, J, K, L, M, N, & O. Other provisions in the appendices shall not apply.

3. 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.

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.

4. Amend Section 503.6 by deleting in its entirety and replace with:

All areas where secured gates are installed on an apparatus access road, shall be equipped with a preemptive device and shall be approved for emergency operation." The security gates and emergency operations shall always be maintained in an operational state. Electric gate operators shall be listed in accordance with UL 325. All fire apparatus access gates shall be designed, constructed, and installed to comply with the requirements of ASTM F2200.

5. 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.

6. Add Section 509.1.2 "Electric vehicle charging systems."

Section 509.1.2 Electric vehicle charging systems. All electric vehicle charging systems, to include new and existing locations, are to have an approved sign attached or placed in close proximity to the charging system that details the location of the means of disconnect, to include when required, panel designation and circuit breaker numbers. The approved sign is to be permanent in nature and clearly identifiable.

7. Section 5001.5.2 Hazardous Materials Inventory Statement (HMIS) is hereby deleted in its entirety and replaced with the following:

5001.5.2 Hazardous Materials Inventory Statement (HMIS). Where required by the *fire code official*, an application for a permit shall include an HMIS, such as Superfund Amendments and Reauthorization Act of 1986 (SARA) Title III, Tier II Report or other *approved* statement shall include electronic reporting acceptable to the fire code official. The HMIS shall include the following information:

1. Product name.
2. Component.
3. Chemical Abstract Service (CAS) number.
4. Location where stored or used.
5. Container size.
6. Hazard classification.
7. Amount in storage.
8. Amount in use-closed systems.
9. Amount in use-open systems.

8. Section 903.2 "Where required," is hereby deleted in its entirety and replaced with the following:

903.2 Where required. Approved automatic sprinkler systems in new buildings and structures shall be provided in the locations described in Sections 903.2.1 through 903.2.12 as amended herein, except for telecommunication buildings, existing structures, special amusement buildings and exempt locations as follows:

Exceptions:

Telecommunications building: Spaces or areas in telecommunications buildings used exclusively for telecommunications equipment, associated electrical power distribution equipment, batteries and standby engines, provided those spaces or areas are equipped throughout with an automatic smoke detection system in accordance with Section 907.2 and are separated from the remainder of the building by not less than 1-hour fire barriers constructed in accordance with Section 707 of the International Building Code or not less than 2-hour horizontal assemblies constructed in accordance with Section 711 of the International Building Code, or both.

Existing Structures: An automatic sprinkler system shall not be required to be retrofitted in existing buildings where the occupancy is changed provided the new or proposed use is no more hazardous, based on life safety and fire risk, than the existing use and the existing structure is not increased more than an aggregate total of all additions of 500 square feet. The determination of whether the new or proposed use is less hazardous shall be made by the fire code official in his/her discretion.

Special Amusement Buildings: Automatic sprinkler systems shall not be required for temporary special amusement buildings pursuant to the Exception in Section 411.2 of the International Building Code.

9. Amend Section 903.2.1 through 903.2.1.5:

~~Delete everything after Group A occupancies.~~

10. Amend Section 903.2.1.1 "Group A-1," is hereby deleted in its entirety and replaced with the following:

Section 903.2.1.1 Group A-1. An automatic sprinkler system shall be provided throughout buildings containing Group A-1 occupancies.

11. Amend Section 903.2.1.2 "Group A-2," is hereby deleted in its entirety and replaced with the following:

Section 903.2.1.2 Group A-2. An automatic sprinkler system shall be provided throughout buildings containing Group A-2 occupancies.

12. Amend Section 903.2.1.3 "Group A-3," is hereby deleted in its entirety and replaced with the following:

Section 903.2.1.3 Group A-3. An automatic sprinkler system shall be provided throughout buildings containing Group A-3 occupancies.

13. Amend Section 903.2.1.4 "Group A-4," is hereby deleted in its entirety and replaced with the following:

Section 903.2.1.4 Group A-4. An automatic sprinkler system shall be provided throughout buildings containing Group A-4 occupancies.

14. Amend Section 903.2.1.5 "Group A-5," is hereby deleted in its entirety and replaced with the following:

Section 903.2.1.5 Group A-5. An automatic sprinkler system shall be provided for all enclosed Group A-5 occupancies, including all accessory use areas, which includes, but is not limited to: concession stands, retail areas, and press boxes.

15. Amend Section 903.2.2 "Group B," is hereby deleted in its entirety and replaced with the following:

Section 903.2.2 Group B. An automatic sprinkler system shall be provided throughout buildings containing Group B occupancies. Exception: Existing Building less than 2001 square feet of a Fire Area.

16. Amend Section 903.2.2.1 "Ambulatory care facilities," is hereby deleted in its entirety and replaced with the following: "903.2.2.1 Ambulatory care facilities. An automatic sprinkler system shall be provided throughout the area containing ambulatory care facilities."

17. Amend Section 903.2.3: "Group E," is hereby deleted in its entirety and replaced with the following:

Section 903.2.3 Group E. An *automatic sprinkler system* shall be provided throughout buildings containing Group E occupancies.

~~Delete everything after Group E occupancies.~~

18. Amend Section 903.2.4 through 903.2.4.1:

19. Amend Section 903.2.4 "Group F-1," is hereby deleted in its entirety and replaced with the following

Section 903.2.4 Groups F-1, F-2 and U. An *automatics sprinkler system* shall be provided throughout buildings containing Groups F-1, F-2, and U occupancies.

20. Amend Section 903.2.4.1 "Woodworking operations," is hereby deleted in its entirety.

Delete everything after Group F occupancies.

~~8. 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.~~

21. Amend Section 903.2.7 "Group M," is hereby deleted in its entirety and replaced with the following:

Section 903.2.7 Group M. An automatic sprinkler system shall be provided throughout buildings containing Group M occupancies. Exception: Existing Building less than 2001 square feet of a Fire Area.

~~9. Amend Section 903.2.8:~~

~~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.~~

22. Amend Section 903.2.7.1 "High-piled storage," is hereby deleted in its entirety.

23. Amend Section 903.2.8 "Group R," is hereby deleted in its entirety and replaced with the following:

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, to include "Build for Rent" type multifamily project, except as follows:

Exception:

Automatic sprinkler systems shall not be required in one- and two-family dwellings, R-3 and R-4 occupancies, condition 1, with 10 or fewer person's receiving care, occupancies that are less than 5,000 square feet when there is adequate water supply and an approved fire apparatus access road. When there is inadequate water supply or limited fire department access, automatic sprinkler systems shall not be required in one- and two-family dwellings and R-3 occupancies that are less than 3,600 square feet. The square footage shall be determined based on the total floor area, which includes the living area, attached garages and areas under roof or horizontal projections, including but not limited to, porches, sunrooms, courts, etc. Detached structures not satisfying the required fire separation distance shall be considered as part of the total square footage of the main structure.

This exception does not apply to care facilities located in one- or two-family dwellings where the occupants are incapable of self-preservation or Build to Rent properties.

~~10. 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.~~

24. Amend Section 903.2.8.5 "Special Requirements for Arizona State Department of Health Facilities," is hereby added as follows:

Special Requirements for Arizona State Department of Health Facilities. All facilities as licensed by the State of Arizona Department of Health, further known, but not limited to, such as direct care, personal care and supervisory care, housing at least six and not more than 10 persons shall be considered a Group R-4.

~~11. Amend Section 903.2.9:~~

~~Delete everything after Group S-1 occupancies.~~

~~12. Delete Section 903.2.9.1 in its entirety.~~

~~13. Delete Section 903.2.9.2 in its entirety.~~

~~14. Amend Section 903.2.10:~~

~~Delete everything after International Building Code.~~

25. Amend Section 903.2.9 "Group S-1," is hereby deleted in its entirety and replaced with the following:

Section 903.2.9 Group S-1. An automatic sprinkler system shall be provided throughout all buildings containing Group S-1 occupancies.

26. Amend Section 903.2.9.1 "Repair garages," is hereby deleted in its entirety.

27. Amend Section 903.2.9.2 "Bulk storage of tires," is hereby deleted in its entirety.

28. Amend Section 903.2.9.3 "Group S-1 distilled spirits or wine," is hereby deleted in its entirety.

29. Amend Section 903.2.9.4 "Group S-1 upholstered furniture and mattresses," is hereby deleted in its entirety.

30. Amend Section 903.2.10 "Group S-2," is hereby deleted in its entirety and replaced with the following:

Section 903.2.10 Group S-2. An automatic sprinkler system shall be provided throughout all buildings containing Group S-2 occupancies.

31. Amend Section 903.2.10.1 "Commercial parking garages," is hereby deleted in its entirety.

32. Amend Section 903.2.10.2 "Mechanical access enclosed parking garages," is hereby deleted in its entirety.

33. Amend Section 903.2.11 "Specific buildings areas and hazards," is amended as follows:

Section 903.2.11 Specific buildings areas and hazards. In all occupancies requiring automatic sprinkler systems, an automatic sprinkler system shall be installed for building design or hazards in locations set forth in Sections 903.2.11.1 through 903.2.11.6 as amended herein:

34. Amend Section 903.2.11.1 "Stories without openings," is hereby deleted in its entirety and replaced with the following:

Section 903.2.11.1 Stories without openings. An automatic sprinkler system shall be provided throughout all stories, including basements.

35. Section 903.2.11.3 "Buildings 55 feet or more in height," is hereby deleted in its entirety and replaced with the following:

Section 903.2.11.3, Buildings height. An automatic sprinkler system shall be installed throughout all buildings regardless of the occupant load and the use.

~~15. 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.~~

36. Amend Section 903.3.1.1.2 "Bathrooms." is hereby deleted in its entirety and replaced with the following:

Section 903.3.1.1.2 Accessory exempt locations. An *automatic sprinkler system* shall not be required in the following buildings, rooms or areas:

1. Detached storage sheds, detached private garages, detached gazebos and ramadas for private, residential and non-commercial uses not exceeding 1,500 square feet.
2. Detached restroom buildings at parks, golf courses and similar locations not exceeding 1,500 square feet with storage areas not exceeding 100 square feet.
3. Non-combustible detached gazebos, ramadas and greenhouses for public use not exceeding 1,500 square feet.
4. Non-combustible detached wash racks and canopies with flame retardant sunscreen.
5. Agricultural buildings, animal shelters, greenhouses, grain silos and barn accessories to a residential occupancy not exceeding 1,500 square feet with no habitable space.
6. Detached hay barns with no accessory storage or uses and no habitation areas.
7. Open shade horse stalls of non-combustible construction for private, residential, non-commercial use not exceeding 5,000 square feet with no storage of combustible products, vehicles, or agricultural equipment.
8. Detached non-combustible carports for residential and commercial developments with covered parking. Each non-combustible carport shall not exceed 2,000 square feet and shall be separated a minimum of ten (10) feet from the main building. Where there are a group of carports and each one does not exceed 2,000 square feet, the minimum separation required between carports shall be ten (10) feet.
9. Temporary tents and membrane structures for approved special events.
10. Detached temporary modular sales offices.
11. Special use structures as approved by the *fire code official*.

37. Amend Section 903.3.1.2.4 "Floor control valve assemblies," is hereby added as follows:

Section 903.3.1.2.4 Floor control valve assemblies. Floor control valve assemblies shall be required for all multistory buildings, 3 or more stories in height. Floor control valve assemblies are to include a control valve, check valve, main drain valve, and flow switch for isolation, control, and annunciation of water flow for each individual floor level.

Exception: When approved by the Fire Code Official

38. Amend Section 903.3.5.3 "Sprinkler design safety factor," is hereby added as follows:

Section 903.3.5.3 Sprinkler design safety factor. Automatic sprinkler systems for NFPA 13, NFPA 13R, and NFPA 13D systems shall be designed with a minimum safety factor as follows:

1. When the static pressure exceeds 80 psi, the maximum design static pressure shall be 80 psi, or 10 psi less than the actual test pressure, whichever is lower.
2. The actual flow test pressures shall be used to determine the need for sizing fire pumps, pressure reducing valve, and hanger requirements in accordance with NFPA 13, NFPA 13D, and NFPA 13R.
3. When the static pressure is less than 80 psi, a minimum 10 psi safety factor shall be provided between the available water supply and the system flow and pressure demand and shall include hose stream allowances required by NFPA 13, NFPA 13D, and NFPA 13R.

39. Amend Section 907

Fire alarm and Detection Systems

Section 907.2.1 "Group A." is hereby deleted in its entirety and replaced with the following:

907.2.1 Group A. A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group A occupancies where the occupant load due to the assembly occupancy is 100 or more. Group A occupancies not separated from one another in accordance with Section 707.3.10 of the International Building Code shall be considered as a single occupancy for the purposes of applying this section. Portions of Group E occupancies occupied for assembly purposes shall be provided with a fire alarm system as required for the Group E occupancy.

Exception:

1. Manual fire alarm boxes are not required where the building is equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1 and the occupant notification appliances will activate throughout the notification zones upon sprinkler water flow.
2. Manual fire alarm boxes and the associated occupant notification system or emergency voice/alarm communication system are not required for Group A-5 outdoor bleacher-type seating having an occupant load of greater than or equal to 300 and less than 15,000 occupants, provided that all of the following are met:
 - 2.1 A public address system with standby power is provided.
 - 2.2 Enclosed spaces attached to or within 5 feet (1524 mm) of the outdoor bleacher type seating compose, in the aggregate, a maximum of 10 percent of the overall area of the outdoor bleacher-type seating or 1,000 square feet (92.9 m²), whichever is less.
 - 2.3 Enclosed accessory spaces under or attached to the outdoor bleacher-type seating shall be separated from the bleacher-type seating in accordance with Section 1030.1.1.1.
 - 2.4 All means of egress from the bleacher-type seating are open to the outside.
3. Manual fire alarm boxes and the associated occupant notification system or emergency voice/alarm communications system are not required for temporary Group A-5 outdoor bleacher-type seating, provided that all of the following are met:
 - 3.1. There are no enclosed spaces under or attached to the outdoor bleacher-type seating.
 - 3.2. The bleacher-type seating is erected for a period of less than 180 days.

3.3. Evacuation of the bleacher-type seating is included in an approved fire safety plan.

Section 907.2.2 "Group B." is hereby deleted in its entirety and replaced with the following:

907.2.2 Group B. A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group B occupancies where one of the following conditions exists:

1. The combined Group B occupant load of all floors is 100 or more.

2. The fire area contains an ambulatory care facility.

Exception: Manual fire alarm boxes are not required where the building is equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1 and the occupant notification appliances will activate throughout the notification zones upon sprinkler water flow.

Section 907.2.3 "Group E." is hereby deleted in its entirety and replaced with the following:

Section 907.2.3 Group E.

A manual fire alarm system that initiates the occupant notification signal utilizing an emergency voice/alarm communication system meeting the requirements of Section 907.5.2.2 shall be installed in the opinion of the fire code official in accordance with Section 907.6 in Group E occupancies. Where *automatic sprinkler systems* or smoke detectors are installed, such systems or detectors shall be provided in accordance with the building fire alarm system.

Exceptions:

1. A manual fire alarm system is not required in Group E occupancies with an occupant load of 50 or less.
2. Emergency voice/alarm communication systems meeting the requirements of Section 907.5.2.2 and installed in accordance with Section 907.6 shall not be required in Group E occupancies with occupant loads of 100 or less, provided that activation of the manual fire alarm system initiates an approved occupant notification signal in accordance with Section 907.5.
3. Manual fire alarm boxes are not required in Group E occupancies where all of the following apply:
 - 3.1 Interior corridors are protected by smoke detectors.
 - 3.2 Auditoriums, cafeterias, gymnasiums and similar areas are protected by heat detectors or other approved detection devices.
 - 3.3 Shops and laboratories involving dusts or vapors are protected by heat detectors or other approved detection devices.

- 4. Manual fire alarm boxes shall not be required in Group E occupancies where all of the following apply:
 - 4.1. The building is equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1.
 - 4.2. The emergency voice/alarm communication system will activate on sprinkler water flow.
 - 4.3. Manual activation is provided from a normally occupied location.

Section 907.2.4 "Group F." is hereby deleted in its entirety and replaced with the following:

Section 907.2.4 Group F. A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group F occupancies where the occupant load due to the Group F occupancy is 100 or more.

Exception: Manual fire alarm boxes are not required where the building is equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1 and the occupant notification appliances will activate throughout the notification zones upon sprinkler water flow.

Section 907.2.5 "Group F." is hereby deleted in its entirety and replaced with the following:

Section 907.2.5 Group H. A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group H-1 through H-4 occupancies where the occupant load is 100 or more, Group H-5 occupancies, and in occupancies used for the manufacture of organic coatings. An automatic smoke detection system shall be installed for highly toxic gases, organic peroxides and oxidizers in accordance with Chapters 60, 62 and 63, respectively.

Section 907.2.7.1 "Occupant load." is hereby deleted in its entirety and replaced with the following:

Section 907.2.7.1. Occupant load. A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group M occupancies where the following exists:

- 1. The combined Group M occupant load of all floors is 100 or more persons.

Exceptions:

- 1. A manual fire alarm system is not required in covered or open mall buildings complying with Section 402 of the International Building Code.
- 2. Manual fire alarm boxes are not required where the building is equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1 and the occupant notification appliances will automatically activate throughout the notification zones upon sprinkler water flow.

Section 907.2.9.1 "Manual fire alarm system." is hereby deleted in its entirety and replaced with the following:

Section 907.2.9.1 Manual fire alarm system. A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group R-2 occupancies where any of the following conditions apply:

1. Any dwelling unit or sleeping unit is located three or more stories above the lowest level of exit discharge.
2. Any dwelling unit or sleeping unit is located more than one story below the highest level of exit discharge of exits serving the dwelling unit or sleeping unit.
3. The building contains more than 16 dwelling units or sleeping units.

Exceptions:

1. A fire alarm system is not required in buildings not more than two stories in height where all dwelling units or sleeping units and contiguous attic and crawl spaces are separated from each other and public or common areas by not less than 1-hour fire partitions and each dwelling unit or sleeping unit has an exit directly to a public way, egress court or yard.
2. Manual fire alarm boxes are not required where the building is equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2 and the occupant notification appliances will automatically activate throughout the notification zones upon a sprinkler water flow.

Section 907.2.10 "Group S." is hereby deleted in its entirety and replaced with the following:

907.2.10 Group S. A fire alarm system shall be installed in a Group S occupancy as required by Sections 907.2.10.1, 907.2.10.2, and 907.2.10.3.

Section 907.2.10.3 "Other Groups S." is hereby added as follows:

Section 907.2.10.3 Other Group S. A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group S occupancies where the occupant load is 100 or more persons. Visible notification appliances are not required within public and self-storage occupancies storage units.

Exception: Manual fire alarm boxes are not required where the building is equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1 and the occupant notification appliances will activate throughout the notification zones upon sprinkler water flow.

Section 912.1.1 "Sizing," is hereby added as follows"

Section 912.1.1 Sizing. Fire department connections shall be sized to support the system demand or fire flow demand, whichever is greater, for the system that they are connected to. The piping from the system connection to the fire department connection outlets is to be sized to flow the required demand. A sufficient number of fire department connection inlets is to be provided, at a rate of two hundred fifty (250) gpm per outlet, to meet the system demand

Section 912.1.1 "Locations" is hereby deleted in its entirety and replaced with the following:

Section 912.2. Locations With respect to hydrants, driveways, buildings and landscaping, fire department connections in reference to section 903.3.7. shall be located within 130' of a fire lane. Hose connected to supply the system will not obstruct access to the buildings for other fire apparatus. The location of fire department connections shall be approved by the fire code official.

Section 912.6 "Backflow protection," is hereby deleted in its entirety and replaced with the following:

Section 912.6 Backflow protection. The potable water supply to automatic sprinkler and standpipe systems shall be protected against backflow as required by the International PlumbingCode and the City of Maricopa Engineering Design Standards and Policies Manual.

40. Amend Section 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.

41. Amend Section 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.

42. Amend Section 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.

15.05.130 Adoption of International Swimming Pool and Spa Code.

A. That certain document entitled and known as “International Energy Conservation Code, 2024 Edition,” published by the International Code Council, is hereby adopted as the energy 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) of this section. 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 Swimming pool and Spa Code.

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

15.05.140 Adoption of ICC A117.1-23 ACCESSIBILITY AND USABLE BUILDINGS AND FACILITIES CODE

A. That certain document entitled and known as “International Energy Conservation Code, 2023 Edition,” published by the International Code Council, is hereby adopted as the energy 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) of this section. 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 Accessibility and Usable Budlings and Facilities Code

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

15.05.150 Adoption of International Wildland- Urban Interface Code

A. That certain document entitled and known as “International Energy Conservation Code, 2024 Edition,” published by the International Code Council, is hereby adopted as the energy 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) of this section. 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 Wildland – Urban Interface Code.

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

15.05.130-160 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.

15.05.140-170 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.

15.05.150-180 **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.

15.05.160-190 **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.

15.05.170-200 **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.

15.05.180-210 **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 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 A.R.S. § [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 dollars (\$1,000.00) for an individual or ten thousand dollars (\$10,000) 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.

[Code 2004 § 7-1-10; Ord. 18-08 § 1; Res. 18-23.]

15.05.190-220 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.

15.05.200-230 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.

Chapter 15.05
ADOPTION OF BUILDING CODES

Sections:

15.05.010	Title and purpose.
15.05.020	Application.
15.05.030	Rules and definitions.
15.05.040	Adoption of International Building Code.
15.05.050	Adoption of International Residential Code.
15.05.060	Adoption of International Property Maintenance Code.
15.05.070	Adoption of International Mechanical Code.
15.05.080	Adoption of International Plumbing Code.
15.05.090	Adoption of International Fuel Gas Code.
15.05.100	Adoption of National Electric Code.
15.05.110	Adoption of International Energy Conservation Code.
15.05.120	Adoption of the International Fire Code.
15.05.130	Adoption of International Swimming Pool and Spa Code.
15.05.140	Adoption of ICC A117.1-23 ACCESSIBILITY AND USABLE BUILDINGS AND FACILITIES CODE
15.05.150	Adoption of International Wildland- Urban Interface Code
15.05.150	Adoption of International Wildland- Urban Interface Code
15.05.160	Building code administration.
15.05.170	Applications for permits.
15.05.180	Variances from code.
15.05.190	Appeals to board of appeals.
15.05.200	Violations.
15.05.210	Penalties and enforcement.
15.05.220	Liability.
15.05.230	Conflicting provisions.

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15.05.010 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. [Code 2004 § 7-1-1; Ord. 18-08 § 1; Res. 18-23.]

15.05.020 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. [Code 2004 § 7-1-2; Ord. 18-08 § 1; Res. 18-23.]

15.05.030 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 MCC 15.05.040 through 15.05.120, the definitions set forth in this section shall prevail.

- A. "Administrative authority," when used in the codes, 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, 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 constructions 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 subsection and are hereby superseded by this section.
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- C. "Codes" shall mean the codes listed and adopted in MCC 15.05.040 through 15.05.120.
- D. "Building official," "code official," shall each mean the building official as established by MCC 15.05.130, 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, refers to the use of a building, addition or structure for business, religious, educational, institutional, recreational, industrial or any other nonresidential purpose.
- F. "Jurisdiction" shall mean the incorporated areas of the city of Maricopa.
- G. "Noncommercial" 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 MCC 15.05.040 through 15.05.120. [Code 2004 § 7-1-3; Ord. 18-08 § 1; Res. 18-23.]

15.05.040 Adoption of International Building Code.

A. That certain document entitled and known as "The International Building Code, 2024 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) of this section. 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.

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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 approved by City Council. 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 and Fee Schedule as approved by City Council.

4. Amend 308.5 through 5.4.

Replace five with ten.

5. Amend 310.5 Residential Group R-4.

Replace 16 with ten.

6. Amend Section 310.4 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 1101.1 by inserting after disabilities.

Including the A.R.S sections 41-1492.

8. Amend Section 1907 by adding Section 1907.5 Post Tension.

All post-tensioned slabs on ground shall be permanently stamped, marked, or otherwise identified in a conspicuous location indicating a slab is a post-tensioned slab. Conspicuous locations included, but are not limited to, entrance porches, slabs at garage doors, or patio slabs.

9. 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 fills which is used to support a concrete slab shall be treated against termite

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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~~, U Occupancies less than 200 square feet 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.

10. Amend [P] Section 2902 Table 2902.1 by adding footnote G.

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.

11. 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.

12. 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.

13. Amend Referenced Standard to ICC A117 by replacing 17 with 23.
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15.05.050 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, Excluding B, BB, NB, NG, NH, and N2, 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 this section. 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 1 as follows:

One-story detached accessory structures, provided that the floor area does not exceed 200 square feet (11.15 m²) and the wall plate height measured at the highest point does not exceed 8 feet (2134 mm), and no; Mechanical, Electrical, or Plumbing components.

3. 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.

4. Amend Section R105.2 by adding item #12.

Replacement of a roof cover where the replacement roof covering classification is equal to or greater than the existing roof covering classification and does not increase the loads upon the structural frame.

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5. R105.5 "Expiration" is hereby amended by adding a new Subsection R105.5.1 to read as follows:

R105.5.1 Reinstatement. The Building Official is authorized to reinstate a permit that has expired upon payment of a reinstatement fee provided: 1. The permit has not been expired for more than 180 days and, 2. Code requirements that would affect the project have not changed.

6. Amend Section R106.1 by adding the Arizona Registered Design Professional requirement at the end of the section.

7. 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 approved by City Council. 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 and Fee Schedule as approved by City Council.

8. Amend Section R109.1.5 Lath or gypsum board inspection. Inspection of the lath or gypsum board shall be made after all lathing and gypsum board, interior and exterior, is in place, but before any plastering is applied or before gypsum board joints and fasteners are taped and finished

9. 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.

10. 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.
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The distance shall be measured at the right angle from the face of the wall framing.

11. Amend Table R301.2(1) Climatic and Geographic Design Criteria by inserting the following:

Ground Snow Load - None
Wind Speed - 105 mph
Seismic Category - B
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

12. Amend Table R302.1(1):

Projections - Not Fire Resistant Rated - Minimum Fire Separation Distance Change 5 Feet to 4 Feet.

13. Amend R302.6. Delete everything after table R702.3.5.
14. Amend R302.6 Dwelling/Garage Separation: Change gypsum wallboard from 1/2 inch to 5/8 inch Type X.

- 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:
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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.

D. Delete Section R309.2 in its entirety and refer to A.R.S. § 9-807.

E. Delete R313 Automatic Fire Sprinkler Systems in its entirety. Refer to A.R.S. § 9-807.

F. Amend Section R305.2 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 Section R325.8 Required heating, by revising the title to read “Required Heating and Cooling” and by adding the following sentence to the end of the paragraph:

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.

H. Amend Table N1102.1.1 (R402.1.1) by changing Glazed Fenestration SHGC from 0.25 to 0.40.

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I. 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.”

J. Amend Section G2415.12 (IFC 404.12) by replacing 12 with 18.

K. Delete Section G2417.4.1 Test pressure in its entirety and replace with the following:

Test pressure shall be minimum 10psi for minimum of 10 minutes.

L. Amend Section P2603.5.1 by replacing [number] with 12 in both locations.

M. Amend Section P2604.3 by replacing 12” to 6” of tamped earth for water service, building drain and building sewer.

N. Add Section E3703.8.

O. Amend Section 3901.4.2 by deleting everything after receptacle outlets and add shall be required per Section 3901.4.2 of the 2018 IRC.

P. Amend Section E3902.14, exemption 3, by deleting everything after equipment and replacing it with the following:

GFCI protection shall not be required for listed HVAC equipment.

15.05.060 Adoption of International Property Maintenance Code.

A. That certain document entitled and known as “The International Property Maintenance Code, 2024 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) of this section. 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:

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The City of Maricopa Development Services and Fire/Medical Fee Schedule as approved by City Council.

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 602.3.1 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.”

8. Amend Section 302.4 Weeds as follows:

Premises and exterior property shall be maintained free from weeds or plant growth in excess of 6 inches. Noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.

Upon failure of the owner or agent having charge of a property to cut and destroy weeds after service of a notice of violation, they shall be subject to prosecution in accordance with Section 107.3 and as prescribed by the authority having jurisdiction. Upon failure to comply with the notice of violation, any duly authorized employee of the jurisdiction or contractor hired by the jurisdiction shall be authorized to enter upon the property in violation and cut and destroy the

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weeds growing thereon, and the costs of such removal shall be paid by the owner or agent responsible for the property.

15.05.070 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) of this section. 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 108.2 Fee Schedule by placing the following in the insert at the end:

The City of Maricopa Development Services as approved by City Council.

4. Delete Section 113.1 in its entirety.
5. Amend Section 114.1 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.
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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

8. Amend Section 407.1. by adding text to the end of the section, "shall be verified by a qualified third-party Special Inspector. The Special Inspector/testing agency shall be an independent third-party individual or firm and shall not be the install contractor. A report shall be generated by the third-party individual or firm showing compliance.

9. Amend Section 607.2. By adding text to the end of section, Dampers shall be tested by an approved testing agency or a qualified third-party special inspector. The Special Inspector/testing agency shall be an independent third-party individual or firm and shall not be the install contractor.

15.05.080 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) of this section. 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.

EXHIBIT B

3. Amend Section 106.6.2 Fee Schedule by placing the following in the insert at the end:

The City of Maricopa Development Services as approved by City Council.

4. Delete Section 114.4 in its entirety.
5. Amend Section 115.1 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
7. Amend Section 403.2 by changing the number 15 in Exception 2 to 30 and deleting Exception 3.

15.05.090 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) of this section. 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 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.

EXHIBIT B

3. Amend Section 108.2 Fee Schedule by placing the following in the insert at the end:

The City of Maricopa Development Services as approved by City Council.

4. Delete Section 113.4 Violation penalties is hereby deleted in its entirety and replaced with the following:

113.4 Violation penalties. Any person who violates a provision of this code or fails to comply with any of the requirements thereof; erects, constructs, alters, or repairs a building or structure in violation of the approved construction documents or directive of the fire code official or of a permit or certificate issued under the provisions of this code; or who fails to comply with a notice of violation or order prepared and served in accordance with Sections 113.3 and 113.3.1 shall be deemed guilty of a misdemeanor and shall be subject to the penalties as prescribed by law. Violations shall be deemed a strict liability offense. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

5. Amend Section 114.1 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 112 in their entirety.

15.05.100 Adoption of National Electric Code.

A. That certain document entitled and known as “National Electric Code, 2023 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) of this section. A 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 Electric Code.

1. Amend Section 210.52 (C)(2). Delete in its entirety and replace with:
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At least one receptacle shall be installed at each island countertop space with a long dimension of 600 mm (24 in.) or greater and a short dimension of 300 mm (12 in.) or greater.

15.05.110 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 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) of this section. 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.

15.05.120 Adoption of the International Fire Code.

A. That certain document entitled and known as “International Fire Code, 2024 Edition,” published by the International Code Council, is hereby adopted as the fire 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, amendments, and appendices to the code as set forth in subsection (B) of this section. 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 Fire Code.*

1. 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.”

2. Amend Section 101.2.1:
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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, J, K, L, M, N, & O. Other provisions in the appendices shall not apply.

3. 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.

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.

4. Amend Section 503.6 by deleting in its entirety and replace with:

All areas where secured gates are installed on an apparatus access road, shall be equipped with a preemptive device and shall be approved for emergency operation." The security gates and emergency operations shall always be maintained in an operational state. Electric gate operators shall be listed in accordance with UL 325. All fire apparatus access gates shall be designed, constructed, and installed to comply with the requirements of ASTM F2200.

5. 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.

6. Add Section 509.1.2 "Electric vehicle charging systems.

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Section 509.1.2 Electric vehicle charging systems. All electric vehicle charging systems, to include new and existing locations, are to have an approved sign attached or placed in close proximity to the charging system that details the location of the means of disconnect, to include when required, panel designation and circuit breaker numbers. The approved sign is to be permanent in nature and clearly identifiable.

7. Section 5001.5.2 Hazardous Materials Inventory Statement (HMIS) is hereby deleted in its entirety and replaced with the following:

5001.5.2 Hazardous Materials Inventory Statement (HMIS). Where required by the *fire code official*, an application for a permit shall include an HMIS, such as Superfund Amendments and Reauthorization Act of 1986 (SARA) Title III, Tier II Report or other *approved* statement shall include electronic reporting acceptable to the fire code official. The HMIS shall include the following information:

1. Product name.
2. Component.
3. Chemical Abstract Service (CAS) number.
4. Location where stored or used.
5. Container size.
6. Hazard classification.
7. Amount in storage.
8. Amount in use-*closed systems*.
9. Amount in use-*open systems*.

8. Section 903.2 "Where required," is hereby deleted in its entirety and replaced with the following:

903.2 Where required. Approved automatic sprinkler systems in new buildings and structures shall be provided in the locations described in Sections 903.2.1 through 903.2.12 as amended herein, except for telecommunication buildings, existing structures, special amusement buildings and exempt locations as follows:

Exceptions:

Telecommunications building: Spaces or areas in telecommunications buildings used exclusively for telecommunications equipment, associated electrical power distribution equipment, batteries and standby engines, provided those spaces or areas are equipped throughout with an automatic smoke detection system in accordance with Section 907.2 and are separated from the remainder of the building by not less than 1-hour fire barriers constructed in accordance with Section 707 of the International Building Code or not less than

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2-hour horizontal assemblies constructed in accordance with Section 711 of the International Building Code, or both.

Existing Structures: An automatic sprinkler system shall not be required to be retrofitted in existing buildings where the occupancy is changed provided the new or proposed use is no more hazardous, based on life safety and fire risk, than the existing use and the existing structure is not increased more than an aggregate total of all additions of 500 square feet. The determination of whether the new or proposed use is less hazardous shall be made by the fire code official in his/her discretion.

Special Amusement Buildings: Automatic sprinkler systems shall not be required for temporary special amusement buildings pursuant to the Exception in Section 411.2 of the International Building Code.

9. Amend Section 903.2.1 through 903.2.1.5:
10. Amend Section 903.2.1.1 "Group A-1," is hereby deleted in its entirety and replaced with the following:

Section 903.2.1.1 Group A-1. An automatic sprinkler system shall be provided throughout buildings containing Group A-1 occupancies.

11. Amend Section 903.2.1.2 "Group A-2," is hereby deleted in its entirety and replaced with the following:

Section 903.2.1.2 Group A-2. An automatic sprinkler system shall be provided throughout buildings containing Group A-2 occupancies.

12. Amend Section 903.2.1.3 "Group A-3," is hereby deleted in its entirety and replaced with the following:

Section 903.2.1.3 Group A-3. An automatic sprinkler system shall be provided throughout buildings containing Group A-3 occupancies.

13. Amend Section 903.2.1.4 "Group A-4," is hereby deleted in its entirety and replaced with the following:

Section 903.2.1.4 Group A-4. An automatic sprinkler system shall be provided throughout buildings containing Group A-4 occupancies.

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14. Amend Section 903.2.1.5 "Group A-5," is hereby deleted in its entirety and replaced with the following:

Section 903.2.1.5 Group A-5. An automatic sprinkler system shall be provided for all enclosed Group A-5 occupancies, including all accessory use areas, which includes, but is not limited to: concession stands, retail areas, and press boxes.

15. Amend Section 903.2.2 "Group B," is hereby deleted in its entirety and replaced with the following:

Section 903.2.2 Group B. An automatic sprinkler system shall be provided throughout buildings containing Group B occupancies. Exception: Existing Building less than 2001 square feet of a Fire Area.

16. Amend Section 903.2.2.1 "Ambulatory care facilities," is hereby deleted in its entirety and replaced with the following: "903.2.2.1 Ambulatory care facilities. An automatic sprinkler system shall be provided throughout the area containing ambulatory care facilities."

17. Amend Section 903.2.3:"Group E," is hereby deleted in its entirety and replaced with the following:

Section 903.2.3 Group E. An *automatic sprinkler system* shall be provided throughout buildings containing Group E occupancies.

18. Amend Section 903.2.4 through 903.2.4.1:

19. Amend Section 903.2.4 "Group F-1," is hereby deleted in its entirety and replaced with the following

Section 903.2.4 Groups F-1, F-2 and U. An *automaticsprinklersystem* shall be provided throughout buildings containing Groups F-1, F-2, and U occupancies.

20. Amend Section 903.2.4.1 "Woodworking operations," is hereby deleted in its entirety. Delete everything after Group F occupancies.

21. Amend Section 903.2.7 "Group M," is hereby deleted in its entirety and replaced with the following:

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Section 903.2.7 Group M. An automatic sprinkler system shall be provided throughout buildings containing Group M occupancies. Exception: Existing Building less than 2001 square feet of a Fire Area.

22. Amend Section 903.2.7.1 "High-piled storage," is hereby deleted in its entirety.

23. Amend Section 903.2.8 "Group R," is hereby deleted in its entirety and replaced with the following:

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, to include "Build for Rent" type multifamily project, except as follows:

Exception:

Automatic sprinkler systems shall not be required in one- and two-family dwellings, R-3 and R-4 occupancies, condition 1, with 10 or fewer person's receiving care, occupancies that are less than 5,000 square feet when there is adequate water supply and an approved fire apparatus access road. When there is inadequate water supply or limited fire department access, automatic sprinkler systems shall not be required in one- and two-family dwellings and R-3 occupancies that are less than 3,600 square feet. The square footage shall be determined based on the total floor area, which includes the living area, attached garages and areas under roof or horizontal projections, including but not limited to, porches, sunrooms, courts, etc. Detached structures not satisfying the required fire separation distance shall be considered as part of the total square footage of the main structure.

This exception does not apply to care facilities located in one- or two-family dwellings where the occupants are incapable of self-preservation or Build to Rent properties.

24. Amend Section 903.2.8.5 "Special Requirements for Arizona State Department of Health Facilities," is hereby added as follows:

Special Requirements for Arizona State Department of Health Facilities. All facilities as licensed by the State of Arizona Department of Health, further known, but not limited to, such as direct care, personal care and supervisory care, housing at least six and not more than 10 persons shall be considered a Group R-4.

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25. Amend Section 903.2.9 "Group S-1," is hereby deleted in its entirety and replaced with the following:

Section 903.2.9 Group S-1. An automatic sprinkler system shall be provided throughout all buildings containing Group S-1 occupancies.

26. Amend Section 903.2.9.1 "Repair garages," is hereby deleted in its entirety.

27. Amend Section 903.2.9.2 "Bulk storage of tires," is hereby deleted in its entirety.

28. Amend Section 903.2.9.3 "Group S-1 distilled spirits or wine," is hereby deleted in its entirety.

29. Amend Section 903.2.9.4 "Group S-1 upholstered furniture and mattresses," is hereby deleted in its entirety.

30. Amend Section 903.2.10 "Group S-2," is hereby deleted in its entirety and replaced with the following:

Section 903.2.10 Group S-2. An automatic sprinkler system shall be provided throughout all buildings containing Group S-2 occupancies.

31. Amend Section 903.2.10.1 "Commercial parking garages," is hereby deleted in its entirety.

32. Amend Section 903.2.10.2 "Mechanical access enclosed parking garages," is hereby deleted in its entirety.

33. Amend Section 903.2.11 "Specific buildings areas and hazards," is amended as follows:

Section 903.2.11 Specific buildings areas and hazards. In all occupancies requiring automatic sprinkler systems, an automatic sprinkler system shall be installed for building design or hazards in locations set forth in Sections 903.2.11.1 through 903.2.11.6 as amended herein:

34. Amend Section 903.2.11.1 "Stories without openings," is hereby deleted in its entirety and replaced with the following:

Section 903.2.11.1 Stories without openings. An automatic sprinkler system shall be provided throughout all stories, including basements.

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35. Section 903.2.11.3 "Buildings 55 feet or more in height," is hereby deleted in its entirety and replaced with the following:

Section 903.2.11.3, Buildings height. An automatic sprinkler system shall be installed throughout all buildings regardless of the occupant load and the use.

36. Amend Section 903.3.1.1.2 "Bathrooms." is hereby deleted in its entirety and replaced with the following:

Section 903.3.1.1.2 Accessory exempt locations. An *automatic sprinkler system* shall not be required in the following buildings, rooms or areas:

1. Detached storage sheds, detached private garages, detached gazebos and ramadas for private, residential and non-commercial uses not exceeding 1,500 square feet.
2. Detached restroom buildings at parks, golf courses and similar locations not exceeding 1,500 square feet with storage areas not exceeding 100 square feet.
3. Non-combustible detached gazebos, ramadas and greenhouses for public use not exceeding 1,500 square feet.
4. Non-combustible detached wash racks and canopies with flame retardant sunscreen.
5. Agricultural buildings, animal shelters, greenhouses, grain silos and barn accessories to a residential occupancy not exceeding 1,500 square feet with no habitable space.
6. Detached hay barns with no accessory storage or uses and no habitation areas.
7. Open shade horse stalls of non-combustible construction for private, residential, non commercial use not exceeding 5,000 square feet with no storage of combustible products, vehicles, or agricultural equipment.
8. Detached non-combustible carports for residential and commercial developments with covered parking. Each non-combustible carport shall not exceed 2,000 square feet and shall be separated a minimum of ten (10) feet from the main building. Where there are a group of carports and each one does not exceed 2,000 square feet, the minimum separation required between carports shall be ten (10) feet.
9. Temporary tents and membrane structures for approved special events.
10. Detached temporary modular sales offices.
11. Special use structures as approved by the *fire code official*.

37. Amend Section 903.3.1.2.4 "Floor control valve assemblies," is hereby added as follows:

Section 903.3.1.2.4 Floor control valve assemblies. Floor control valve assemblies shall be required for all multistory buildings, 3 or more stories in height. Floor control valve assemblies are to include a control valve, check valve, main drain valve, and flow switch for isolation, control, and annunciation of water flow for each individual floor level.

Exception: When approved by the Fire Code Official

38. Amend Section 903.3.5.3 "Sprinkler design safety factor," is hereby added as follows:

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Section 903.3.5.3 Sprinkler design safety factor. Automatic sprinkler systems for NFPA 13, NFPA 13R, and NFPA 13D systems shall be designed with a minimum safety factor as follows:

1. When the static pressure exceeds 80 psi, the maximum design static pressure shall be 80 psi, or 10 psi less than the actual test pressure, whichever is lower.
2. The actual flow test pressures shall be used to determine the need for sizing fire pumps, pressure reducing valve, and hanger requirements in accordance with NFPA 13, NFPA 13D, and NFPA 13R.
3. When the static pressure is less than 80 psi, a minimum 10 psi safety factor shall be provided between the available water supply and the system flow and pressure demand and shall include hose stream allowances required by NFPA 13, NFPA 13D, and NFPA 13R.

39. Amend Section 907

Fire alarm and Detection Systems

Section 907.2.1 "Group A." is hereby deleted in its entirety and replaced with the following:

907.2.1 Group A. A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group A occupancies where the occupant load due to the assembly occupancy is 100 or more. Group A occupancies not separated from one another in accordance with Section 707.3.10 of the International Building Code shall be considered as a single occupancy for the purposes of applying this section. Portions of Group E occupancies occupied for assembly purposes shall be provided with a fire alarm system as required for the Group E occupancy.

Exception:

1. Manual fire alarm boxes are not required where the building is equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1 and the occupant notification appliances will activate throughout the notification zones upon sprinkler water flow.
2. Manual fire alarm boxes and the associated occupant notification system or emergency voice/alarm communication system are not required for Group A-5 outdoor bleacher-type seating having an occupant load of greater than or equal to 300 and less than 15,000 occupants, provided that all of the following are met:
 - 2.1 A public address system with standby power is provided.
 - 2.2 Enclosed spaces attached to or within 5 feet (1524 mm) of the outdoor bleacher type seating compose, in the aggregate, a maximum of 10 percent of the overall area of the outdoor bleacher-type seating or 1,000 square feet (92.9 m²), whichever is less.
 - 2.3 Enclosed accessory spaces under or attached to the outdoor bleacher-type seating shall be separated from the bleacher-type seating in accordance with Section 1030.1.1.1.
 - 2.4 All means of egress from the bleacher-type seating are open to the outside.
3. Manual fire alarm boxes and the associated occupant notification system or emergency voice/alarm communications system are not required for temporary Group A-5 outdoor bleacher-type seating, provided that all of the following are met:
 - 3.1. There are no enclosed spaces under or attached to the outdoor bleacher-type seating.
 - 3.2. The bleacher-type seating is erected for a period of less than 180 days.
 - 3.3. Evacuation of the bleacher-type seating is included in an approved fire safety plan.

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Section 907.2.2 "Group B." is hereby deleted in its entirety and replaced with the following:

907.2.2 Group B. A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group B occupancies where one of the following conditions exists:

1. The combined Group B occupant load of all floors is 100 or more.
2. The fire area contains an ambulatory care facility.

Exception: Manual fire alarm boxes are not required where the building is equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1 and the occupant notification appliances will activate throughout the notification zones upon sprinkler water flow.

Section 907.2.3 "Group E." is hereby deleted in its entirety and replaced with the following:

Section 907.2.3 Group E.

A manual fire alarm system that initiates the occupant notification signal utilizing an emergency voice/alarm communication system meeting the requirements of Section 907.5.2.2 shall be installed in the opinion of the fire code official in accordance with Section 907.6 in Group E occupancies. Where *automatic sprinkler systems* or smoke detectors are installed, such systems or detectors shall be provided in accordance with the building fire alarm system.

Exceptions:

1. A manual fire alarm system is not required in Group E occupancies with an occupant load of 50 or less.
2. Emergency voice/alarm communication systems meeting the requirements of Section 907.5.2.2 and installed in accordance with Section 907.6 shall not be required in Group E occupancies with occupant loads of 100 or less, provided that activation of the manual fire alarm system initiates an approved occupant notification signal in accordance with Section 907.5.
3. Manual fire alarm boxes are not required in Group E occupancies where all of the following apply:
 - 3.1 Interior corridors are protected by smoke detectors.
 - 3.2 Auditoriums, cafeterias, gymnasiums and similar areas are protected by heat detectors or other approved detection devices.
 - 3.3 Shops and laboratories involving dusts or vapors are protected by heat detectors or other approved detection devices.
4. Manual fire alarm boxes shall not be required in Group E occupancies where all of the following apply:
 - 4.1. The building is equipped throughout with an approved automatic sprinkler system installed in accordance with Section

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903.3.1.1.

4.2. The emergency voice/alarm communication system will activate on sprinkler water flow.

4.3. Manual activation is provided from a normally occupied location.

Section 907.2.4 "Group F." is hereby deleted in its entirety and replaced with the following:

Section 907.2.4 Group F. A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group F occupancies where the occupant load due to the Group F occupancy is 100 or more.

Exception: Manual fire alarm boxes are not required where the building is equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1 and the occupant notification appliances will activate throughout the notification zones upon sprinkler water flow.

Section 907.2.5 "Group F." is hereby deleted in its entirety and replaced with the following:

Section 907.2.5 Group H. A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group H-1 through H-4 occupancies where the occupant load is 100 or more, Group H-5 occupancies, and in occupancies used for the manufacture of organic coatings. An automatic smoke detection system shall be installed for highly toxic gases, organic peroxides and oxidizers in accordance with Chapters 60, 62 and 63, respectively.

Section 907.2.7.1 "Occupant load." is hereby deleted in its entirety and replaced with the following:

Section 907.2.7.1. Occupant load. A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group M occupancies where the following exists:

1. The combined Group M occupant load of all floors is 100 or more persons.

Exceptions:

1. A manual fire alarm system is not required in covered or open mall buildings complying with Section 402 of the International Building Code.
2. Manual fire alarm boxes are not required where the building is equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1 and the occupant notification appliances will automatically activate throughout the notification zones upon sprinkler water flow.

Section 907.2.9.1 "Manual fire alarm system." is hereby deleted in its entirety and replaced with the following:

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Section 907.2.9.1 Manual fire alarm system. A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group R-2 occupancies where any of the following conditions apply:

1. Any dwelling unit or sleeping unit is located three or more stories above the lowest level of exit discharge.
2. Any dwelling unit or sleeping unit is located more than one story below the highest level of exit discharge of exits serving the dwelling unit or sleeping unit.
3. The building contains more than 16 dwelling units or sleeping units.

Exceptions:

1. A fire alarm system is not required in buildings not more than two stories in height where all dwelling units or sleeping units and contiguous attic and crawl spaces are separated from each other and public or common areas by not less than 1-hour fire partitions and each dwelling unit or sleeping unit has an exit directly to a public way, egress court or yard.
2. Manual fire alarm boxes are not required where the building is equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2 and the occupant notification appliances will automatically activate throughout the notification zones upon a sprinkler water flow.

Section 907.2.10 "Group S." is hereby deleted in its entirety and replaced with the following:

907.2.10 Group S. A fire alarm system shall be installed in a Group S occupancy as required by Sections 907.2.10.1, 907.2.10.2, and 907.2.10.3.

Section 907.2.10.3 "Other Groups S." is hereby added as follows:

Section 907.2.10.3 Other Group S. A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group S occupancies where the occupant load is 100 or more persons. Visible notification appliances are not required within public and self-storage occupancies storage units.

Exception: Manual fire alarm boxes are not required where the building is equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1 and the occupant notification appliances will activate throughout the notification zones upon sprinkler water flow.

Section 912.1.1 "Sizing," is hereby added as follows"

Section 912.1.1 Sizing. Fire department connections shall be sized to support the system demand or fire flow demand, whichever is greater, for the system that they are connected to. The piping from the system connection to the fire department connection outlets is to be sized to flow the required demand. A sufficient number of fire department connection inlets is to be provided, at a rate of two hundred fifty (250) gpm per outlet, to meet the system demand

Section 912.1.1 "Locations" is hereby deleted in its entirety and replaced with the following:

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Section 912.2. Locations With respect to hydrants, driveways, buildings and landscaping, fire department connections in reference to section 903.3.7. shall be located within 130' of a fire lane. Hose connected to supply the system will not obstruct access to the buildings for other fire apparatus. The location of fire department connections shall be approved by the fire code official.

Section 912.6 "Backflow protection," is hereby deleted in its entirety and replaced with the following:

Section 912.6 Backflow protection. The potable water supply to automatic sprinkler and standpipe systems shall be protected against backflow as required by the International Plumbing Code and the City of Maricopa Engineering Design Standards and Policies Manual.

40. Amend Section 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.

41. Amend Section 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.

42. Amend Section 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.
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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.

15.05.130 Adoption of International Swimming Pool and Spa Code.

A. That certain document entitled and known as "International Energy Conservation Code, 2024 Edition," published by the International Code Council, is hereby adopted as the energy 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

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subsection (B) of this section. 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 Swimming pool and Spa Code.

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

15.05.140 Adoption of ICC A117.1-23 ACCESSIBILITY AND USABLE BUILDINGS AND FACILITIES CODE

A. That certain document entitled and known as "International Energy Conservation Code, 2023 Edition," published by the International Code Council, is hereby adopted as the energy 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) of this section. 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 Accessibility and Usable Buildings and Facilities Code

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

15.05.150 Adoption of International Wildland- Urban Interface Code

A. That certain document entitled and known as "International Energy Conservation Code, 2024 Edition," published by the International Code Council, is hereby adopted as the energy 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) of this section. 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 Wildland – Urban Interface Code.

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

15.05.160 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.

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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.

15.05.170 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.

15.05.180 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.

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15.05.190 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.

15.05.200 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.

15.05.210 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 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 A.R.S. § 13-105, who violates any provision of this chapter shall be subject to a civil penalty, as an alternative method of enforcing this chapter.

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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 dollars (\$1,000.00) for an individual or ten thousand dollars (\$10,000) 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. [Code 2004 § 7-1-10; Ord. 18-08 § 1; Res. 18-23.]

15.05.220 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.

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15.05.230 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.

2024 International Residential Code comparison to 2018 edition			
Code Section	Description	Existing Code Language	New Code Language
R102.7.1 to R102.6.1	Additions, Alteration or Repairs	Additions, alterations or repairs to any structure shall conform to the requirements for a new structure without requiring the existing structure to comply with the requirements of this code, unless otherwise stated. Additions, alterations, repairs and relocations shall not cause an existing structure to become unsafe or adversely affect the performance of the building.	Additions, alterations or repairs to any structure shall conform to the requirements for a new structure without requiring the existing structure to comply with the requirements of this code, unless otherwise stated. Additions, alterations, repairs and relocations shall not cause an existing structure to become unsafe or adversely affect the performance of the building. Where additions, alteration or changes of use to an existing structure result in a use, occupancy, height or means or egress outside the scope of this code, the building shall comply with the international Existing Building code.
R104.2	Determination of compliance	The building official is hereby authorized and directed to enforce the provisions of this code. The building official shall have the authority to render interpretations of this code and to adopt policies and procedures in order to clarify the application of its provisions. Such interpretations, policies and procedures shall be in compliance with the intent and purpose of this code. Such policies and procedures shall not have the effect of waiving requirements specifically provided for in this code.	The building official shall have the authority to render interpretations of this code and to adopt policies and procedures in order to clarify the application of this code's provisions. Such interpretations, policies and procedures: 1. Shall be in compliance with the intent and purpose of this code. 2. Shall not have the effect of waiving requirements specifically provided for in this code.
R104.4.1.	Warrant	This Code Section is not referenced in the current 2018 International Residential Codes	Where the building code official has first obtained a proper inspection warrant or other remedy provided by law to secure entry, an owner, the owner's authorized agent, occupant or person having charge, care or control of the structure or premises shall not fail or neglect, after a proper request is made as herein provided, to permit entry therein by the building code official for the purposes of inspection and examination pursuant to this code.
R104.7.2	Inspections	The building official shall make the required inspections, or the building official shall have the authority to accept reports of inspection by approved agencies or individuals. Reports of such inspections shall be in writing and be certified by a responsible officer of such approved agency or by the responsible individual. The building official is authorized to engage such expert opinion as deemed necessary to report on unusual technical issues that arise, subject to the approval of the appointing authority.	The code official shall have the authority to conduct inspections, or shall accept reports of inspection by approved agencies or individuals. Reports of such inspections shall be in writing and be certified by a responsible officer of such approved agency or by the responsible individual. The building official shall keep a record of each inspection made, including notices and orders issued, showing the findings and disposition of each.

R105.2	Work Exempt From Permit	R105.2 Work Exempt From Permit Exemption from permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction. Permits shall not be required for the following: 1. One-story detached accessory structures, provided that the floor area does not exceed 200 square feet (18.58 m2).	This Section Amended. Exemption from permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction. Permits shall not be required for the following: 1. One-story detached accessory structures, provided that the floor area does not exceed 200 square feet (11.15 m2) and the wall plate height measured at the highest point does not exceed 8 feet (2134 mm), and no; Mechanical, Electrical, or Plumbing components.
R105.2	Work Exempt From Permit	Exemption from permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction. Permits shall not be required for the following: Building: One-story detached accessory structures, provided that the floor area does not exceed 200 square feet (18.58 m2). Fences not over 7 feet (2134 mm) high. Retaining walls that are not over 4 feet (1219 mm) in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge. Water tanks supported directly upon grade if the capacity does not exceed 5,000 gallons (18 927 L) and the ratio of height to diameter or width does not exceed 2 to 1. Sidewalks and driveways. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work. Prefabricated swimming pools that are less than 24 inches (610 mm) deep. Swings and other playground equipment. Window awnings supported by an exterior wall that do not project more than 54 inches (1372 mm) from the exterior wall and do not require additional support. Decks not exceeding 200 square feet (18.58 m2) in area, that are not more than 30 inches (762 mm) above grade at any point, are not attached to a dwelling and do not serve the exit door required by Section R311.4.	This Section Amended. Add new Section. 11. Amend Section R105.2. by adding item #11. Replacement of a roof cover where the replacement roof covering classification is equal to or greater than the existing roof covering classification and does not increase the loads upon the structural frame.
R105.5	Expiration (permit)	Every permit issued shall become invalid unless the work authorized by such permit is commenced within 180 days after its issuance or after commencement of work if more than 180 days pass between inspections. The building official is authorized to grant, in writing, one or more extensions of time, for periods not more than 180 days each. The extension shall be requested in writing and justifiable cause demonstrated.	This Section Amended. R105.5.1 Reinstatement. The Building Official is authorized to reinstate a permit that has expired upon payment of a reinstatement fee provided: 1. The permit has not been expired for more than 180 days and, 2. Code requirements that would affect the project have not changed.

R106.1	Submittal Documents	Submittal documents consisting of construction documents, and other data shall be submitted in two or more sets with each application for a permit. The construction documents shall be prepared by a registered design professional where required by the statutes of the jurisdiction in which the project is to be constructed. Where special conditions exist, the building official is authorized to require additional construction documents to be prepared by a registered design professional.	This Section Amended. Submittal documents consisting of construction documents, and other data shall be submitted in two or more sets, or in a digital format where allowed by the building official, with each application for a permit. The construction documents shall be prepared by a registered design professional where required by the statutes of the jurisdiction in which the project is to be constructed. Arizona Registered Design Professional required at the end of the section
R108.2.	Schedule of Permit Fees	On buildings, structures, 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 schedule as established by the applicable governing authority.	This Section Amended. 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 approved by City Council. 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 and Fee Schedule as approved by City Council.
R109.1.5.	Inspections	This Code Section is not referenced in the current 2018 International Residential Codes	This Section Amended. New Section # 7. Amend Section R109.1.5. By adding New Section R109.1.5.2. Lath or gypsum board inspection. Inspection of the lath or gypsum board shall be made after all lathing and gypsum board, interior and exterior, is in place, but before any plastering is applied or before gypsum board joints and fasteners are taped and finished.
R111	Connection of Service Utilities	R111.1 Connection of Service Utilities A person shall not make connections from a utility, source of energy, fuel or power to any building or system that is regulated by this code for which a permit is required, until approved by the building official.	This Section Amended. 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.

R301.2	Climate and Geographic Design Criteria	<p>The effective wind area shall be equal to the span length multiplied by an effective width. This width shall be permitted to be not less than one-third the span length. For cladding fasteners, the effective wind area shall not be greater than the area that is tributary to an individual fastener.</p> <p>For effective areas between those given, the load shall be interpolated or the load associated with the lower effective area shall be used.</p> <p>Table values shall be adjusted for height and exposure by multiplying by the adjustment coefficient in Table R301.2(3).</p> <p>See Figure R301.2(8) for location of zones.</p> <p>Plus and minus signs signify pressures acting toward and away from the building surfaces.</p>	<p>Values are 3-second gust wind speeds in miles per hour (m/s) at 33 feet (10 m) above ground for Exposure Category C.</p> <p>Linear interpolation is permitted between contours. Point values are provided to aid with interpolation.</p> <p>Islands, coastal areas and land boundaries outside the last contour shall use the last wind speed contour.</p> <p>Location-specific basic wind speeds shall be permitted to be determined using the ASCE Wind Design Geodatabase.</p> <p>Wind speeds for Hawaii, US Virgin Islands and Puerto Rico shall be determined from the ASCE Wind Design Geodatabase.</p> <p>Mountainous terrain, gorges, ocean promontories and special wind regions shall be examined for unusual wind conditions. Site specific values for selected special wind regions shall be permitted to be determined using the ASCE Wind Design Geodatabase.</p> <p>Wind speeds correspond to approximately a 7-percent probability of exceedance in 50 years (Annual Exceedance Probability = 0.00143, MRI = 700 years).</p> <p>The ASCE Wind Design Geodatabase can be accessed at the ASCE 7 Hazard Tool (https://asce7hazardtool.online) or approved equivalent.</p>
<p>Numerous R Code Section references where reassigned to new R code sections throughout chapter 3 of the 2024 residential code</p>			
R111.4.	Climatic and Geographic Design Criteria	<p>Table R301.2 Climatic and Geographic Design Criteria</p> <p>Buildings shall be constructed in accordance with the provisions of this code as limited by the provisions of this section. Additional criteria shall be established by the local jurisdiction and set forth in Table R301.2(1).</p>	<p>This Section Amended</p> <p>Buildings shall be constructed in accordance with the provisions of this code as limited by the provisions of this section. Additional criteria shall be established by the local jurisdiction and set forth in Table R301.2 Ground</p> <p>Snow Load - None</p> <p>Wind Speed - 105 mph</p> <p>Seismic Category - B</p> <p>Weathering - Moderate</p> <p>Frost line depth - 12"</p> <p>Termite - Moderate to Heavy</p> <p>Winter Design Temperature – 32 degrees F</p> <p>Ice Barrier Underlayment Required – No</p> <p>Flood Hazards – Per City of Maricopa Flood Administrator</p> <p>Air Freezing Index – 0</p> <p>Mean Annual Temperature – 72.9</p> <p>10. Amend Table R302.1(1):</p> <p>Projections - Non Fire Resistant Rated – Minimum Fire Separation Distance Change 5 Feet to 4 Feet.</p>

R301.2.2.10.1	<u>Seismic Restraint Resistance</u>	This Code Section is not referenced in the current 2018 International Residential Codes	<p>Supports, bracing and anchorage of appliances and equipment in Seismic Design Categories D0, D1 and D2, and in townhouses in Seismic Design Category C, shall resist a horizontal force equal to one-third times the operating weight of the component, acting in any direction. Bracing shall comply with the following:</p> <p>Components supported at the base shall be braced with strapping at points within the upper one-third of the component's vertical dimensions, or the component anchorage shall be designed to resist overturning. Components suspended from the structure shall be braced to the structure using either flexible or rigid bracing. Flexible bracing such as wires or straps shall be provided in each of the four orthogonal directions. Rigid bracing such as struts or bars may be provided in two orthogonal directions.</p>
R302.1	Exterior walls	Construction, projections, openings and penetrations of exterior walls of dwellings and accessory buildings shall comply with Table R302.1(1); or dwellings equipped throughout with an automatic sprinkler system installed in accordance with Section P2904 shall comply with Table R302.1(2).	<p>Construction, projections, openings and penetrations of exterior walls of dwellings, townhouses and accessory buildings shall comply with Table R302.1(1) based on fire separation distance ; or dwellings and townhouses equipped throughout with an automatic sprinkler system installed in accordance with Section P2904 shall comply with Table R302.1(2) based on fire separation distance.</p> <p>For the purposes of determining fire separation distance, dwellings and townhouses on the same lot shall be assumed to have an imaginary line between them. Where a new dwelling or townhouse is to be erected on the same lot as an existing dwelling or townhouse, the location of the assumed imaginary line with relation to the existing dwelling or townhouse shall be such that the existing dwelling or townhouse meets requirements of this section.</p> <p>Where a lot line exists between adjacent townhouse units, fire separation distance of exterior walls shall be measured to the lot line. Where a lot line does not exist between adjacent townhouse units, an imaginary line shall be assumed between the adjacent townhouse units and fire separation distance of exterior walls shall be measured to the imaginary line. Fire separation distance and requirements of Section R302.1 shall not apply to walls separating townhouse units that are required by Section R302.2.</p>

R305.2.	Protection against Subterranean Termites	<p>R318.1 Subterranean Termite Control Methods</p> <p>In areas subject to damage from termites as indicated by Table R301.2(1), protection shall be by one, or a combination, of the following methods:</p>	<p>This Section Amended.</p> <p>Amend Section R305.2. Protection against Subterranean Termites – Chemical termiticide treatment by adding new paragraphs after the last sentence as follows:</p> <p>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.</p> <p>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.</p> <p>EXCEPTION: Buildings accessory to Group R, 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.</p>
R307.2	Storm Shelter Construction	This Code Section is not referenced in the current 2018 International Residential Codes	Storm shelters shall be constructed in accordance with this code and ICC 500.
R309.2.	One and Two Family Dwellings Automatic Sprinkler Systems	<p>An automatic sprinkler system shall be installed in one- and two-family dwellings.</p> <p>Exception: An automatic sprinkler system shall not be required for additions or alterations to existing buildings that are not already provided with a sprinkler system</p>	<p>This Section Amended.</p> <p>R309.2. Delete in its entirety, refer to A.R.S. § 9-807</p>
R313.1.2.	R313.1.2 Habitable Attics and Basements in Existing Buildings	This Code Section is not referenced in the current 2018 International Residential Codes	<p>R313.1.2 Habitable Attics and Basements in Existing Buildings</p> <p>Where a habitable attic or habitable space in a basement is created in an existing building, ceiling height shall not be less than 6 feet 8 inches (2032 mm). Bathrooms, toilet rooms and laundry rooms shall have a ceiling height of not less than 6 feet 4 inches (1930 mm).</p> <p>Exceptions:</p> <p>For rooms with sloped ceilings, the required floor area of the room shall have a ceiling height of not less than 5 feet (1524 mm) and not less than 50 percent of the required floor area shall have a ceiling height of not less than 6 feet 8 inches (2032 mm).</p> <p>At beams, girders, ducts or other obstructions, the ceiling height shall be not less than 6 feet 4 inches (1930 mm) from the finished floor.</p>

R315.2	Sleeping Lofts	This Code Section is not referenced in the current 2018 International Residential Codes	<p>Where provided in dwelling units or sleeping units, sleeping lofts shall comply with this code as modified by Sections R315.2 through R315.5. Sleeping lofts constructed in compliance with this section shall be considered a portion of the story below. Such sleeping lofts shall not contribute to the number of stories as regulated by this code.</p> <p>Exceptions: Sleeping lofts need not comply with Section R315 where they meet any of the following conditions:</p> <ul style="list-style-type: none"> The sleeping loft has a depth of less than 3 feet (914 mm). The sleeping loft has a floor area of less than 35 square feet (3.3 m²). The sleeping loft is not provided with a permanent means of egress.
R317.6 , R317.7 and R317.7.1	Electric Vehicle Charging Systems, Automatic lifts and installations	This Code Section is not referenced in the current 2018 International Residential Codes	<p>R317.6 Electric Vehicle Charging Systems Where provided, electric vehicle charging systems shall be installed in accordance with NFPA 70. Electric vehicle charging system equipment shall be listed and labeled in accordance with UL 2202. Electric vehicle supply equipment shall be listed and labeled in accordance with UL 2594.</p> <p>R317.7 Automotive Lifts Where provided, automotive lifts shall be listed and labeled in accordance with ANSI/ALI ALCTV.</p> <p>R317.7.1 Installation Automotive lifts shall be installed in accordance with ANSI/ALI ALCTV, the listing and the lift manufacturer's installation instructions. Automotive lifts shall not be installed within the habitable space of a dwelling unit.</p>

R318.7	Landing for Stairways	<p>R311.7.6 Landings for Stairways There shall be a floor or landing at the top and bottom of each stairway. The width perpendicular to the direction of travel shall be not less than the width of the flight served. For landings of shapes other than square or rectangular, the depth at the walk line and the total area shall be not less than that of a quarter circle with a radius equal to the required landing width. Where the stairway has a straight run, the depth in the direction of travel shall be not less than 36 inches (914 mm). Exception: A floor or landing is not required at the top of an interior flight of stairs, including stairs in an enclosed garage, provided that a door does not swing over the stairs.</p>	<p>There shall be a floor or landing at the top and bottom of each flight of stairs. The width perpendicular to the direction of travel shall be not less than the width of the flight served. For landings of shapes other than square or rectangular, the depth at the walk line and the total area shall be not less than that of a quarter circle with a radius equal to the required landing width. Where the stairway has a straight run, the depth in the direction of travel shall be not less than 36 inches (914 mm). Exceptions: The top landing of an interior stairway, including those in an enclosed garage, shall be permitted to be on the other side of a door located at the top of the stairway, provided that the door does not swing over the stairs. At an enclosed garage, the top landing at the stair shall be permitted to be not more than 73/4 inches (197 mm) below the top of the threshold. At exterior doors, a top landing is not required for an exterior stairway of not more than two risers, provided that the door does not swing over the stairway. Exterior stairways to grade with three or fewer risers serving a deck, porch or patio shall have a bottom landing width of not less than 36 inches (914 mm), provided that the stairway is not the required access to grade serving the required egress door.</p>
R319.5.1	Window Opening Control Device	<p>R312.2.2 Window opening control devices shall comply with ASTM F2090. The window opening control device, after operation to release the control device allowing the window to fully open, shall not reduce the net clear opening area of the window unit to less than the area required by Section R310.2.1.</p>	<p>R319.5.1 Window Opening Control Device and Fall Protection Device Height Window opening control devices or fall protection devices shall be located at a height in accordance with Section R319.1.1 or at as low a height as the device can be installed within the existing clear opening.</p>
R322.3.	Care Facilities	<p>This Code Section is not referenced in the current 2018 International Residential Codes</p>	<p>Where care facilities are permitted to be constructed in accordance with Section R101.2, the portions of the dwelling used to operate a business providing care shall be accessible in accordance with Chapter 11 of the International Building Code.</p>

R325.1.1	Natural Light	<p>R303.1 Habitable Rooms Habitable rooms shall have an aggregate glazing area of not less than 8 percent of the floor area of such rooms. Natural ventilation shall be through windows, skylights, doors, louvers or other approved openings to the outdoor air. Such openings shall be provided with ready access or shall otherwise be readily controllable by the building occupants. The openable area to the outdoors shall be not less than 4 percent of the floor area being ventilated. Exceptions: The glazed areas need not be openable where the opening is not required by Section R310 and a whole-house mechanical ventilation system is installed in accordance with Section M1505. The glazed areas need not be installed in rooms where Exception 1 is satisfied and artificial light is provided that is capable of producing an average illumination of 6 footcandles (65 lux) over the area of the room at a height of 30 inches (762 mm) above the floor level. Use of sunroom and patio covers, as defined in Section R202, shall be permitted for natural ventilation if in excess of 40 percent of the exterior sunroom walls are open, or are enclosed only by insect screening.</p>	<p>R325.1.1 Natural Light Habitable rooms shall have an aggregate area of glazed openings not less than 8 percent of the floor area of such rooms. Required glazed openings shall face directly onto a street, alley or public way, or a yard or court located on the same lot as the building. Exceptions: Required glazed openings shall be permitted to face into a roofed porch, deck or patio adjacent to a street, alley, public way, yard or court, where there the longer side of the roofed area is not less than 65 percent unobstructed and the ceiling height is not less than 7 feet (2134 mm). Required glazed openings shall be permitted to face into a sunroom adjacent to a street, alley, public way, yard or court. Glazed openings are not required where artificial light is provided that is capable of producing an average illumination of 6 footcandles (65 lux) over the area of the room at a height of 30 inches (762 mm) above the floor level. Eave projections shall not be considered as obstructing the clear open space of a yard or court.</p>
R325.1.2.	Natural Ventilation		<p>Habitable rooms shall have an aggregate area openable to the outdoors not less than 4 percent of the floor area of such rooms. Openings shall be through windows, skylights, doors, louvers or other approved openings to the outdoor air. Such openings shall be provided with ready access or shall otherwise be readily controllable by the building occupants. Exceptions: Natural ventilation shall not be required in habitable rooms other than kitchens where a whole-house mechanical ventilation system or a mechanical ventilation system capable of producing 0.35 air changes per hour in the habitable rooms is installed in accordance with Section M1505. Natural ventilation shall not be required in kitchens where a local exhaust system is installed in accordance with Section M1505. Required ventilation openings shall be permitted to open into a thermally isolated sunroom or roofed porch, deck, or patio where not less than 40 percent of the roofed area perimeter is open to the outdoor air. Required ventilation openings shall be permitted to open into a thermally isolated sunroom provided there is an openable area between the adjoining room and the sunroom of not less than one-tenth of the floor area of the interior room and not less than 20 square feet (1.9 m²). The minimum openable area of the sunroom to outdoor air shall be based on the total floor area of the adjoining room and the sunroom.</p>

R325.8.	Required Heating.	<p>R303.10 Required Heating Where the winter design temperature in Table R301.2(1) is below 60°F (16°C), every dwelling unit shall be provided with heating facilities capable of maintaining a room temperature of not less than 68°F (20°C) at a point 3 feet (914 mm) above the floor and 2 feet (610 mm) from exterior walls in habitable rooms at the design temperature. The installation of one or more portable space heaters shall not be used to achieve compliance with this section.</p>	<p>This Section Amended. Amend Section R325.8 Required heating, by revising the title to read “Required Heating and Cooling” and by adding the following sentence to the end of the paragraph: 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.</p>
R329.6.4	Building-Integrated Photovoltaic (BIPV) Systems	<p>R324.4 Rooftop-Mounted Photovoltaic Systems Rooftop-mounted photovoltaic panel systems installed on or above the roof covering shall be designed and installed in accordance with this section.</p>	<p>Where building-integrated photovoltaic (BIPV) systems are installed in a manner creating areas with electrical hazards that are hidden from view, markings shall be provided to identify the hazardous areas to avoid for ladder placement. The markings shall be reflective and be visible from grade beneath the eaves or other location approved by the fire code official. Exception: BIPV systems listed in accordance with UL 3741, where the removal or cutting away of portions of the BIPV system during firefighting operations have been determined to not expose a firefighter to electrical shock hazards.</p>
R330.4	Energy Storage System Locations	<p>This Code Section is not referenced in the current 2018 International Residential Codes</p>	<p>ESS shall be installed only in the following locations: Detached garages and detached accessory structures. Attached garages separated from the dwelling unit living space in accordance with Section R302.6. Outdoors or on the exterior side of exterior walls located not less than 3 feet (914 mm) from doors and windows directly entering the dwelling unit, except where smaller separation distances are permitted by the UL 9540 listing and manufacturer's installation instructions. Enclosed utility closets, basements, storage or utility spaces within dwelling units with finished or noncombustible walls and ceilings. Walls and ceilings of unfinished wood-framed construction shall be provided with not less than 5/8-inch (15.9 mm) Type X gypsum wallboard. Openings into the dwelling shall be equipped with solid wood doors not less than 13/8 inches (35 mm) in thickness, solid or honeycomb-core steel doors not less than 13/8 inches (35 mm) in thickness, or doors with a 20-minute fire protection rating. Doors shall be self-latching and equipped with a self-closing or an automatic-closing device. Penetrations through the required gypsum wallboard into the dwelling shall be protected as required by Section R302.11, Item 4. ESS shall not be installed in sleeping rooms, or closets or spaces opening directly into sleeping rooms.</p>

R330.8 & R330.8.1	Protection From Impact	<p>R327.6 Protection From Impact Stationary storage battery systems installed in a location subject to vehicle damage shall be protected by approved barriers.</p>	<p>ESS installed in a location subject to vehicle damage shall be protected in accordance with Section R330.8.1 or R330.8.2.</p> <p>R330.8.1 Garages Where an ESS is installed in the normal driving path of vehicle travel within a garage, impact protection complying with Section R330.8.3 shall be provided. The normal driving path is a space between the garage vehicle opening and the interior face of the back wall to a height of 48 inches (1219 mm) above the finished floor. The width of the normal driving path shall be equal to the width of the garage door opening. Impact protection shall also be provided for an ESS installed at either of the following locations (see Figure R330.8.1): On the interior face of the back wall and located within 36 inches (914 mm) to the left or to the right of the normal driving path. On the interior face of a side wall and located within 24 inches (610 mm) from the back wall and 36 inches (914 mm) of the normal driving path. Exception: Where the clear height of the vehicle garage opening is 7 feet 6 inches (2286 mm) or less, ESS installed not less than 36 inches (914 mm) above finished floor are not subject to vehicle impact protection requirements.</p>

R330.8.3	Impact Protection Option	This Code Section is not referenced in the current 2018 International Residential Codes	<p>ESS protection shall comply with one of the following:</p> <p>Bollards constructed in accordance with one of the following: Minimum 48 inches (1219 mm) in length by 3 inches (76 mm) in diameter Schedule 80 steel pipe embedded in a concrete pier not less than 12 inches (305 mm) deep and 6 inches (152 mm) in diameter, with not less than 36 inches (914 mm) of pipe exposed, filled with concrete and spaced at a maximum interval of 5 feet (1524 mm). Each bollard shall be located not less than 6 inches (152 mm) from an ESS.</p> <p>Minimum 36 inches (914 mm) in height by 3 inches (76 mm) in diameter Schedule 80 steel pipe fully welded to a steel plate not less than 8 inches (203 mm) in length by 1/4 inch (6.4 mm) in thickness and bolted to a concrete floor by means of 4 1/2-inch (114 mm) concrete anchors imbedded not less than 3 inches (76 mm). Spacing shall be not greater than 60 inches (1524 mm), and each bollard shall be located not less than 6 inches (152 mm) from the ESS.</p> <p>Premanufactured steel pipe bollards filled with concrete and anchored in accordance with the manufacturer's installation instructions, with spacing not greater than 60 inches (1524 mm). Each bollard shall be located not less than 6 inches (152 mm) from the ESS.</p> <p>Wheel barriers constructed in accordance with one of the following: Concrete or polymer 4 inches (102 mm) in height by 5 inches (127 mm) in width by 70 inches (1778 mm) in length, anchored to the concrete floor not less than every 36 inches (914 mm) and located not less than 54 inches (1372 mm) from the ESS. Concrete anchors not less than 3 1/2 inches (89 mm) in diameter with 3-inch (76 mm) embedment per barrier shall be used. Spacing between barriers shall be not greater than 36 inches (914 mm). Premanufactured wheel barriers shall be anchored in accordance with the manufacturer's installation instructions. An approved method designed to resist an impact of 2,000 pounds per square foot (95 760 N/m²) in the direction of travel at 24 inches (610 mm) above grade.</p>
R401.4	Soil Test	Where quantifiable data created by accepted soil science methodologies indicate expansive soils, compressible soils, shifting soils or other questionable soil characteristics are likely to be present, the building official shall determine whether to require a soil test to determine the soil's characteristics at a particular location. This test shall be done by an approved agency using an approved method.	Where quantifiable data created by accepted soil science methodologies indicate expansive soils, compressible soils, shifting soils or other questionable soil characteristics are likely to be present, the building official shall determine whether to require a soil test to determine the soil's characteristics at a particular location. This test shall be done by an approved agency using an approved method. Where the seismic design category in accordance with Section R301.2.2.1 is C or greater and where soil testing is performed, the geotechnical report shall include the determination of the site class and the short-period spectral response acceleration, SDS, in accordance with Section 1613 of the International Building Code. The seismic design category shall be assigned in accordance with Table R301.2.2.1.1.

R403.5	Crushed Stone Footing	Clean crushed stone shall be free from organic, clayey or silty soils. Crushed stone shall be angular in nature and meet ASTM C33, with the maximum size stone not to exceed 1/2 inch (12.7 mm) and the minimum stone size not to be smaller than 1/16 inch (1.6 mm). Crushed stone footings for precast foundations shall be installed in accordance with Figure R403.4(1) and Table R403.4. Crushed stone footings shall be consolidated using a vibratory plate in not greater than 8-inch (203 mm) lifts. Crushed stone footings shall be limited to Seismic Design Categories A, B and C.	R403.5 Crushed Stone Footings for Cast-in-Place Concrete Foundations Crushed stone footings in accordance with Section R403.4.1 shall be permitted for nonretaining cast-in-place concrete foundations complying with Section R404.1.3 and this section. The footing and foundation wall shall be installed in accordance with Figure R403.5(1), or Figure R403.5(2) and Table R403.5, or Figure R403.5(3). Crushed stone footings for cast-in-place concrete foundations shall be permitted for townhouses in Seismic Design Categories A and B and one- and two-family dwellings in Seismic Design Categories A, B and C.
R502.11	Floor Framing Supporting Guards	This Code Section is not referenced in the current 2018 International Residential Codes	The framing at the open edge of a floor supporting a required guard assembly shall be constructed in accordance with Section R502.11.1 or R502.11.2 for guard assemblies not exceeding 44 inches (1118 mm) in height, or shall be designed in accordance with accepted engineering practice to support the guard assembly. Where trusses and I-joists are used as edge framing members supporting guards, the effects of the guard loads shall be specifically considered in the design of the edge member.
R502.11.1	Conventional Edge Framing	This Code Section is not referenced in the current 2018 International Residential Codes	R502.11.1 Conventional Edge Framing Where a roll brace is aligned with each guard post, the framing at the edge of the floor shall consist of a solid or built-up member of lumber, structural glued-laminated timber or structural composite lumber having a net width of not less than 3 inches (76 mm) and a net depth of not less than 9 1/4 inches (235 mm), and shall be braced to resist rotation by roll bracing as described in Section R502.11.3.
R502.11.2	Timber Edge Framing	This Code Section is not referenced in the current 2018 International Residential Codes	R502.11.2 Timber Edge Framing Where a roll brace is not aligned with each guard post, the framing at the edge of the floor shall consist of sawn timber not less than 6 inches by 10 inches or structural glued-laminated timber not less than 5 1/8 inches by 9 1/4 inches (130 mm × 235 mm) and shall be braced to resist rotation by roll bracing as described in Section R502.11.3 at intervals of 48 inches (1219 mm) or less.
R502.11.3	Roll Bracing	This Code Section is not referenced in the current 2018 International Residential Codes	R502.11.3 Roll Bracing Each roll brace shall be a joist or blocking matching the depth of the edge member and extending perpendicular to the edge member not less than 16 inches (406 mm) from the edge. Blocking shall have end connections with not fewer than six 16d common nails. Floor sheathing shall be continuous for not less than 24 inches (610 mm) from the edge and shall be fastened to each roll brace with not fewer than 12 (twelve) 10d common nails and shall be fastened to the edge member with a minimum of 12 (twelve) 10d common nails within 12 inches (305 mm) of the roll brace.

R506.2	Post Tensioned Slab on Ground	This Code Section is not referenced in the current 2018 International Residential Codes	Post-tensioned concrete slab-on-ground floors placed on expansive or stable soils shall be designed in accordance with PTI DC10.5.
507.2.1.	Wood Material (wood decks)	Wood materials shall be No. 2 grade or better lumber, preservative-treated in accordance with Section R317, or approved, naturally durable lumber, and termite protected where required in accordance with Section R318. Where design in accordance with Section R301 is provided, wood structural members shall be designed using the wet service factor defined in AWC NDS. Cuts, notches and drilled holes of preservative-treated wood members shall be treated in accordance with Section R317.1.1. All preservative-treated wood products in contact with the ground shall be labeled for such usage.	Wood structural members shall be protected from decay where required by Sections R304.1 and R304.1.2, and protected from termites where required by Section R305.1. Where design in accordance with Section R301 is provided, wood structural members shall be designed using the wet service factor defined in ANSI AWC NDS. Sawn lumber for joists, beams and posts shall be No. 2 or better. Cuts, notches and drilled holes of preservative-treated wood members shall be treated in accordance with Section R304.1.1.
R507.2.3	Fasteners and Connectors	Metal fasteners and connectors used for all decks shall be in accordance with Section R317.3 and Table R507.2.3.	Metal fasteners and connectors used for all decks shall be in accordance with Section R304.3 and Table R507.2.3. Holes for through bolts shall be drilled to a diameter of 1/32 inch to 1/16 inch larger than the bolt diameter. Connectors shall be installed in accordance with the manufacturer's approved instructions.
R507.5.1.	Deck Beam Bearing	The ends of beams shall have not less than 1 1/2 inches (38 mm) of bearing on wood or metal and not less than 3 inches (76 mm) of bearing on concrete or masonry for the entire width of the beam. Where multiple-span beams bear on intermediate posts, each ply must have full bearing on the post in accordance with Figures R507.5.1(1) and R507.5.1(2).	Beams and individual beam plies of built-up beams shall be continuous between bearing locations and continuous across bearing locations supporting beam cantilevers. Beams shall be permitted to cantilever beyond bearing locations up to one-fourth of the actual beam span. The ends of beams shall have not less than 1 1/2 inches (38 mm) of bearing length on wood or metal and not less than 3 inches (76 mm) of bearing length on concrete or masonry for the entire width of the beam.
R507.9.3	Ledger to Band Joist Details	Fasteners used in deck ledger connections in accordance with Table R507.9.1.3(1) shall be hot-dipped galvanized or stainless steel and shall be installed in accordance with Table R507.9.1.3(2) and Figures R507.9.1.3(1) and R507.9.1.3(2).	Where ledgers are fastened in accordance with Table R507.9.1.3(1), fasteners shall comply with Section R507.2.3 and shall be installed in accordance with Table R507.9.1.3(2) and Figures R507.9.1.3(1) and R507.9.1.3(2). Holes for 1/2-inch (12.7 mm) lag screws shall be predrilled with two drill bits so that a hole 1/2 inch (12.7mm) in diameter is drilled through the ledger and sheathing, if present, and a hole 5/16 inch (7.9 mm) to 3/8 inch (9.5mm) in diameter is drilled through the band joist.

R507.9.1	Ledger Flashing	This Code Section is not referenced in the current 2018 International Residential Codes	Where ledgers are attached to wood-frame construction, flashing shall be installed above the ledger to prevent the entry of water into the wall cavity or behind the ledger. Flashing shall extend vertically not less than 2 inches (51 mm) above the ledger. Flashing shall extend horizontally not less than 4 inches (102 mm) beyond the ledger face or shall extend to the ledger face and not less than 1/4 inch down the ledger face. Exceptions: Where a window or door opening is located less than 2 inches (51 mm) above the ledger, flashing shall extend to the bottom of the wall opening. Flashing is not required where the ledger is spaced horizontally from the exterior wall covering not less than 1/4 inch (6.4 mm) to allow for drainage and ventilation behind the ledger.
R507.9.1.6	Water Resistive Barrier (ledger)	This Code Section is not referenced in the current 2018 International Residential Codes	The water-resistive barrier required by Section R703.2 shall be lapped over a vertical leg of the ledger flashing or counterflashing extending up the wall by not less than 2 inches (51 mm) or the height of the vertical flashing leg, whichever is less. The water-resistive barrier shall continue from the top of the ledger flashing down the wall and behind the ledger flashing and ledger. Exceptions: Flashing shall be permitted to be placed against the face of the water-resistive barrier where a self-adhering membrane counterflashing is installed not less than 2 inches (51 mm) over the vertical leg of the flashing and not less than 2 inches (51 mm) onto the water-resistive barrier. Flashing shall be permitted to be placed in front of the water-resistive barrier and behind the exterior wall covering where ledgers are spaced horizontally from the exterior wall not less than 1/4 inch (6.4 mm) to allow for drainage and ventilation behind the ledger.
R507.9.1.8	Exterior Wall Coverings	This Code Section is not referenced in the current 2018 International Residential Codes	Exterior wall coverings shall be terminated above the finished deck surface in accordance with the covering manufacturer's requirements and Chapter 7, as applicable to the type of covering. Exception: Exterior wall coverings shall be permitted behind ledgers in accordance with Section R507.9.1.5 where capable of resisting compression forces from the ledger attachment.
R602.10.3.1.	Wall Height for Wood Framing	This Code Section is not referenced in the current 2018 International Residential Codes	For determination of braced wall and panel adjustment factors in accordance with Section R602.10, wall height shall be the vertical distance from the lower edge of the bottom plate to the upper edge of the upper top plate determined in accordance with Figure R602.10.3.1.

R703.2	Water-Resistive Barrier	<p>One layer of No. 15 asphalt felt, free from holes and breaks, complying with ASTM D226 for Type 1 felt or other approved water-resistive barrier shall be applied over studs or sheathing of all exterior walls. No.15 asphalt felt shall be applied horizontally, with the upper layer lapped over the lower layer not less than 2 inches (51 mm). Where joints occur, felt shall be lapped not less than 6 inches (152 mm). Other approved materials shall be installed in accordance with the water-resistive barrier manufacturer's installation instructions. The No. 15 asphalt felt or other approved water-resistive barrier material shall be continuous to the top of walls and terminated at penetrations and building appendages in a manner to meet the requirements of the exterior wall envelope as described in Section R703.1.</p>	<p>Not fewer than one layer of water-resistive barrier shall be applied over studs or sheathing of all exterior walls with flashing as indicated in Section R703.4, in such a manner as to provide a continuous water-resistive barrier behind the exterior wall veneer and behind deck ledgers. The water-resistive barrier material shall be continuous to the top of walls and terminated at penetrations and building appendages in a manner to meet the requirements of the exterior wall envelope as described in Section R703.1. Where the water-resistive barrier also functions as a component of a continuous air barrier, the water-resistive barrier shall be installed as an air barrier in accordance with Section N1102.5.1.1. Water-resistive barrier materials shall comply with one of the following: No. 15 felt complying with ASTM D226, Type 1. ASTM E2556, Type 1 or 2. Foam plastic insulating sheathing water-resistive barrier systems complying with Section R703.1.1 and installed in accordance with the manufacturer's installation instructions. ASTM E331 in accordance with Section R703.1.1. Other approved materials in accordance with the manufacturer's installation instructions. No.15 asphalt felt and water-resistive barriers complying with ASTM E2556 shall be applied horizontally, with the upper layer lapped over the lower layer not less than 2 inches (51 mm), and where joints occur, shall be lapped not less than 6 inches (152 mm). Exception: A water-resistive barrier shall not be required in unconditioned detached tool sheds, storage sheds, playhouses, and other similar accessory structures provided all of the following requirements are met: Exterior wall covering is limited to siding that is attached direct to studs. Exterior walls are uninsulated. Interior side of exterior walls has no wall covering or wall finishes.</p>
R703.3.1	Siding Clearance at Wall and Adjacent Surfaces	<p>This Code Section is not referenced in the current 2018 International Residential Codes</p>	<p>R703.3.1 Siding Clearance at Wall and Adjacent Surfaces Unless otherwise specified by the cladding manufacturer or this code, polypropylene, insulated vinyl and vinyl claddings shall have clearance of not less than 6 inches (152 mm) from the ground and not less than 1/2 inch (13 mm) from other adjacent surfaces (decks, roofs, slabs).</p>
R705.1	BIPV Listing Required	<p>This Code Section is not referenced in the current 2018 International Residential Codes</p>	<p>In addition to complying with other provisions of this code, building-integrated photovoltaic (BIPV) systems used as exterior wall coverings or fenestration shall be listed and labeled in accordance with UL 1703 or both UL 61730-1 and UL 61730-2.</p>

R905.1.1	Roofing Underlayment	Underlayment for asphalt shingles, clay and concrete tile, metal roof shingles, mineral-surfaced roll roofing, slate and slate-type shingles, wood shingles, wood shakes, metal roof panels and photovoltaic shingles shall conform to the applicable standards listed in this chapter. Underlayment materials required to comply with ASTM D226, D1970, D4869 and D6757 shall bear a label indicating compliance to the standard designation and, if applicable, type classification indicated in Table R905.1.1(1). Underlayment shall be applied in accordance with Table R905.1.1(2). Underlayment shall be attached in accordance with Table R905.1.1(3).	Underlayment in accordance with this section is required for asphalt shingles, clay and concrete tile, metal roof shingles, mineral-surfaced roll roofing, slate and slate-type shingles, wood shingles, wood shakes, metal roof panels and building-integrated photovoltaic (BIPV) roof coverings shall conform to the applicable standards listed in this chapter. Underlayment materials required to comply with ASTM D226; D1970; D2626; D4869; D6380, Class M; D6757; or D8257 shall bear a label indicating compliance to the standard designation and, if applicable, type classification indicated in Table R905.1.1(1). Underlayment shall be applied in accordance with Table R905.1.1(2). Underlayment shall be fastened in accordance with Table R905.1.1(3). Exception: Structural metal panels that do not require a substrate or underlayment.
R905.5.6.	Wind Resistance of Mineral-Surfaced Roll Roofing	This Code Section is not referenced in the current 2018 International Residential Codes	Mineral-surfaced roll roofing shall be installed to resist the component and cladding loads specified in Table R301.2.1(1), adjusted for height and exposure in accordance with Table R301.2.1(2).
R905.6.5.	Wind Resistance of Slate Shingles		R905.6.5 Wind Resistance of Slate Shingles Slate shingles shall be tested in accordance with ASTM D3161. Slate shingle packaging shall bear a label indicating compliance with ASTM D3161 and the required classification in Table R905.6.5.
R905.7.1	Sheathing Requirements (wood shingles)	Wood shingles shall be installed on solid or spaced sheathing. Where spaced sheathing is used, sheathing boards shall be not less than 1-inch by 4-inch (25 mm by 102 mm) nominal dimensions and shall be spaced on centers equal to the weather exposure to coincide with the placement of fasteners.	Wood shingles shall be fastened to wood structural panels, solid lumber sheathing or spaced lumber sheathing. Where spaced lumber sheathing is used, sheathing boards shall be not less than 1-inch by 4-inch (25 mm by 102 mm) nominal dimensions and shall be spaced on centers equal to the weather exposure to coincide with the placement of fasteners. Where 1-inch by 4-inch (25 mm by 102 mm) spaced sheathing is installed at 10 inches (254 mm) or greater, additional 1-inch by 4-inch (25 mm by 102 mm) boards shall be installed between the sheathing boards. Where wood shingles are installed over spaced sheathing and the underside of the shingles are exposed to the attic space, the attic shall be ventilated in accordance with Sections R806.1, R806.2, R806.3 and R806.4. The shingles shall not be backed with materials that will occupy the required air gap space and prevent the free movement of air on the interior side of the spaced sheathing.
R905.9.4	Wind Resistance of Built-Up Roofs	This Code Section is not referenced in the current 2018 International Residential Codes	Built-up roof coverings shall be tested in accordance with FM 4474, UL 580 or UL 1897 and installed to resist the component and cladding loads specified in Table R301.2.1(1), adjusted for height and exposure in accordance with Table R301.2.1(2).

R905.10.5	Wind Resistance of Metal Roof Panels	This Code Section is not referenced in the current 2018 International Residential Codes	<p>Metal roof panels shall be installed to resist the component and cladding loads specified in Table R301.2.1(1), adjusted for height and exposure in accordance with Table R301.2.1(2). Metal roof panels applied to a solid or closely fitted deck shall be tested for wind resistance in accordance with FM 4474, UL 580, or UL 1897. Structural standing seam metal panel roof systems shall be tested for wind resistance in accordance with ASTM E1592 or FM 4474. Structural through-fastened metal panel roof systems shall be tested for wind resistance in accordance with ASTM E1592, FM 4474 or UL 580.</p> <p>Exceptions: Metal roofs constructed of cold-formed steel shall be permitted to be designed and tested in accordance with the applicable referenced structural design standard in Section 2208.1 of the International Building Code. Metal roofs constructed of aluminum shall be permitted to be designed and tested in accordance with the applicable referenced structural design standard in Section 2002.1 of the International Building Code.</p>
R905.16.7	Wind Resistance of BIPV Roof Panels	This Code Section is not referenced in the current 2018 International Residential Codes	BIPV roof panels shall be tested in accordance with UL 7103 and installed to resist the component and cladding loads specified in Table R301.2.1(1), adjusted for height and exposure in accordance with Table R301.2.1(2).

R908.3	Roof Replacement	<p>Roof replacement shall include the removal of existing layers of roof coverings down to the roof deck.</p> <p>Exception: Where the existing roof assembly includes an ice barrier membrane that is adhered to the roof deck, the existing ice barrier membrane shall be permitted to remain in place and covered with an additional layer of ice barrier membrane in accordance with Section R905.</p>	<p>Roof replacement shall include the removal of existing layers of roof coverings down to the roof deck.</p> <p>Exceptions:</p> <p>Where the existing roof assembly includes an ice barrier membrane that is adhered to the roof deck and the existing sheathing is not water soaked or deteriorated to the point that it is not adequate as a base for additional roofing, the existing ice barrier membrane shall be permitted to remain in place and covered with an additional layer of ice barrier membrane in accordance with Section R905 where permitted by the roof covering manufacturer and new ice barrier underlayment manufacturer.</p> <p>Where the existing roof includes a self-adhered underlayment and the existing sheathing is not water soaked or deteriorated to the point that it is not adequate as a base for additional roofing, the existing self-adhered underlayment shall be permitted to remain in place and covered with an underlayment complying with Table R905.1.1(1), Table R905.1.1(2) and Table R905.1.1(3).</p> <p>Where the existing roof includes one layer of self-adhered underlayment and the existing layer cannot be removed without damaging the roof deck, a second layer of self-adhered underlayment is permitted to be installed over the existing self-adhered underlayment provided that the following conditions are met:</p> <p>It is permitted by the roof covering manufacturer and new self-adhered underlayment manufacturer.</p> <p>The existing sheathing is not water soaked or deteriorated to the point that it is not adequate as a base for additional roofing.</p> <p>The second layer of self-adhered underlayment is installed such that buildup of material at walls, valleys, roof edges, end laps, and side laps does not exceed two layers.</p>

N1101.2	Energy Efficiency	This chapter shall regulate the design and construction of buildings for the effective use and conservation of energy over the useful life of each building. This chapter is intended to provide flexibility to permit the use of innovative approaches and techniques to achieve this objective. This chapter is not intended to abridge safety, health or environmental requirements contained in other applicable codes or ordinances.	This chapter provides market-driven, enforceable requirements for the design and construction of residential buildings, providing minimum efficiency requirements for buildings that result in the maximum level of energy efficiency that is safe, technologically feasible, and life cycle cost-effective, considering economic feasibility, including potential costs and savings for consumers and building owners, and return on investment. Additionally, the code provides jurisdictions with optional supplemental requirements, including requirements that lead to achievement of zero energy buildings, presently, and, through glide paths that achieve zero energy buildings by 2030 and on additional timelines sought by governments, and achievement of additional policy goals as identified by the Energy and Carbon Advisory Council and approved by the Board of Directors. The code may include nonmandatory appendices incorporating additional energy efficiency and greenhouse gas reduction resources developed by the International Code Council and others. Requirements contained in the code will include, but not be limited to, prescriptive- and performance-based pathways. The code will aim to simplify code requirements to facilitate the code's use and compliance rate. The code is updated on a 3-year cycle with each subsequent edition providing increased energy savings over the prior edition. The IECC residential provisions shall include an update to Chapter 11 of this code. This code is intended to provide flexibility to permit the use of innovative approaches and techniques to achieve this intent. This code is not intended to abridge safety, health or environmental requirements contained in other applicable codes or ordinances.
N1101.5.2.	Solar Ready Systems	This Code Section is not referenced in the current 2018 International Residential Codes	Where a solar-ready zone is provided, the construction documents shall indicate details for a dedicated roof area for the solar-ready zone, roof dead load, roof live load, ground snow load and the routing of conduit or prewiring from the solar-ready zone to an electrical service panel or plumbing from the solar-ready zone to a service water heating system.
N1102.1.5.	Component Performance Alternative	Where the total building thermal envelope UA, the sum of U-factor times assembly area, is less than or equal to the Total UA resulting from multiplying the U-factors in Table N1102.1.4 by the same assembly area as in the proposed building, the building shall be considered to be in compliance with Table N1102.1.2. The UA calculation shall be performed using a method consistent with the ASHRAE Handbook of Fundamentals and shall include the thermal bridging effects of framing materials. In addition to UA compliance, SHGC requirements shall be met.	Where the proposed total building thermal envelope thermal conductance (TCp) is less than or equal to the required total building thermal envelope thermal conductance (TCr) using factors in Table N1102.1.2, the building shall be considered to be in compliance with Table N1102.1.2. The total thermal conductance (TC) shall be determined in accordance with Equation 11-5. Proposed U-factors and slab-on-grade F-factors shall be taken from ANSI/ASHRAE/IES 90.1 Appendix A or determined using a method consistent with the ASHRAE Handbook of Fundamentals and shall include the thermal bridging effects of framing materials. In addition to TC compliance, the SHGC requirements of Table N1102.1.2 and the maximum fenestration U-factors of Section N1102.6 shall be met.

N1102.5.1.3.	Maximum Air Leakage Rate	<p>N1102.4 (R402.4) Air Leakage (Mandatory) The building thermal envelope shall be constructed to limit air leakage in accordance with the requirements of Sections N1102.4.1 through N1102.4.5.</p>	<p>Where tested in accordance with Section N1102.5.1.2, the air leakage rate for buildings, dwelling units or sleeping units shall be as follows: Where complying with Section N1101.13.1, the building or the dwelling units or sleeping units in the building shall have an air leakage rate not greater than 4.0 air changes per hour in Climate Zones 0, 1 and 2; 3.0 air changes per hour in Climate Zones 3 through 5; and 2.5 air changes per hour in Climate Zones 6 through 8. Where complying with Section N1101.13.2 or N1101.13.3, the building or the dwelling units or sleeping units in the building shall have an air leakage rate not greater than 4.0 air changes per hour, or 0.22 cubic feet per minute per square foot [1.1 L/(s × m²)] of the building thermal envelope area or the dwelling testing enclosure area, as applicable. Exceptions: Where dwelling units or sleeping units are attached or located in an R-2 occupancy, and are tested without simultaneously testing adjacent dwelling units or sleeping units, the air leakage rate is permitted to be not greater than 0.27 cubic feet per minute per square foot [1.4 L/(s × m²)] of the testing unit enclosure area. Where adjacent dwelling units are simultaneously tested in accordance with ASTM E779, the air leakage rate is permitted to be not greater than 0.27 cubic feet per minute per square foot [1.4 L/(s × m²)] of the testing unit enclosure area that separates conditioned space from the exterior. Where buildings have 1,500 square feet (139.4 m²) or less of conditioned floor area, the air leakage rate is permitted to be not greater than 0.27 cubic feet per minute per square foot [1.4L/(s × m²)].</p>
N1103.13	Gas Fireplaces Efficiency	<p>This Code Section is not referenced in the current 2018 International Residential Codes</p>	<p>Gas fireplace systems shall not be equipped with a continuous pilot and shall be equipped with an on-demand pilot, intermittent ignition or interrupted ignition, as defined by ANSI Z21.20. Exception: Gas-fired appliances using pilots within a listed combustion safety device. Vented gas fireplace heaters shall have a fireplace efficiency (FE) rating not less than 50 percent as determined in accordance with CSA P.4.1 and shall be listed and labeled in accordance with CSA/ANSI Z21.88. Vented gas fireplaces (decorative appliances) shall be listed and labeled in accordance with CSA/ANSI Z21.50.</p>
M1411.2.	Refrigeration System Listing	<p>This Code Section is not referenced in the current 2018 International Residential Codes</p>	<p>Refrigeration systems using Group A2L refrigerants shall be listed and labeled to UL/CSA 60335-2-40. Refrigeration systems using Group A1 refrigerants shall be listed to UL/CSA 60335-2-40 or UL 1995. The equipment shall be installed in accordance with the listing.</p>

M1411.3	Refrigeration System Installation	This Code Section is not referenced in the current 2018 International Residential Codes	Refrigeration systems shall be installed in accordance with the manufacturer's installation instructions. After installation, the manufacturer's installation instructions, owner's manuals, service manuals and any other product literature provided with the equipment shall be attached to the indoor unit or left with the homeowner.
M1411.4	Field-Installed Accessories	This Code Section is not referenced in the current 2018 International Residential Codes	Field-installed accessories shall be installed in accordance with the accessory and equipment manufacturer's installation instructions. Accessories installed in the ductwork of Group A2L refrigeration systems shall not contain electric heating elements, open flames, or devices switching electrical loads greater than 2.5 kVA.
M1411.5	Signs and Identification	This Code Section is not referenced in the current 2018 International Residential Codes	Each refrigeration system using Group A2L refrigerant shall have the following information legibly and permanently indicated on a markable label provided by the equipment manufacturer. Contact information of the responsible company that installed the refrigeration system. The system refrigerant charge and the refrigerant number.
M1411.6	Refrigerant Charge	This Code Section is not referenced in the current 2018 International Residential Codes	Refrigeration systems shall have refrigerant charge in compliance with the equipment manufacturer's installation instructions and the requirements of the listing. Group A2L refrigerant charge for an individual refrigeration system shall not exceed 34.5 pounds (15.7 kg).
M1411.7	Refrigerant Piping Testing	This Code Section is not referenced in the current 2018 International Residential Codes	The piping system containing Group A2L refrigerant shall be tested in accordance with the manufacturer's installation instructions and the requirements of the listing.
M1505.5	Local Exhaust Rates	This Code Section is not referenced in the current 2018 International Residential Codes	Local exhaust systems shall be designed to have the capacity to exhaust the minimum airflow rate determined in accordance with Table M1505.5 at one or more speed settings. The listed exhaust airflow rate for a bathroom or toilet room exhaust fan shall equal or exceed the exhaust airflow rate in Table M1505.5 at a minimum static pressure of 0.25 inch wk. at one or more speed settings in accordance with Section M1505.3.

M2002.4.1.	Requirements for Discharge Pipe	<p>M2002.4 Pressure Relief Valve Boilers shall be equipped with pressure relief valves with minimum rated capacities for the equipment served. Pressure relief valves shall be set at the maximum rating of the boiler. Discharge shall be piped to drains by gravity to within 18 inches (457 mm) of the floor or to an open receptor.</p>	<p>The discharge piping serving a pressure relief valve, temperature relief valve or combination valve shall: Not be directly connected to the drainage system. Discharge through an air break located in the same room as the boiler. Not be smaller than the diameter of the outlet of the valve served and shall discharge full size to the air break. Serve a single relief device and shall not connect to piping serving any other relief device or equipment. Discharge to the floor, to the pan serving the boiler or storage tank, to a waste receptor or to the outdoors. Discharge in a manner that does not cause personal injury or structural damage. Discharge to a termination point that is readily observable by the building occupants. Not be trapped. Be installed to flow by gravity. Terminate not more than 6 inches (152 mm) above the floor or waste receptor flood level rim. Not have a threaded connection at the end of the piping. Not have valves or tee fittings. Be constructed of those materials indicated in Section P2906.5 or materials tested, rated and approved for such use in accordance with ASME A112.4.1.</p>
G2407.12	Protection From Fumes and Gases	<p>Where corrosive or flammable process fumes or gases, other than products of combustion, are present, means for the disposal of such fumes or gases shall be provided. Such fumes or gases include carbon monoxide, hydrogen sulfide, ammonia, chlorine and halogenated hydrocarbons. In barbershops, beauty shops and other facilities where chemicals that generate corrosive or flammable products, such as aerosol sprays, are routinely used, nondirect vent-type appliances shall be located in a mechanical room separated or partitioned off from other areas with provisions for combustion air and dilution air from the outdoors. Direct-vent appliances shall be installed in accordance with the appliance manufacturer's instructions.</p>	<p>Where chemicals that generate corrosive or flammable products such as aerosol sprays are routinely used, one of the following shall apply to fired appliances where these chemicals can enter combustion air: Fired appliances shall be located in a mechanical room separate or partitioned off from other areas with provisions for combustion and dilution air from outdoors. The appliances shall be direct vent and installed in accordance with the appliance manufacturer's installation instructions.</p>
G2415.12	Piping System Installations	<p>G2415.12 (404.12) Minimum Burial Depth Underground piping systems shall be installed a minimum depth of 12 inches (305 mm) below grade, except as provided for in Section G2415.12.1.</p>	<p>This Section Amended. G2415.12 (IFGC 404.12) Minimum burial depth. Underground piping systems shall be installed at a minimum depth of 18 inches (305 mm) below grade for all piping types</p>

G2417.4.1.	Test Pressure	The test pressure to be used shall be not less than 1 1/2 times the proposed maximum working pressure, but not less than 3 psig (20 kPa gauge), irrespective of design pressure. Where the test pressure exceeds 125 psig (862 kPa gauge), the test pressure shall not exceed a value that produces a hoop stress in the piping greater than 50 percent of the specified minimum yield strength of the pipe.	This Section Amended. Delete it in its entirety and replace with the following: Test pressure shall be minimum 10psi for minimum of 10 minutes.
P2503.5.2	Drainage and Vent Final Test	Rough-in and finished plumbing installations of drain, waste and vent systems shall be tested in accordance with Sections P2503.5.1 and P2503.5.2.	The final test of the drainage and vent system shall be visual to determine compliance with the provision of this code. Each fixture shall be filled and then drained. Traps and fixture connections shall be proven watertight.
P2603.5.1.	Sewer Depth	Building sewers that connect to private sewage disposal systems shall be not less than [NUMBER] inches (mm) below finished grade at the point of septic tank connection. Building sewers shall be not less than [NUMBER] inches (mm) below grade.	This Section Amended. P2603.5.1 Sewer depth. INSERT [number] as "12" (305 mm) in both locations.
P2604.3	Backfilling	Backfill shall be free from discarded construction material and debris. Backfill shall be free from rocks, broken concrete and frozen chunks until the pipe is covered by not less than 12 inches (305 mm) of tamped earth. Backfill shall be placed evenly on both sides of the pipe and tamped to retain proper alignment. Loose earth shall be carefully placed in the trench in 6-inch (152 mm) layers and tamped in place.	This Section Amended. Change 12" clean to 6" clean. Add to end of 2nd sentence "...6 inches of tamped earth for water service, building drain and building sewer"
P2717.2	Dishwasher Waste Connection	The combined discharge from a dishwasher and a one- or two-compartment sink, with or without a food-waste disposer, shall be served by a trap of not less than 1 1/2 inches (38 mm) in outside diameter. The dishwasher discharge pipe or tubing shall rise to the underside of the counter and be fastened or otherwise held in that position before connecting to the head of the food-waste disposer or to a wye fitting in the sink tailpiece.	The waste connection of a dishwasher shall connect directly to a wye branch fitting on the tailpiece of the kitchen sink, directly to the dishwasher connection of a food waste disposer, or through an air break to a standpipe. The waste line of the dishwasher shall rise and be securely fastened to the underside of the sink rim or countertop. Where a waste line drains into a standpipe, the waste line shall be securely fastened to the top of the standpipe.
P2801.2.3.	Equipment and Insulation in Pans	This Code Section is not referenced in the current 2018 International Residential Codes	Where appliances, equipment or insulation are subject to water damage when auxiliary drain pans fill, such portions of the appliance, equipment and insulation shall be installed above the flood level rim of the pan. Supports located inside the pan to support the appliance or equipment shall be water resistant and approved
E3404.14	Reconditioned Equipment	This Code Section is not referenced in the current 2018 International Residential Codes	Reconditioned equipment shall be permitted except where prohibited elsewhere in this code. Equipment that is restored to operating condition shall be reconditioned with identified replacement parts, verified under applicable standards, that are either provided by the original equipment manufacturer or that are designed by an engineer experienced in the design of replacement parts for the type of equipment being reconditioned. [110.20]

E3408	In Site	This Code Section is not referenced in the current 2018 International Residential Codes	Where this code specifies that one piece of equipment shall be "in site" "within site from", or "within site of" another piece of equipment, the specified equipment shall be visible of not more that 50 feet distant from the other.
E3407.2.2	E3407.2.2 Equipment Grounding Conductors 4 AWG and Larger AWG	This Code Section is not referenced in the current 2018 International Residential Codes	Equipment grounding conductors 4 AWG and larger AWG that are not identified in accordance with Section E3407.2.1 shall, at the time of installation, be permanently identified as an equipment grounding conductor at each end and at every point where the conductor is accessible, except where such conductors are bare. The required identification for conductors 4 AWG and larger shall encircle the conductor and shall be accomplished by one of the following: Stripping the insulation or covering from the entire exposed length. Coloring the exposed insulation or covering green at the termination. Marking the exposed insulation or covering with green tape or green adhesive labels at the termination. [250.119(B)] Exceptions: Conductors 4 AWG and larger shall not be required to be identified in conduit bodies that do not contain splices or unused hubs. [250.119(B)(1) Exception] Power-limited, Class 2 or Class 3 circuit cables containing only circuits operating at less than 50 volts shall be permitted to use a conductor with green insulation for other than equipment grounding purposes. [250.119 Exception No. 1]
E3703.8	Dishwasher and Garbage Disposal.	This Code Section is not referenced in the current 2018 International Residential Codes	New Section Added. E3703.8 Dishwasher and garbage disposer branch circuits – Dwelling units. In residential occupancies, dishwasher and garbage disposer may be on the same 20-ampere branch circuit.
E3611.1.1.	Indoor Communications	This Code Section is not referenced in the current 2018 International Residential Codes	For indoor communications purposes only, the grounding electrode conductor connection shall be a listed sheet metal strap-type ground clamp having a rigid metal base that seats on the electrode and having a strap of such material and dimensions that it is not likely to stretch during or after installation. [250.70(B)]
E3702.3	Ten-Ampere Branch Circuits	This Code Section is not referenced in the current 2018 International Residential Codes	A 10-ampere branch circuit shall comply with the following: A 10-ampere branch circuit shall be permitted to supply one or more of the following: lighting outlets, dwelling unit exhaust fans on bathroom or laundry room lighting circuits, and a gas fireplace unit supplied by an individual branch circuit. A 10-ampere branch circuit shall not supply receptacle outlets, fixed appliances except as permitted for individual branch circuits, garage door openers and laundry equipment. [210.23(A)(1) and (2)]

E3901.4.2.	Kitchen Receptacle on Island	<p>E3901.4.2 Island Countertop Spaces At least one receptacle outlet shall be installed at each island countertop space with a long dimension of 24 inches (610 mm) or greater and a short dimension of 12 inches (305 mm) or greater. [210.52(C)(2)]</p>	<p>This Section Amended. E3901.4.2 Island and Peninsular Countertops and Work Surfaces Receptacle outlets, if installed to serve an island or peninsular countertop or work surface, shall be installed in accordance with Section E3901.4.3. If a receptacle outlet is not provided to serve an island or peninsular countertop or work surface, provisions shall be provided at the island or peninsula for future addition of a receptacle outlet to serve the island or peninsular countertop or work surface. . E3901.4.2 kitchen receptacles on islands and peninsulas to be amended to reflect 2018 code language</p>
E3902.14	Outdoor Outlets.	<p>E3901.7 Outdoor Outlets Diagram Not less than one receptacle outlet that is readily accessible from grade level and located not more than 6 feet, 6 inches (1981 mm) above grade, shall be installed outdoors at the front and back of each dwelling unit having direct access to grade level. Balconies, decks, and porches that are accessible from inside of the dwelling unit shall have at least one receptacle outlet accessible from the balcony, deck, or porch. The receptacle shall be located not more than 6 feet, 6 inches (1981 mm) above the balcony, deck, or porch surface. [210.52(E)]</p>	<p>This Section Amended. E3902.14 Outdoor Outlets All outdoor outlets, including outlets installed in the following locations, and supplied by single-phase branch circuits rated 150 volts or less to ground, 50 amperes or less, shall be provided with GFCI protection: Garages that have floors located at or below grade level. Accessory buildings. Boathouses. Exceptions: GFCI protection shall not be required on lighting outlets other than those covered in Section 210.8(F) of NFPA 70. GFCI protection shall not be required for receptacles that are not readily accessible and are supplied by a branch circuit dedicated to electric snow-melting, deicing, or pipeline and vessel heating equipment where such equipment is protected as required by NFPA 70. 20. E3902.14 "OUTDOOR OUTLETS" EXCEPTIONS: 3. IS HEREBY AMENDED TO DELETE THE SECOND SENTENCE AND READ AS FOLLOWS: EXCEPTIONS: 3. GFCI PROTECTION SHALL NOT BE REQUIRED FOR LISTED HVAC EQUIPMENT.</p>

E3902.18	Receptacles Not Required to Be GFCI Protected	This Code Section is not referenced in the current 2018 International Residential Codes	<p>The following receptacles shall not be required to be ground-fault circuit-interrupter protected:</p> <p>Receptacles that are not readily accessible and are supplied by a branch circuit dedicated to electric snow-melting, deicing, or pipeline and vessel heating equipment where such equipment is protected as required by NFPA 70. [210.8(A) Exception No. 1]</p> <p>A receptacle supplying only a permanently installed premises security system. [210.8(A) Exception No. 2]</p> <p>Listed weight-supporting ceiling receptacles (WSCR) utilized in combination with compatible weight-supporting attachment fittings (WSAF) installed for the purpose of supporting a ceiling luminaire or ceiling-suspended fan shall be permitted to omit ground-fault circuit-interrupter protection. If a general-purpose convenience receptacle is integral to the ceiling luminaire or ceiling-suspended fan, GFCI protection shall be provided. [210.8(A) Exception No. 3]</p> <p>Factory-installed receptacles that are not readily accessible and are mounted internally to bathroom exhaust fan assemblies shall not require GFCI protection unless required by the installation instructions or listing. [210.8(A) Exception No. 4]</p>
E3908.8.1.	Grounded Conductor Connections to Electric Ranges and Clothes Dryers	This Code Section is not referenced in the current 2018 International Residential Codes	<p>For existing branch circuit installations only, if an equipment grounding conductor is not present in the outlet or junction box, the frame of the appliance shall be permitted to be connected to the grounded conductor if all the following conditions in Items 1, 2 and 3 are met and the grounded conductor complies with either Item 4 or 5:</p> <p>The supply circuit is 120/240-volt, single-phase, 3-wire; or 208Y/120-volt derived from a 3-phase, 4-wire, wye-connected system.</p> <p>The grounded conductor is not smaller than 10 AWG copper or 8 AWG aluminum or copper-clad aluminum.</p> <p>Grounding contacts of receptacles furnished as part of the equipment are bonded to the equipment.</p> <p>The grounded conductor is insulated, or the grounded conductor is uninsulated and part of a Type SE service-entrance cable and the branch circuit originates at the service equipment.</p> <p>The grounded conductor is part of a Type SE service-entrance cable that originates in equipment other than a service. The grounded conductor shall be insulated or field covered within the supply enclosure with listed insulating material, such as tape or sleeving, to prevent contact of the uninsulated conductor with any normally noncurrent-carrying metal parts.</p>

E4001.2.	Snap-Switch Terminations	<p>E4001.2 CO/ALR Snap Switches Snap switches rated 20 amperes or less directly connected to aluminum conductors shall be marked CO/ALR. [404.14(C)]</p>	<p>Snap-switch terminations shall be in accordance with the following: Terminals of 15-ampere and 20-ampere snap switches not marked CO/ALR shall be used with copper and copper-clad aluminum conductors only. Terminals marked CO/ALR shall be permitted to be used with copper, aluminum and copper-clad aluminum conductors. Snap switches connected using screwless terminals of the conductor push-in-type construction (also known as conductor push-in terminals) shall be installed on not greater than 15-ampere branch circuits and shall be connected with only 14 AWG solid copper wire unless listed and marked for other types of conductors.</p>
E4001.16	Reconditioned Equipment	<p>This Code Section is not referenced in the current 2018 International Residential Codes</p>	<p>E4001.16 Reconditioned Equipment The following types of reconditioned switches shall not be permitted: Lighting, dimmer and electronic control switches. Snap switches of any type. Molded-case switches.</p>
E4002.3.	Receptacle Terminations	<p>This Code Section is not referenced in the current 2018 International Residential Codes</p>	<p>Receptacle terminations shall be in accordance with the following: Terminals of 15-ampere and 20-ampere receptacles not marked CO/ALR shall be used with copper and copper-clad aluminum conductors only. Terminals marked CO/ALR shall be permitted to be used with aluminum, copper, and copper-clad aluminum conductors. Receptacles installed using screwless terminals of the conductor push-in-type construction (also known as push-in terminals) shall be installed on not greater than 15-ampere branch circuits and shall be connected with only 14 AWG solid copper wire unless listed and marked for other types of conductors.</p>

E4002.11.	Bathtub and Shower Space	<p>E4002.11 Bathtub and Shower Space A receptacle shall not be installed within or directly over a bathtub or shower stall. [406.9(C)]</p>	<p>E4002.11 Bathtub and Shower Space Receptacles shall not be installed inside of the tub or shower within a zone measured 3 feet (914 mm) horizontally from the outside edge of the bathtub or shower stall, including the space outside the bathtub or shower stall space below the zone. The zone also includes the space measured vertically from the floor to 8 feet (2438 mm) above the top of the bathtub rim or shower stall threshold. The identified zone is all-encompassing and shall include the space directly over the bathtub or shower stall and the space below this zone, but not space separated by a floor, wall, ceiling, room door, window, or fixed barrier. [406.9(C)] Exceptions: Receptacles installed in accordance with Section E4209.4 shall be permitted. [406.9(C) Exception No. 1] In bathrooms with less than the required zone, the receptacle(s) required by Section E3901.6 shall be permitted to be installed opposite the bathtub rim or shower stall threshold on the farthest wall in the room. [406.9(C) Exception No. 2] Weight-supporting ceiling receptacles (WSCR) shall be permitted to be installed for listed luminaires that employ a weight-supporting attachment fitting (WSAF) in damp locations complying with Section E4003.11. [406.9(C) Exception No. 3] A single receptacle shall be permitted for an electronic toilet or personal hygiene device such as an electronic bidet seat. The receptacle shall be readily accessible and not located in the space between the toilet and the bathtub or shower. [406.9(C) Exception No. 4]</p>
E4004.10	Installation in Fire-Resistant Construction	<p>This Code Section is not referenced in the current 2018 International Residential Codes</p>	<p>Luminaires marked "FOR USE IN NONFIRE-RATED INSTALLATIONS" shall not be used in fire-rated installations. Where a luminaire is recessed in fire-resistant material in a building of fire-resistant construction, the recessed luminaire shall satisfy one of the following: The recessed luminaire shall be listed for use in fire-resistance-rated construction. The recessed luminaire shall be installed in or used with a luminaire enclosure that is listed for use in fire-resistance-rated construction. The recessed luminaire shall be listed and shall be installed in accordance with a tested fire-resistance-rated assembly. Where a tested fire-resistance-rated assembly allows the installation of a recessed fluorescent luminaire, a recessed LED luminaire of comparable construction shall be permitted. [410.116(C)]</p>

<p>E4203.1.4.</p>	<p>GFCI Protection (swimming pool)</p>	<p>All 15- and 20-ampere, single phase, 125-volt receptacles located within 20 feet (6096 mm) of the inside walls of pools and outdoor spas and hot tubs shall be protected by a ground-fault circuit-interrupter. Outlets supplying pool pump motors supplied from branch circuits rated at 120 volts through 240 volts, single phase, whether by receptacle or direct connection, shall be provided with ground-fault circuit-interrupter protection for personnel. [680.21(C) and 680.22(A)(4)]</p>	<p>All receptacles rated 125 volts through 250 volts, 60 amperes or less, located within 20 feet (6096 mm) of the inside walls of pools and outdoor spas and hot tubs shall be protected by a Class A ground-fault circuit interrupter. Outlets supplying all pool motors shall be provided with Class A ground-fault circuit-interrupter protection. [680.21(C) and 680.22(A)(4)] Exceptions: Receptacles and outlets that are part of listed equipment, with ratings not exceeding the low-voltage contact limit that are supplied by listed transformers or power supplies that comply with Section E4206.1, shall not be required to be provided with ground-fault protection. [680.5(B) Exception] Listed low-voltage motors not requiring grounding, with ratings not exceeding the low-voltage contact limit that are supplied by listed transformers or power supplies that comply with Section E4206.1, shall be permitted to be installed without ground-fault protection. [680.21(C) Exception]</p>
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City of Maricopa

Text File

File Number: ORD 26-02

Agenda Date: 1/20/2026

Version: 1

Status: Passed

In Control: City Council Regular Meeting

File Type: Ordinance

Agenda Number: 7.2

TITLE

An Ordinance of the Mayor and City Council, City of Maricopa, AZ, approving and adopting a zoning amendment to the City's Zoning Map to rezone approximately 3.6 acres of land from the existing Pinal County CB-2 (General Business) zoning district to the municipal zoning district GC (General Commercial) as described in case # ZON25-05. The subject property is generally located approximately 700 ft. east of the southeast corner of N. Porter Road and W. Honeycutt Road, Section 25, Township 04 South, Range 03 East, of the Gila and Salt River Meridian, Pinal County, Arizona. **Discussion and Action.**

..AGENDA ITEM DESCRIPTION

A request by Westwood Professional Services, on behalf of Porter 20, LLC, to rezone a parcel of land totaling ±3.6-acres, from the county General Business (CB-2) zoning district to the municipal General Commercial (GC) zoning district. On December 8, 2025 the Planning and Zoning Commission forwarded a favorable recommendation (6-1) to the City Council to approve zoning case # ZON25-05. **Discussion and Action.**

..PRESENTER

This item will be presented by LaRee Mason, Associate Planner.

Refer to Staff Report exhibit for additional information.

..STAFF RECOMMENDATION

Staff recommends that the City Council concur with the Planning and Zoning Commission and approve Ordinance # ORD25-18 (ZON25-05).

ORDINANCE NO. 25-18

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF MARICOPA, ARIZONA, APPROVING AND ADOPTING AN AMENDMENT TO THE CITY'S ZONING MAP TO REZONE APPROXIMATELY 3.6 ACRES OF LAND GENERALLY LOCATED EAST OF THE SOUTHEAST CORNER OF WEST HONEYCUTT ROAD AND NORTH PORTER ROAD WITHIN THE CITY OF MARICOPA INCORPORATED LIMITS, ON PINAL COUNTY APN #510-71-016H FROM GENERAL BUSINESS (CB-2) TO GENERAL COMMERCIAL (GC) AS DESCRIBED IN ZONING CASE #ZON 25-05. THE PARCEL OF LAND IS LOCATED IN A PORTION OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.

WHEREAS, on November 4, 2014, the City adopted as a public record a new zoning code as part of the Maricopa City Code, which has been amended from time to time; and

WHEREAS, a Public Participation Plan was completed to inform residents of the proposed rezoning of approximately 3.6 acres from General Business (CB-2) to General Commercial (GC), which included a neighborhood meeting, notification letters to nearby property owners, public notice signs, and legal notices as required by law; and

WHEREAS, the City's Planning and Zoning Commission held a public hearing on December 8, 2025 on zoning case #ZON 25-05, in the manner prescribed by law for the purpose of amending the City Zoning Map to rezone the subject property and recommended approval of the amendment.

NOW THEREFORE, BE IT ORDAINED by the City Council of the City of Maricopa, Arizona as follows:

Section 1. That the Maricopa Zoning Map is hereby amended by changing the property described in Exhibit A on approximately 3.6 acres from General Business (CB-2) to General Commercial (GC). The Development Services Department shall amend the Zoning Map to reflect this amendment, and a copy shall remain on file in the office of the City Clerk of the City of Maricopa for examination by the public.

Section 2. Further, those conditions of approval imposed by the Maricopa City Council as part of zoning case #ZON25-05 listed in Exhibit B are hereby expressly incorporated into and adopted as part of this Ordinance by this reference.

Section 3. To the extent of any conflict between other City Ordinances and this Ordinance, this Ordinance shall be deemed to be controlling; provided, however, that this Ordinance is not intended to amend or repeal any existing City Ordinance, Resolution or regulation except as expressly set forth herein.

Section 4. This Ordinance shall become effective thirty (30) days from the date of adoption by the City Council for the City of Maricopa.

PASSED AND ADOPTED by the Mayor and City Council of the City of Maricopa, Arizona this 20th day of January 2026.

APPROVED:

Nancy Smith, Mayor

ATTEST:

Vanessa Bueras, MMC
City Clerk

APPROVED AS TO FORM:

Denis Fitzgibbons
City Attorney

Pursuant to A.R.S. 9-802(A), Exhibit A and Exhibit B are on file at:

Office of the City Clerk, City of Maricopa and

www.maricopa-az.gov

EXHIBIT A

THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER
OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 04 SOUTH, RANGE 03
EAST, EXCEPT THE NORTH 70.00 FT FOR ROW PER DKT 375 PG 572 AND 2008-063336

EXHIBIT B

COPY OF RELEVANT APPROVAL

INCLUDING ALL APPLICABLE STIPULATIONS

1. Prior to City Council approval of ZON25-05, the applicant shall submit to the City a signed waiver pursuant to Proposition 207, as applicable.
2. Shared access easement required between private drive and future development/parcel to the east;
3. The applicant shall continue with the development process of submitting a Development Review Permit as prescribed within the City's Zoning Code;
4. Future development will be required to follow all required City of Maricopa standards, details, regulations, guidelines and procedures as outlined in the City of Maricopa Design Standards Manual as well as any other applicable jurisdictional requirements;
5. Prior to issuance of the final Certificate of Occupancy, the developer must provide all offsite improvements recommended by City's staff and a traffic impact analysis prepared by City's approved guidelines. Offsite improvements include infrastructure such as construction or improvements of roads, sidewalks, curb/gutter, stripping, signs, streetlights, landscaping and new installation or reconfiguration of existing traffic signals impacted by the development;
6. Access to the development is subject to review and approval by City Engineer. Interaction with future developments and their accesses must be analyzed by applicant's traffic engineer and City Staff.

STAFF REPORT

CASE NUMBER: ZON25-05

To: Honorable Mayor and City Council
 Through: Rodolfo Lopez, Development Services Director
 From: LaRee Mason, Associate Planner
 Meeting Date: January 20, 2026

REQUEST SUMMARY

ORD25-18 (ZON25-05) – Rezone/Zoning Map Amendment: A request by Westwood Professional Services, on behalf of Porter 20, LLC, to rezone approximately 3.6-acres of land from the existing General Business (CB-2) zoning to the General Commercial (GC) zoning district, generally located 641-feet east of the southeast corner of W. Honeycutt Rd. and N. Porter Rd.
DISCUSSION AND ACTION.

APPLICANT/PROPERTY OWNERS

Tyler Elliott, Westwood Professional Services 10333 E. Dry Creek Rd., Ste. 400 Englewood, CO 80112	Porter 20, LLC P.O. Box 41428 Phoenix, AZ 85080
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COUNCIL PRIORITIES CONSIDERED

- Well Planned Quality Growth and Development
- Economic Development

PROJECT DATA

Site Gross Acres	±3.6 gross acres
Site Address	41135 W. Honeycutt Rd., Maricopa, AZ 85138
Existing Site Use	Vacant Lot
Proposed Site Use	Car Wash
Existing General Plan Land Use	Employment (E)
Existing Zoning	General Business (CB-2)
Proposed Zoning	General Commercial (GC)
APN Number	510-71-016H

SURROUNDING ZONING/LAND USE

Direction	General Plan Land Use	Existing Zoning	Existing Use
North	Medium Density Residential (MDR)	Single-Family Residential (CR-3)	Residential
East	Employment (E)	General Commercial (GC)	Commercial
South	Employment (E)	General Business (CB-2)	Commercial
West	Employment (E)	General Business (CB-2)	Residential

ANALYSIS

Details of the Request

Westwood Professional Services, applicant, on behalf of Porter, LLC, owner, is requesting a zoning map amendment to rezone the subject property (APN# 510-71-016H) from the CB-2 (General Business) zone to the GC (General Commercial) zoning district to permit the use of a car wash. Additionally, this rezone request will bring the subject parcel out of the county zoning district and into a municipal commercial zoning district with municipal development standards.

Site Details

Subject parcel 510-71-016H is bounded by W. Honeycutt Road to the north, N. Whisker Road to the east, and an access easement to the west at approximately 700 feet east of the southeast corner of Porter and Honeycutt Roads. The site is accessed from the west through a 2017 shared access agreement (Fee no. 2017-091482) between the subject property owner and Circle K Stores, Inc., as well as a privately maintained access easement from Honeycutt Road, created under the 2024 CCV final plat (Fee no. 2024-002319). The development proposal encompasses 1.51-acres of the total 3.6-acres.

Site History

2018: The City of Maricopa approved a lot split, under planning case LOT17-02. This lot split for Circle K Stores, LLC, divided 8.1-acres into two (2) parcels. Lot 1 with a total of 1.8-acres and Lot 2 with a total of 6.3-acres.

2025: The subject site was deeded and recorded on October 30, 2025. An ALTA survey was provided by the applicant showing the proposed car wash site encompassing 1.25-acres of the overall 3.6-acres of APN# 510-71-016H. A subsequent lot split through the Development Services Department will be required prior to permit issuance.

Findings

The subject property is in a neighborhood of commercial uses along the south side of Honeycutt Road between Porter and White & Parker roads, most of which are still governed by the CB-2 (General Business) zone. The council approved a rezone from CB-2 to GC (General Commercial) for two adjacent properties to the east, under planning case ZON25-02 (Ordinance No. 25-02). With regards to the General Plan, Objective B1.4.6 requests all zoning districts be updated to existing zoning districts when the opportunities present themselves. The planning division under the development services department routinely processes city-initiated rezones to align with the plan’s objective. Due to the proposed car wash requiring the General Commercial (GC) zoning district, this is an applicant request for a rezone to amend the zoning map.

CITIZEN PARTICIPATION

The applicant has submitted the public participation report to show the materials used to inform surrounding property owners and the public of the proposed request required by the city's Zoning Code. The Public Participation Report includes one (1) neighborhood meeting, one (1) round of notification letters sent to all property owners within 600 feet of the subject area, one (1) public notice sign, and two (2) legal notices published in the Casa Grande Dispatch and the Maricopa Monitor.

- October 16, 2025 - 600 ft. Notifications Mailed
- October 20, 2025 - Notice posted on city website
- October 20, 2025 - Sign posted on site
- October 21, 2025 - Notice published in the Casa Grande Dispatch
- November 6, 2025 - Neighborhood Meeting
- November 21, 2025 - Notice published in the Maricopa Monitor
- December 8, 2025 - Planning and Zoning Commission (Public Hearing)

PUBLIC COMMENT

At the time of this report, neither emails nor phone calls from the public were received by staff. In response to the community concerns discussed at the neighborhood meeting, the applicant has provided responses that have been included in their Citizen Participation Report, which is attached to this report as Exhibit E.

REQUIRED FINDINGS

As required by Sec. 18.175.040 of the City's Zoning Code, the Planning & Zoning Commission shall make the following findings in their recommendation to the City Council:

1. The rezone/zoning map amendment is consistent with the General Plan.

Staff Analysis: *The request to reclassify the subject parcel to the Maricopa City Code (MCC) zoning district, General Commercial (GC), is supported by the General Plan.*

2. Any change in District boundaries is necessary to achieve the balance of land uses desired by the city, consistent with the General Plan, and to increase the inventory of land within a given Zoning District; and

Staff Analysis: *If approved, the rezone request will advance the General Plan objectives to bring county zoning districts to municipal zoning districts, to promote commercial activity along neighborhood nodes, as well as encourage commercial uses near residential uses.*

3. The amendment will promote the growth of the city in an orderly manner and protect the public health, safety, peace, comfort, and general welfare.

Staff Analysis: *The zoning map amendment request to rezone the subject parcel to the municipal zoning district will promote growth in an orderly manner and protect public health, safety, peace, comfort, and the general welfare.*

CONDITIONS OF APPROVAL FOR APN 510-71-016H

1. Prior to City Council approval of ZON25-05, the applicant shall submit to the City a signed waiver pursuant to Proposition 207, as applicable.
2. Shared access easement required between private drive (Ranch Road) and future development/parcel to the east;
3. The applicant shall continue with the development process of submitting a Development Review Permit as prescribed within the City's Zoning Code;
4. Future development will be required to follow all required City of Maricopa standards, details, regulations, guidelines and procedures as outlined in the City of Maricopa Design Standards Manual as well as any other applicable jurisdictional requirements;
5. Prior to issuance of the final Certificate of Occupancy, the developer must provide all offsite improvements recommended by City's staff and a traffic impact analysis prepared by City's approved guidelines. Offsite improvements include infrastructure such as construction or improvements of roads, sidewalks, curb/gutter, stripping, signs, streetlights, landscaping and new installation or reconfiguration of existing traffic signals impacted by the development;
6. Access to the development is subject to review and approval by City Engineer. Interaction with future developments and their accesses must be analyzed by applicant's traffic engineer and City Staff.

CONCLUSION

Staff recommend Council concur with the Planning and Zoning Commission (6-1) and approve **Ordinance # ORD25-18 (ZON25-05)**.

ATTACHMENTS

- Exhibit A:** Project Narrative
- Exhibit B:** Existing Zoning Map
- Exhibit C:** Proposed Zoning Map
- Exhibit D:** General Plan Map
- Exhibit E:** Citizen Participation Report

-- End of staff report --

October 7, 2025

City of Maricopa
39700 W Civic Center Plaza
Maricopa, AZ 85138

Re: Project Narrative - Rezoning
Clean Freak Car Wash at Honeycutt Road and 7 Ranch Road
City of Maricopa
Westwood Project No. 0052424

Applicant: Clean Freak Car Wash Powered by Circle K
Owner: Poter 20 LLC
Parcel Number: 510-71-016H
Current Zoning: CB-2 (Pinal County)
Proposed Zoning: GC – General Commercial (City of Maricopa)
Project type: Rezoning to allow a car wash development
Jurisdiction: City of Maricopa

Project Overview

Clean Freak Car Wash is proposing the development of a new express car wash facility within the City of Maricopa, AZ. The project will be located on a vacant parcel at the SEC of Honeycutt Road and 7 Ranch Road, APN 510-71-016H. The intent of this project is to offer the community a high-quality, environmentally responsible car wash option that supports local economic growth and job creation.

The proposed facility will include a 4,810 square-foot automated car wash tunnel, vacuum bays, queuing lanes, and supporting equipment. The site will be designed to ensure safe vehicular circulation, pedestrian accessibility, aesthetic compatibility with surrounding developments, and adherence to all applicable city codes and standards.

Project Description

The applicant is requesting a rezoning of 1.25 acres located at the southeast corner of Honeycutt Avenue and 7 Ranch Road within the City of Maricopa. The subject property is currently zoned **CB-2** under the **Pinal County Zoning Ordinance**, a designation that remains in place for some annexed parcels until formally rezoned to align with the City of Maricopa’s zoning code.

The proposed zoning district is **GC – General Commercial**, consistent with the City’s adopted zoning code and intended to accommodate a range of commercial uses, including **car washes**, which are permitted with a conditional use permit (if applicable—verify this). The rezoning will facilitate the development of a **Clean Freak Car Wash**, a modern, automated express car wash facility that serves the growing commercial needs of the community.

Phasing

The primary purpose of this rezoning is to:

- Transition the zoning designation from Pinal County's **CB-2** to the City of Maricopa's **GC** to bring the parcel into full conformity with the City's municipal code.
- Enable carwash use that is **not permitted** under the existing CB-2 zoning.
- Support a commercial development that aligns with the City's **General Plan**, surrounding land uses, and economic development goals.

Site Conditions

The subject site is currently vacant land and is relatively flat with slopes of 0.4% running northwest across the site.

Traffic

The layout has been thoughtfully designed to accommodate the operational needs of a high-volume express car wash while ensuring safety and efficiency:

- **Ingress and Egress:** Access will be provided via 7 Ranch Road, with a full-access driveway and adequate queuing length to prevent off-site backup.
- **Internal Circulation:** The site will include a clearly marked entrance lane, pay stations, tunnel entrance, and exit flow toward vacuum bays and exit drive.
- **Vacuum Stations:** 18 self-service vacuum bays will be provided for customer use post-wash.
- **Pedestrian Access:** Sidewalk connectivity to the adjacent commercial uses and ADA-compliant walkways will be included.

Utilities and Infrastructure

All necessary utilities, including water, sewer, and power, are available to serve the site. Coordination with the appropriate utility providers and City departments is ongoing to ensure capacity and compliance with engineering standards.

Drainage & Grading

The parcel is located within Flood Zone X which is an area Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

The development will regrade the existing site to allow for the construction of all necessary infrastructure associated with the carwash and utilities. The site has been designed such that stormwater will be captured by a proposed private storm system that conforms to City of Maricopa Drainage and Development standards and requirements.

Erosion and Dust Control

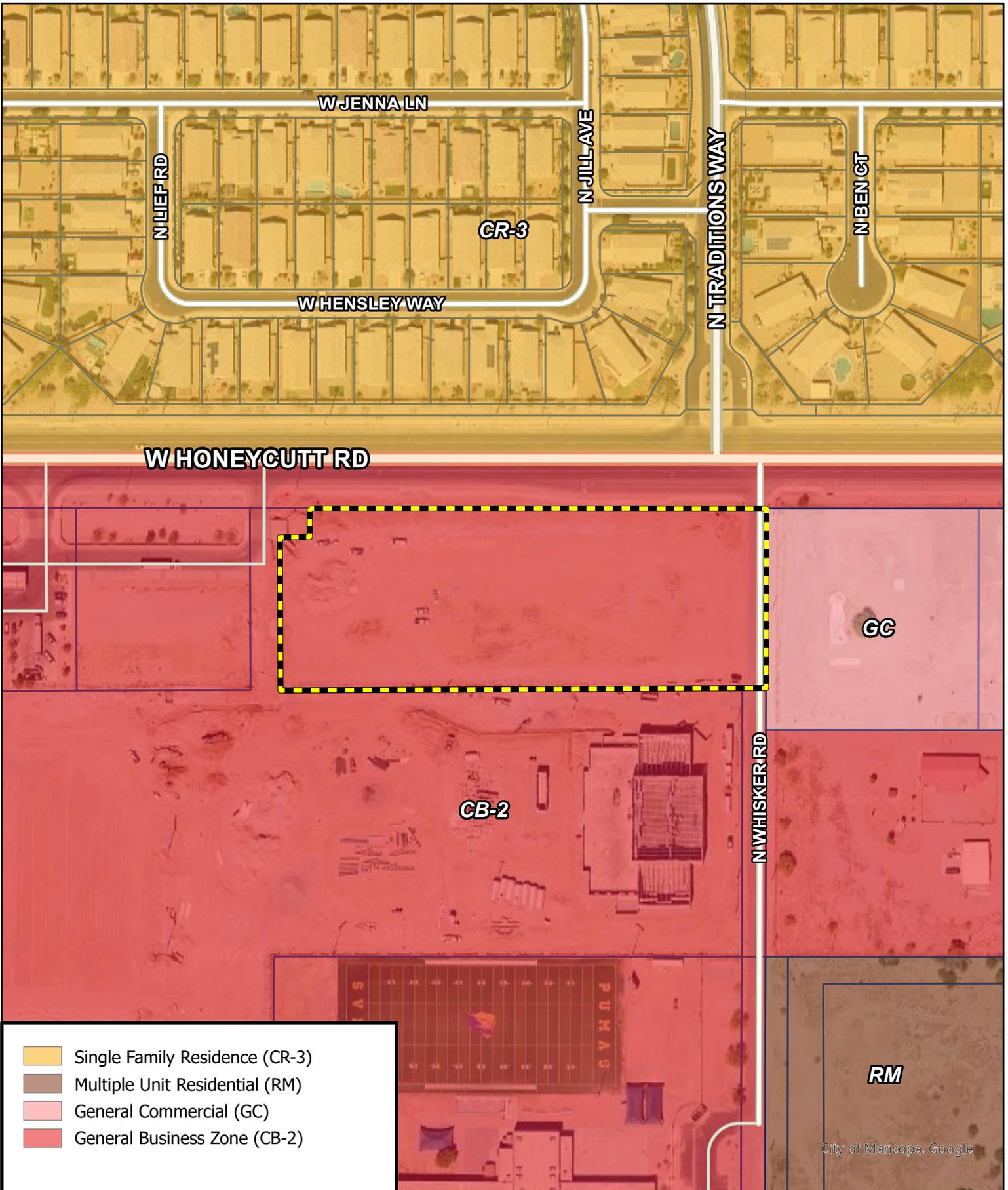
Per City of Maricopa standards, the development will be required to provide erosion and dust control measures throughout the duration of construction to ensure downstream stormwater infrastructure is not negatively impacted by sediment accumulation.

Conclusion

The applicant respectfully requests approval of this rezoning from **CB-2 (County)** to **GC (City of Maricopa)** to enable the development of a Clean Freak Car Wash. This rezoning is consistent with the General Plan, surrounding land uses, and the City's vision for commercial growth and development.

We look forward to working with City staff and stakeholders throughout the entitlement process.

Sincerely,
Westwood Professional Services

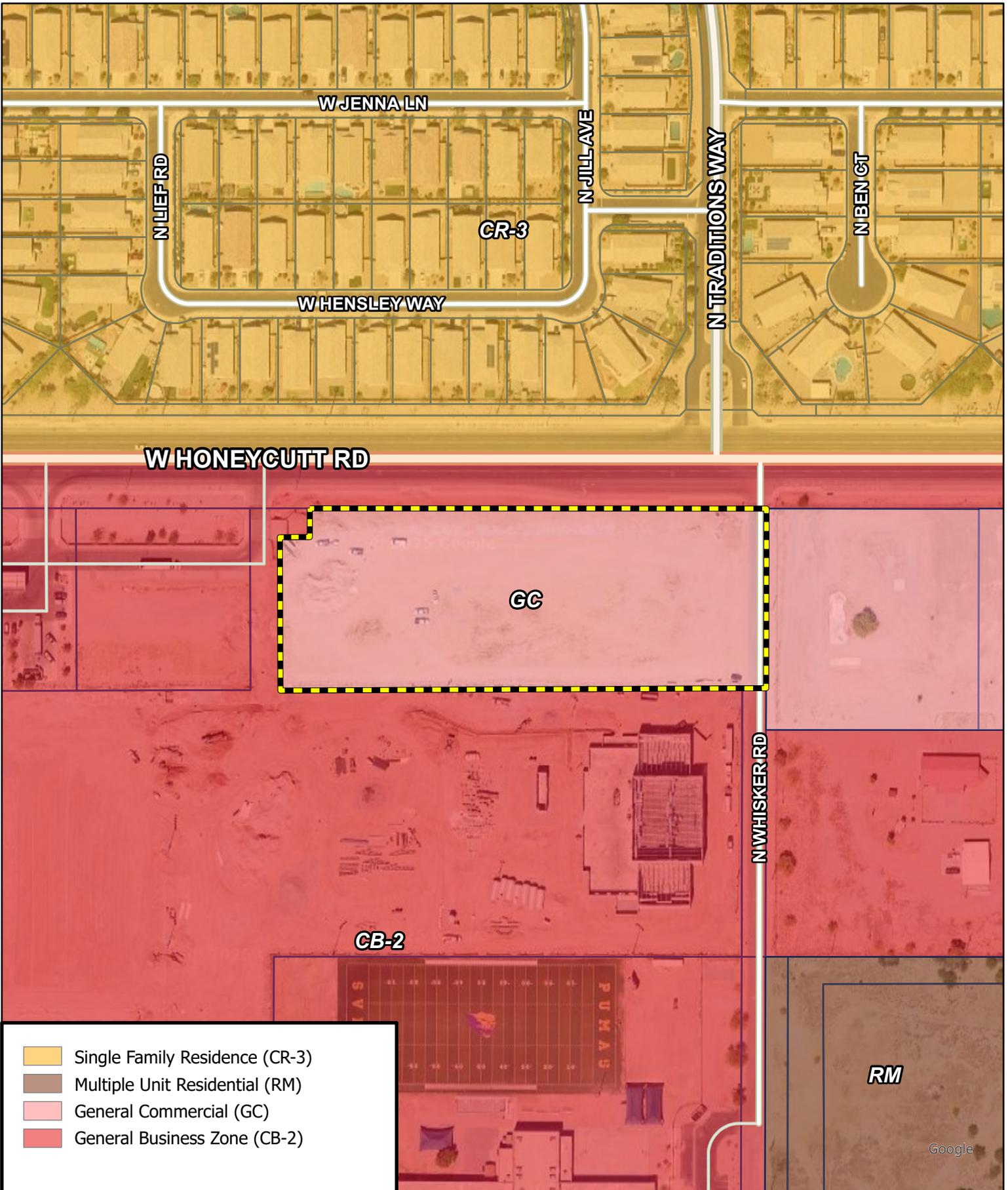


	Single Family Residence (CR-3)
	Multiple Unit Residential (RM)
	General Commercial (GC)
	General Business Zone (CB-2)

Information shown on this map is for general reference and should be verified using recorded documents. It should not be used to replace a site survey.



9/16/2025
8.5" x 11"

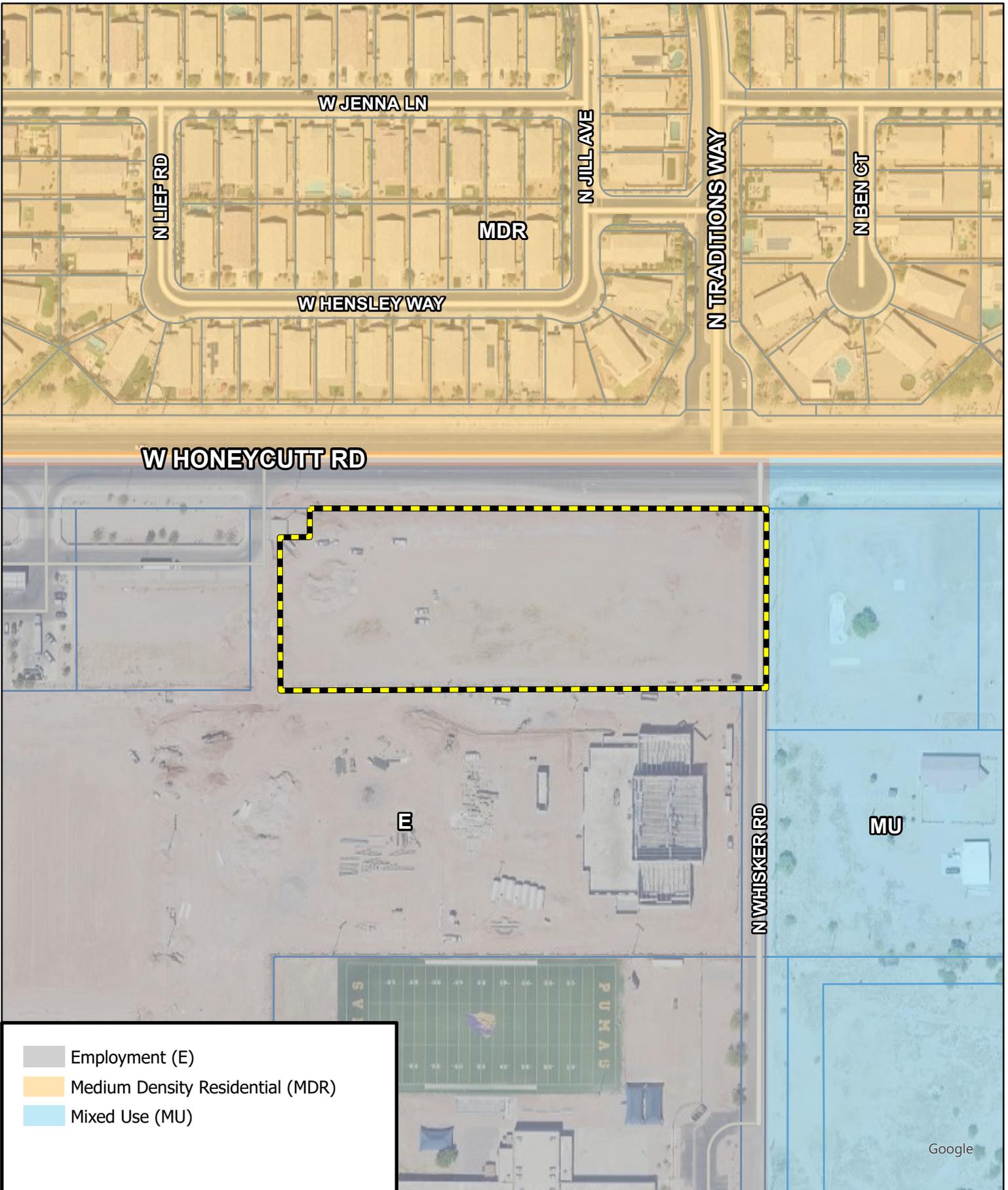


	Single Family Residence (CR-3)
	Multiple Unit Residential (RM)
	General Commercial (GC)
	General Business Zone (CB-2)

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10/22/2025
8.5" x 11"

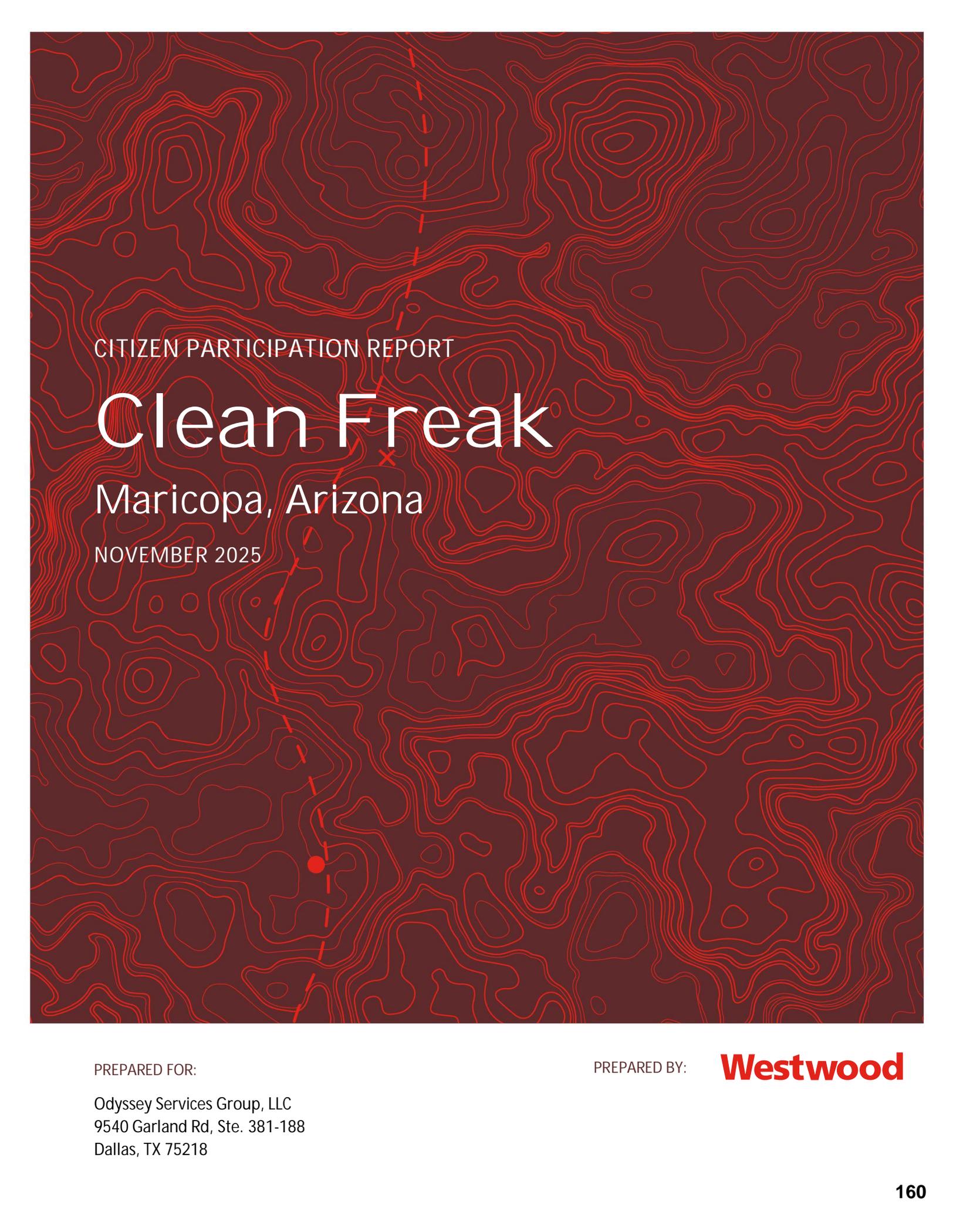


	Employment (E)
	Medium Density Residential (MDR)
	Mixed Use (MU)

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9/16/2025
8.5" x 11"



CITIZEN PARTICIPATION REPORT

Clean Freak

Maricopa, Arizona

NOVEMBER 2025

PREPARED FOR:

Odyssey Services Group, LLC
9540 Garland Rd, Ste. 381-188
Dallas, TX 75218

PREPARED BY:

Westwood

Citizen Participation Report

Clean Freak

Maricopa, Arizona

Prepared For:
Odyssey Services Group
9540 Garland Rd. Suite 381-188
Dallas, Texas 75218
(317) 417-7133

Prepared By:
Westwood Professional Services
6909 E. Greenway Pky. Suite 250
Scottsdale, AZ 85254
(480) 747-6558

Project Number: 0052424.00
Date: November 2025

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Citizen Participation Plan

Narrative
Notification Letter
600-ft Radius Map
List of Property Owners
Draft Newspaper Notice
Draft Sign Posting
Sign Posting Location

October 7, 2025

City of Maricopa
39700 W Civic Center Plaza
Maricopa, AZ 85138

Re: Project Narrative - Rezoning
Clean Freak Car Wash at Honeycutt Road and 7 Ranch Road
City of Maricopa
Westwood Project No. 0052424

Applicant: Clean Freak Car Wash Powered by Circle K
Owner: Poter 20 LLC
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The layout has been thoughtfully designed to accommodate the operational needs of a high-volume express car wash while ensuring safety and efficiency:

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The development will regrade the existing site to allow for the construction of all necessary infrastructure associated with the carwash and utilities. The site has been designed such that stormwater will be captured by a proposed private storm system that conforms to City of Maricopa Drainage and Development standards and requirements.

Erosion and Dust Control

Per City of Maricopa standards, the development will be required to provide erosion and dust control measures throughout the duration of construction to ensure downstream stormwater infrastructure is not negatively impacted by sediment accumulation.

Conclusion

The applicant respectfully requests approval of this rezoning from **CB-2 (County)** to **GC (City of Maricopa)** to enable the development of a Clean Freak Car Wash. This rezoning is consistent with the General Plan, surrounding land uses, and the City's vision for commercial growth and development.

We look forward to working with City staff and stakeholders throughout the entitlement process.

Sincerely,
Westwood Professional Services

Westwood

October 16, 2025

City of Maricopa
39700 West Civic Center Plaza
Maricopa, Arizona 85138

RE: Notification Letter (ZON25-05)

Clean Freak Car Wash at W. Honeycutt Rd. and N Porter Rd.
City of Maricopa
Westwood Project No. 0052424

Dear Neighbor,

An application has been filed with the City of Maricopa by **Westwood Professional Services** for a **Clean Freak Car Wash** at the above-mentioned property. The meeting dates regarding this request are as follows:

<p style="text-align: center;">Neighborhood Meeting November 6, 2025 @ 6:00 p.m. City of Maricopa Library and Cultural Center 18160 N Maya Angelou Dr Maricopa, AZ 85138</p>
--

<p>Planning and Zoning Commission: December 8, 2025 @ 6:00 p.m. City Hall – Council Chambers 39700 W. Civic Center Plaza Maricopa, AZ 85138</p>	<p>City Council: January 20, 2026 @ 6:00 p.m. City Hall – Council Chambers 39700 W. Civic Center Plaza Maricopa, AZ 85138</p>
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According to the Pinal County Assessor records, you are a property owner within 600 feet of the property under consideration. In order to better inform you of the public meeting scheduled for this matter, this notice is being sent to you via **first class mail/certified mail/delivery confirmation mail**.

If you wish to provide input on this matter, you may attend each meeting or submit written comments before or at the meeting. If you have any questions concerning this matter, please contact **LaRee Mason** at the City of Maricopa Planning Department at 520-568-9098. You can also email them at LaRee.Mason@maricopa-az.gov subject **ZON25-05 Clean Freak Car Wash**.

Please see additional pages for project narrative and other exhibits.

Sincerely,
Westwood Professional Services

****Esta información se puede proporcionar en español a pedido, por favor comuníquese con Rodolfo Lopez, 520-316-6986 para la información.****

Notification Area Map

Project Name: Clean Freak Car Wash

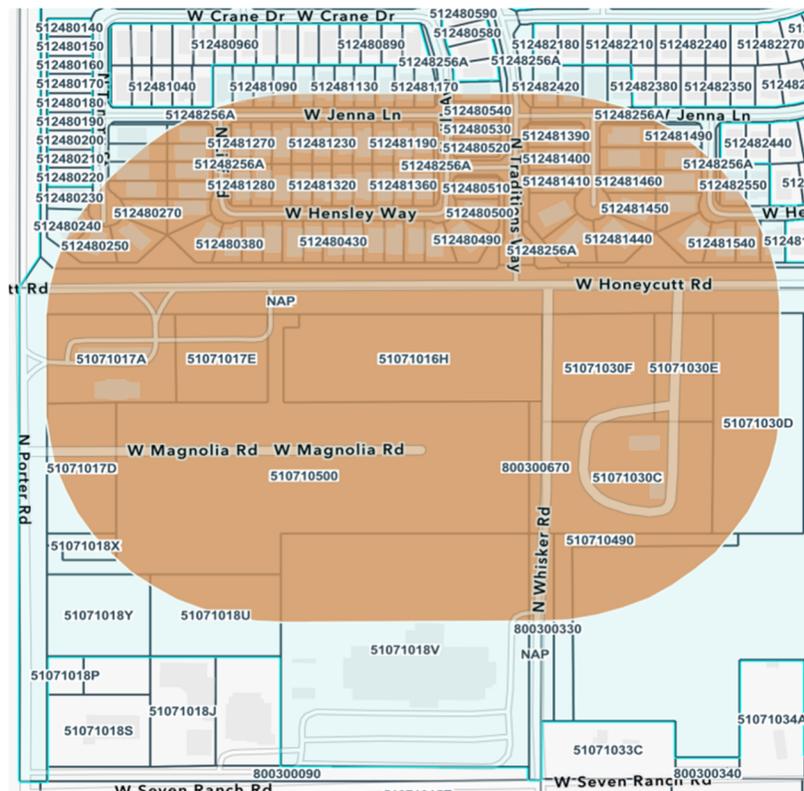
Location: 41135 W Honeycutt Rd, Maricopa, AZ 85138

Request: Rezoning Permit

Current Zoning of Subject Property: CB-2

Staff can assist with identifying the 600 feet boundary around the subject property.

Property Owner Notification: 600 feet mailing list



-  600 feet Notification Area
-  Subject Property

Westwood

Property Owner Name	Parcel #	Physical Address	Tax Billing Address
19265 N Porter LLC	51071018V	19265 N Porter Rd Maricopa, AZ 85138	1460 S Horne Mesa, AZ 85204-4576
19265 N Porter LLC	51071018U	1460 S Horne Mesa, AZ 85204	1460 S Horne Mesa, AZ 85204-4576
41236 E Jenna Lane LLC	512481140	41236 W Jenna Ln Maricopa, AZ 85138	2144 W Weatherby Way Chandler, AZ 85286-6844
41298 W Hensely Drive LLC	512481300	41298 W Hensley Way Maricopa, AZ 85138	2144 W Weatherby Way Chandler, AZ 85286-6844
Abalos Francis	512480310	19779 N Tammy St Maricopa, AZ 85138	19779 N Tammy St Maricopa, AZ 85138-8676
Ames Richard C & Cynthia L	512481410	19744 N Ben Ct Maricopa, AZ 85138	19744 N Ben Ct Maricopa, AZ 85138-8681
Anderson Darryl	512480330	19766 N Lief Rd Maricopa, AZ 85138	19766 N Lief Rd Maricopa, AZ 85138-8350
Angelini Alice May	512480510	19739 N Jill Ave Maricopa, AZ 85138	19739 N Jill Ave Maricopa, AZ 85138-8591
Baermann Robert M Trs	512481460	19745 N Ben Ct Maricopa, AZ 85138	19745 N Ben Ct Maricopa, AZ 85138-8681
Bismuth Propco Series LLC	512481270	41331 W Jenna Ln Maricopa, AZ 85138	Po Box 4900 Scottsdale, AZ 85261-1490
Blendu Paul B & Christy M	512481540	40955 W Hensley Way Maricopa, AZ 85138	40955 W Hensley Way Maricopa, AZ 85138-8591
Bogle Christopher Scott	512481280	41330 W Hensley Way Maricopa, AZ 85138	41330 W Hensley Way Maricopa, AZ 85138-8591
Brannen Corinne	512481470	19759 N Ben Ct Maricopa, AZ 85138	19759 N Ben Ct Maricopa, AZ 85138-8513
Branson Richard S	512482540	40936 W Hensley Way Maricopa, AZ 85138	19438 Rainer View Rd SE Monroe, WA 98272--879
Broeders William A & Nuria	512481500	19758 N Alexis Ave Maricopa, AZ 85138	19758 N Alexis Ave Maricopa, AZ 85138-8681
Camacho Gabrielle Guadalupe	512480500	19729 N Jill Ave Maricopa, AZ 85138	19729 N Jill Ave Maricopa, AZ 85138-8591
Circle K Stores Inc	51071017a	41433 W Honeycutt Rd Maricopa, AZ 85138	Po Box 1119 Dripping Springs, TX 78620-0111
Cisneros Ruben O Castillo & Santillan Sonia	51071030c	19525 N Whisker Rd Maricopa, AZ 85138-8513	19525 N Whisker Rd Maricopa, AZ 85138-8513
City Of Maricopa	800300330	39700 W Civic Center PLZ Maricopa, AZ 85138-8350	39700 W Civic Center PLZ Maricopa, AZ 85138-8350
City Of Maricopa	800300670	39700 W Civic Center PLZ Maricopa, AZ 85138-8350	39700 W Civic Center PLZ Maricopa, AZ 85138-8350
Clark Laura M Trust	512481180	41195 W Jenna Ln Maricopa, AZ 85138	41195 W Jenna Ln Maricopa, AZ 85138-8630

Westwood

Colwick Ryan D	512481520	19730 N Alexis Ave Maricopa, AZ 85138	19730 N Alexis Ave Maricopa, AZ 85138-8681
Comer Rod J & Magdalena	512482390	41042 W Jenna Ln Maricopa, AZ 85138	41042 W Jenna Ln Maricopa, AZ 85138-8631
Compagnone Christopher	512480520	19763 N Jill Ave Maricopa, AZ 85138	19763 N Jill Ave Maricopa, AZ 85138-8591
Cornish Kevin	512481210	41239 W Jenna Ln Maricopa, AZ 85138	4068 S Carson Way Aurora, CO 80014-4810
De Leon Leonardo Horacio & Alma Michelle	512480370	41345 W Hensley Way Maricopa, AZ 85138	41345 W Hensley Way Maricopa, AZ 85138-8591
Deniz Miguel A	512480430	41255 W Hensley Way Maricopa, AZ 85138	41255 W Hensley Way Maricopa, AZ 85138-8590
Dobson Darrick	512481230	41269 W Jenna Ln Maricopa, AZ 85138	41269 W Jenna Ln Maricopa, AZ 85138-8630
Elliott Kenneth J	512482400	41060 W Jenna Ln Maricopa, AZ 85138	41060 W Jenna Ln Maricopa, AZ 85138-8631
Elshikha Diaa Eldin	512481190	41209 W Jenna Ln Maricopa, AZ 85138	41209 W Jenna Ln Maricopa, AZ 85138-8630
Flood Stephen	512481360	41208 W Hensley Way Maricopa, AZ 85138	41208 W Hensley Way Maricopa, AZ 85138-8590
Frutchey Scott Douglas & Sunny	512481530	40973 W Hensley Way Maricopa, AZ 85138	40973 W Hensley Way Maricopa, AZ 85138-8591
Gomez Jose Ochoa	512481420	19730 N Ben Ct Maricopa, AZ 85138	19730 N Ben Ct Maricopa, AZ 85138-8681
Gordon Keith Lamar	512480450	41225 W Hensley Way Maricopa, AZ 85138	41225 W Hensley Way Maricopa, AZ 85138-8590
Graebel Adam	512480300	19765 N Tammy St Maricopa, AZ 85138	19765 N Tammy St Maricopa, AZ 85138-8676
Gunn Breanna Nicole	512480340	19752 N Lief Rd Maricopa, AZ 85138	15420 S 7th Dr Phoenix, AZ 85045-5031
Gunsmoke Ranch Apartments LP	510710450	19550 N Gunsmoke Rd Maricopa, AZ 85138	401 Wilshire Blvd Ste 1100 Santa Monica, CA 90401-1149
Gunsmoke Ranch Apartments LP	510710490	401 Wilshire Blvd Ste 1100, Santa Monica, CA 90401-1149	401 Wilshire Blvd Ste 1100 Santa Monica, CA 90401-1149
Harty Alexander J & Sanders Maranda	512481450	19731 N Ben Ct Maricopa, AZ 85138	19731 N Ben Ct Maricopa, AZ 85138-8681
Hernandez Dora A	512480530	19777 N Jill Ave Maricopa, AZ 85138	19777 N Jill Ave Maricopa, AZ 85138-8591
Homestead South Homeowners Association	51248256a	450 N Dobson Rd Ste 201 Mesa, AZ 85201-1528	450 N Dobson Rd Ste 201 Mesa, AZ 85201-1528
Honeycutt & Porter Road LLC	510710500	7007 W Happy Valley Rd Peoria, AZ 85383-3322	7007 W Happy Valley Rd Peoria, AZ 85383-3322

Westwood

Howell Alexis M & Watts Devon	512480360	19724 N Lief Rd Maricopa, AZ 85138	19724 N Lief Rd, Maricopa, AZ 85138-8350
HPA II Borrower 2021-1 LLC	512480380	41331 W Hensley Way Maricopa, AZ 85138	Po Box 4900 Scottsdale, AZ 85261-1490
Hurtado Camilo	512481080	41326 W Jenna Ln Maricopa, AZ 85138	Mail Return
Johnson Michael J & Ann M	512480280	19737 N Tammy St Maricopa, AZ 85138	19737 N Tammy St Maricopa, AZ 85138-8676
Juarez Andy Cobos	512480230	19736 N Tammy St Maricopa, AZ 85138	19736 N Tammy St Maricopa, AZ 85138-8676
Kisicki Erin C	512481390	19774 N Ben Ct Maricopa, AZ 85138	19774 N Ben Ct Maricopa, AZ 85138-8681
Klimuck Gordon Frederick Rev Liv Trust	512481400	19758 N Ben Ct Maricopa, AZ 85138	19758 N Ben Ct Maricopa, AZ 85138-8681
Kloman Susan Rev Trust	512482550	40954 W Hensley Way Maricopa, AZ 85138	40954 W Hensley Way Maricopa, AZ 85138-8591
Larson Larry R & Nancy Jo	512481260	41315 W Jenna Ln Maricopa, AZ 85138	723 County Rd N Yutan, NE 68073-3500
Latham Emma	512481110	41282 W Jenna Ln Maricopa, AZ 85138	41282 W Jenna Ln Maricopa, AZ 85138-8630
Le Christopher Guillermo	512481320	41268 W Hensley Way Maricopa, AZ 85138	41268 W Hensley Way Maricopa, AZ 85138-8590
Le Phuc	512480490	19717 N Jill Ave Maricopa, AZ 85138	19717 N Jill Ave Maricopa, AZ 85138--591
Legacy Charter LLC	51071018x	1627 W Dusty Wren Dr Phoenix, AZ 85085-5805	1627 W Dusty Wren Dr Phoenix, AZ 85085-5805
Legacy Charter LLC	51071018y	1627 W Dusty Wren Dr Phoenix, AZ 85085-5805	1627 W Dusty Wren Dr Phoenix, AZ 85085-5805
Low Ying Chih Angie Yeh	512481340	41236 W Hensley Way Maricopa, AZ 85138	662 6th Ave San Francisco, CA 94118-8380
Lyon Terence A & Lynn M Fam Liv Trust	512480390	41317 W Hensley Way Maricopa, AZ 85138	41317 W Hensley Way Maricopa, AZ 85138-8591
Martinez Daniel	512481440	19717 N Ben Ct Maricopa, AZ 85138	19717 N Ben Ct Maricopa, AZ 85138-8681
McClelland Jenah Lenee	512480540	19793 N Jill Ave Maricopa, AZ 85138	19793 N Jill Ave Maricopa, AZ 85138-8513
Mckenna Edward	512481070	41342 W Jenna Ln Maricopa, AZ 85138	42064 W Rummy Rd Maricopa, AZ 85138-8393
McManus Patrick Alan	512481330	41252 W Hensley Way Maricopa, AZ 85138	41252 W Hensley Way Maricopa, AZ 85138-8590
Molder Mitzi Nicole & William Wayne	512481220	41255 W Jenna Ln Maricopa, AZ 85138	41255 W Jenna Ln Maricopa, AZ 85138-8630
Morones Michael Iii	512481480	19775 N Ben Ct Maricopa, AZ 85138	19775 N Ben Ct Maricopa, AZ 85138-8513

Westwood

Najer Elioret	512481160	41206 W Jenna Ln Maricopa, AZ 85138	41206 W Jenna Ln Maricopa, AZ 85138-8630
Navarrette Guillermo Saiz Jr	512481120	41266 W Jenna Ln Maricopa, AZ 85138	41266 W Jenna Ln Maricopa, AZ 85138-8630
Ogburn Brennan Stewart & Jessica Marie	512481100	41296 W Jenna Ln Maricopa, AZ 85138	765 Mesa View Dr Spc 217 Arroyo Grande, CA 93420-0858
Olivarez James Robert & April Christine Co- TRS	512481560	40919 W Hensley Way Maricopa, AZ 85138	40919 W Hensley Way Maricopa, AZ 85138-8591
Pasley Scott S & Renee C	512480440	41239 W Hensley Way Maricopa, AZ 85138	14702 Se 278th Pl Kent, WA 98042-2437
PCH Honeycutt LLC	51071030F	4365 E Pecos Rd Ste 108 Gilbert, AZ 85295-5788	4365 E Pecos Rd Ste 108 Gilbert, AZ 85295-5788
Pectol Mark	51071030E	13615 S 45th St Phoenix, AZ 85044-4210	13615 S 45th St Phoenix, AZ 85044-4210
Pinal County Federal Credit Union	51071017E	1000 E Florence Blvd Casa Grande, AZ 85122-2463	1000 E Florence Blvd Casa Grande, AZ 85122-2463
Pinal Housing LLC	512481290	41314 W Hensley Way Maricopa, AZ 85138	Po Box 2014 Laramie, WY 82073-3201
Porter 20 LLC	51071017D	Po Box 41428 Phoenix, AZ 85080-0142	Po Box 41428 Phoenix, AZ 85080-0142
Pratt Andrew Lloyd	512482420	41096 W Jenna Ln Maricopa, AZ 85138	41096 W Jenna Ln Maricopa, AZ 85138-8631
Quaye Marvin & Stephanie	512481350	41222 W Hensley Way Maricopa, AZ 85138	41222 W Hensley Way Maricopa, AZ 85138-8590
Ramirez Daniel Lopez & Hernandez Paulina Avila	512480470	41197 W Hensley Way Maricopa, AZ 85138	41197 W Hensley Way Maricopa, AZ 85138-8590
Resto Jorge L	512480550	19809 N Jill Ave Maricopa, AZ 85138	19809 N Jill Ave Maricopa, AZ 85138-8591
Robinson James Dean & Jennifer Louise	512480260	19717 N Tammy St Maricopa, AZ 85138	19717 N Tammy St Maricopa, AZ 85138-8676
Robinson Zackyisha Delores Ann & Reginald A	512481550	40937 W Hensley Way Maricopa, AZ 85138	40937 W Hensley Way Maricopa, AZ 85138-8591
Salazar Kaileb	512480240	19722 N Tammy St Maricopa, AZ 85138	19722 N Tammy St Maricopa, AZ 85138-8676
Seville Angel	512480480	41183 W Hensley Way Maricopa, AZ 85138	41183 W Hensley Way Maricopa, AZ 85138-8590
SFR II Borrower 2021-3 LLC	512480410	41287 W Hensley Way Maricopa, AZ 85138	Po Box 4900 Scottsdale, AZ 85261-1490
Silva Elizabeth A	512481430	19716 N Ben Ct Maricopa, AZ 85138	19716 N Ben Ct Maricopa, AZ 85138-8681

Westwood

Simmons Stephen D	512481510	19744 N Alexis Ave Maricopa, AZ 85138	19744 N Alexis Ave Maricopa, AZ 85138-8681
Simotwo Silas & Timbers Simone	512480270	19723 N Tammy St Maricopa, AZ 85138	19723 N Tammy St Maricopa, AZ 85138-8676
Soriano Alex Roberto	512480420	41271 W Hensley Way Maricopa, AZ 85138	41271 W Hensley Way Maricopa, AZ 85138-8590
Sosa Enrique Alberto Medina & Felix Miriam Guadalupe Medina	512480350	19738 N Lief Rd Maricopa, AZ 85138	19738 N Lief Rd Maricopa, AZ 85138-8350
Stephens Andrea & Tyree Lamar	512480250	19716 N Tammy St Maricopa, AZ 85138	19716 N Tammy St Maricopa, AZ 85138-8676
Steward Andrea T & Michael A	512482410	41078 W Jenna Ln Maricopa, AZ 85138	41078 W Jenna Ln Maricopa, AZ 85138-8631
Szprejda Susan	512480400	41303 W Hensley Way Maricopa, AZ 85138	41303 W Hensley Way Maricopa, AZ 85138-8591
Thompson Kyle & Crystal	512480290	19751 N Tammy St Maricopa, AZ 85138	19751 N Tammy St Maricopa, AZ 85138-8676
Tropio Marc & Stacey	512481170	41192 W Jenna Ln Maricopa, AZ 85138	41192 W Jenna Ln Maricopa, AZ 85138-8630
Turner Casey Ryan & Murphy Christina	512481370	41194 W Hensley Way Maricopa, AZ 85138	41194 W Hensley Way Maricopa, AZ 85138-8590
Turner Revocable Living Trust	512481150	41222 W Jenna Ln Maricopa, AZ 85138	13820 Paddock St Sylmar, CA 91342-2221
Valenzuela Carlos D	512481200	41225 W Jenna Ln Maricopa, AZ 85138	41225 W Jenna Ln Maricopa, AZ 85138-8630
Valenzuela Marcelo R & Souree D	512480460	41211 W Hensley Way Maricopa, AZ 85138	41211 W Hensley Way Maricopa, AZ 85138-8590
Valk Properties Three LLC	51071030d	1450 T L Townsend Dr Ste 100 Rockwall, TX 75032-2490	1450 T L Townsend Dr Ste 100 Rockwall, TX 75032-2490
Vespo Garrett Liv Trust	512481250	41299 W Jenna Ln Maricopa, AZ 85138	1605 Illinois St Roselle, IL 60172-2410
Williams Brittani B	512480320	19780 N Lief Rd Maricopa, AZ 85138	19780 N Lief Rd Maricopa, AZ 85138-8350
Willoughby Mark William	512481240	41285 W Jenna Ln Maricopa, AZ 85138	41285 W Jenna Ln Maricopa, AZ 85138-8630
Yao Xue	512481490	19774 N Alexis Ave Maricopa, AZ 85138	15215 S 48th St Ste 133 Phoenix, AZ 85044-4913
Zhang Pengfei & Zhu Yan	512481130	41252 W Jenna Ln Maricopa, AZ 85138	3 Midpark Way Nepean, On -
Zhao Bonnie Honglei	512481310	41282 W Hensley Way Maricopa, AZ 85138	2429 Dover Dr Laramie, WY 82072-2530
Ziehr Andrew & Jennifer	512481090	41312 W Jenna Ln Maricopa, AZ 85138	41312 W Jenna Ln Maricopa, AZ 85138-8630

**NEWSPAPER NOTICE
NOTICE OF NEIGHBORHOOD MEETING, PUBLIC HEARING
AND PUBLIC MEETING
REZONE PERMIT Case ZON25-3662**

Neighborhood Meeting
October 30, 2025 @ 6:00 PM
City of Maricopa Library and Cultural Center
18160 N Maya Angelou Dr
Maricopa, AZ 85138

**Planning & Zoning Commission Meeting
(PUBLIC HEARING)**
December 6, 2025 @ 6:00 PM
City Hall – Council Chambers
39700 W. Civic Center Plaza
Maricopa, AZ 85138

City Council Meeting
January 20, 2026 @ 6:00 PM
City Hall – Council Chambers
39700 W. Civic Center Plaza
Maricopa, AZ 85138

NOTICE IS HEREBY GIVEN THAT at the above listed meeting, a PUBLIC HEARING will be held at the above stated date, time, and location.

Porter 20 LLC, represented by **Michael Caylor** of **Westwood Professional Services**, is proposing 4,810 square-foot automated car wash tunnel, vacuum bays, queuing lanes, and supporting equipment at **41135 W Honeycutt Rd. Maricopa, AZ 85138** generally located near **Honeycutt Road and 7 Ranch Road**.

The Planning and Zoning Division is processing this proposal in accordance with the Zoning Code as a **Rezoning Permit**.

Anyone wishing to appear and make comment is encouraged to attend. Written comments are welcome and if received prior to the meeting, will be included in the record. All comments or appeals should be sent in a written form to the Planning and Zoning Division, Attn: **LaRee Mason** at 39700 W Civic Center Plaza, Maricopa, AZ 85138 or email at **LaRee.Mason@maricopa-az.gov**. Please include name, address, telephone number and signature. For questions, contact the Planning and Zoning Division at (520) 568-9098.

October 7, 2025

Published in **Casa Grande Dispatch**

October 16, 2025

ZONING

City of Maricopa – Planning Division

Proposal: The applicant is requesting a rezoning of 1.25 acres located at the southeast corner of Honeycutt Avenue and 7 Ranch Road within the City of Maricopa. The subject property is currently zoned CB-2 under the Pinal County Zoning Ordinance, a designation that remains in place for some annexed parcels until formally rezoned to align with the City of Maricopa’s zoning code.

NEIGHBORHOOD MEETING

October 30, 2025 @ 6:00 p.m.

City of Maricopa Library & Cultural Center

18160 N Maya Angelou Dr

Maricopa, AZ 85138

PLANNING AND ZONING COMMISSION

(PUBLIC HEARING)

December 8, 2025 @ 6:00p.m.

City Hall Council Chambers

39700 W. Civic Center Plaza

Maricopa, AZ 85138

FOR QUESTIONS OR COMMENTS

REGARDING THIS CASE CONTACT

CASE PLANNER: LaRee Mason

Associate Planner

(520) 568-9098

LaRee.Mason@maricopa-az.gov

CITY COUNCIL MEETING

January 20, 2026 @ 6:00p.m.

City Hall Council Chambers

39700 W. Civic Center Plaza

Maricopa, AZ 85138



Westwood



Sign Posting Report

AFFIDAVIT OF SIGN POSTING

The undersigned Applicant has complied with the City of Maricopa's sign posting requirements, located at the SEC Honeycutt Rd & 7 Ranch Rd, in the City of Maricopa, on 10/20/25.

See attached photo exhibit.

For applicant:

Westwood Professional Services

Dynamite Signs
Sign Company Name

Meghan Liggett
Sign Company Representative

Subscribed and sworn to be on 10/20/25 by Meghan Liggett.

IN WITNESS WHEREOF, I Hereto set my hand and official seal.

Marybeth Conrad
Notary Public



My Commission expires: 10-25-28



ZONING



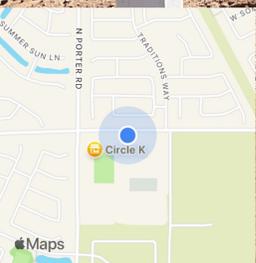
CITY OF MARICOPA- PLANNING DIVISION

Proposal: Case #ZON25-05 - The applicant is requesting a rezoning of 1.25 acres located at the southeast corner of Honeycutt Avenue and 7 Ranch Road within the City of Maricopa. The subject property is currently zoned CB-2 under the Pinal County Zoning Ordinance, a designation that remains in place for some annexed parcels until formally rezoned to align with the City of Maricopa's zoning code.

NEIGHBORHOOD MEETING	PLANNING AND ZONING COMMISSION (PUBLIC HEARING)	CITY COUNCIL MEETING
Date: November 6, 2025 Time: 6:00 P.M. Location: City of Maricopa Library & Cultural Center 18160 N Maya Angelou Dr Maricopa, AZ 85138	Date: December 8, 2025 Time: 6:00 P.M. Location: City Hall Council Chambers 39700 W. Civic Center Plaza Maricopa, AZ 85138	Date: January 20, 2026 Time: 6:00 P.M. Location: City Hall Council Chambers 39700 W. Civic Center Plaza Maricopa, AZ 85138

**FOR QUESTIONS OR COMMENTS REGARDING THIS CASE, CONTACT CASE PLANNER:
LaRee Mason 520-316-6928 Email: LaRee.Mason@maricopa-az.gov**

Posting Date: October 20, 2025



October 20, 2025 at 10:15 AM
+33-058251,-112.011174
41195-41295 W Honeycutt Rd
Maricopa AZ 85138

Sign Language

ZONING

City of Maricopa – Planning Division

Proposal: The applicant is requesting a rezoning of 1.25 acres located at the southeast corner of Honeycutt Avenue and 7 Ranch Road within the City of Maricopa. The subject property is currently zoned CB-2 under the Pinal County Zoning Ordinance, a designation that remains in place for some annexed parcels until formally rezoned to align with the City of Maricopa’s zoning code.

NEIGHBORHOOD MEETING

November 6, 2025 @ 6:00 p.m.

City of Maricopa Library & Cultural Center

18160 N Maya Angelou Dr

Maricopa, AZ 85138

PLANNING AND ZONING COMMISSION

(PUBLIC HEARING)

December 8, 2025 @ 6:00p.m.

City Hall Council Chambers

39700 W. Civic Center Plaza

Maricopa, AZ 85138

FOR QUESTIONS OR COMMENTS

REGARDING THIS CASE CONTACT

CASE PLANNER: LaRee Mason

Associate Planner

(520) 316-6928

LaRee.Mason@maricopa-az.gov

CITY COUNCIL MEETING

January 20, 2026 @ 6:00p.m.

City Hall Council Chambers

39700 W. Civic Center Plaza

Maricopa, AZ 85138



Final Notification Letter

USPS Generated

Note to Mailer: Your electronic postage statement has been submitted to the USPS PostalOne! system on October 21st 2025

The labels and electronic mailing information associated to this form, must match the physical mailing being presented to the USPS® with this form.

Postage Statement ID: 625803883
 Post Office of Permit: DENVER CO 80266-9651
 Mailing Group ID: 484545871
 Account Holder: TALIA BOND POSTNET
 Account Number: 1000008417
 Permit Holder: TALIA BOND POSTNET
 Permit Type and Number: PI 2360
 Mail Agent: PostNet
 Mail Owner Name: PostNet
 Mail Owner's Permit Type and Number:
 CRID: 21636115
 Customer Reference ID:
 Mail Class and Price Eligibility: USPS - Regular Letters
 Processing Category: 0.0125 lbs (.20 oz)
 Single Piece Weight Declared by Mailer: 81
 Total Mail Pieces: 2.5000 lbs
 Total Weight: \$63.18
 Total Postage Amount:
 Permit Account for Insufficient Affixed Postage: \$0.00
 Total Postage Affixed:
 Total Postage Due: \$63.18
 Handling Unit :

1' MM Trays	2' MM Trays	2' EMM Trays	Flat Trays	Sacks	Pallets	Other
1						

Important: Please bring your mailing by -

Post Office of Mailing
 DENVER BMEU 7540 E 53RD PL
 DENVER, CO 802660001

Oct 21, 2025

Hours

Mon 09:00 AM - 12:00 PM & 12:30 PM - 05:00 PM
 Tue 09:00 AM - 12:00 PM & 12:30 PM - 05:00 PM
 Wed 09:00 AM - 12:00 PM & 12:30 PM - 05:00 PM
 Thu 09:00 AM - 12:00 PM & 12:30 PM - 05:00 PM
 Fri 09:00 AM - 12:00 PM & 12:30 PM - 05:00 PM
 Sat Closed
 Sun Closed

Note:

- *This mailing may be subject to additional verification at the time of acceptance.
- *This mailing cannot be processed at the self service terminal.

Westwood

Property Owner Name	Parcel #	Physical Address	Tax Billing Address
19265 N Porter LLC	51071018V	19265 N Porter Rd Maricopa, AZ 85138	1460 S Horne Mesa, AZ 85204-4576
19265 N Porter LLC	51071018U	1460 S Horne Mesa, AZ 85204	1460 S Horne Mesa, AZ 85204-4576
41236 E Jenna Lane LLC	512481140	41236 W Jenna Ln Maricopa, AZ 85138	2144 W Weatherby Way Chandler, AZ 85286-6844
41298 W Hensely Drive LLC	512481300	41298 W Hensley Way Maricopa, AZ 85138	2144 W Weatherby Way Chandler, AZ 85286-6844
Abalos Francis	512480310	19779 N Tammy St Maricopa, AZ 85138	19779 N Tammy St Maricopa, AZ 85138-8676
Ames Richard C & Cynthia L	512481410	19744 N Ben Ct Maricopa, AZ 85138	19744 N Ben Ct Maricopa, AZ 85138-8681
Anderson Darryl	512480330	19766 N Lief Rd Maricopa, AZ 85138	19766 N Lief Rd Maricopa, AZ 85138-8350
Angelini Alice May	512480510	19739 N Jill Ave Maricopa, AZ 85138	19739 N Jill Ave Maricopa, AZ 85138-8591
Baermann Robert M Trs	512481460	19745 N Ben Ct Maricopa, AZ 85138	19745 N Ben Ct Maricopa, AZ 85138-8681
Bismuth Propco Series LLC	512481270	41331 W Jenna Ln Maricopa, AZ 85138	Po Box 4900 Scottsdale, AZ 85261-1490
Blendu Paul B & Christy M	512481540	40955 W Hensley Way Maricopa, AZ 85138	40955 W Hensley Way Maricopa, AZ 85138-8591
Bogle Christopher Scott	512481280	41330 W Hensley Way Maricopa, AZ 85138	41330 W Hensley Way Maricopa, AZ 85138-8591
Brannen Corinne	512481470	19759 N Ben Ct Maricopa, AZ 85138	19759 N Ben Ct Maricopa, AZ 85138-8513
Branson Richard S	512482540	40936 W Hensley Way Maricopa, AZ 85138	19438 Rainer View Rd SE Monroe, WA 98272--879
Broeders William A & Nuria	512481500	19758 N Alexis Ave Maricopa, AZ 85138	19758 N Alexis Ave Maricopa, AZ 85138-8681
Camacho Gabrielle Guadalupe	512480500	19729 N Jill Ave Maricopa, AZ 85138	19729 N Jill Ave Maricopa, AZ 85138-8591
Circle K Stores Inc	51071017a	41433 W Honeycutt Rd Maricopa, AZ 85138	Po Box 1119 Dripping Springs, TX 78620-0111
Cisneros Ruben O Castillo & Santillan Sonia	51071030c	19525 N Whisker Rd Maricopa, AZ 85138-8513	19525 N Whisker Rd Maricopa, AZ 85138-8513
City Of Maricopa	800300330 800300670	39700 W Civic Center PLZ Maricopa, AZ 85138-8350	39700 W Civic Center PLZ Maricopa, AZ 85138-8350
Clark Laura M Trust	512481180	41195 W Jenna Ln Maricopa, AZ 85138	41195 W Jenna Ln Maricopa, AZ 85138-8630
Colwick Ryan D	512481520	19730 N Alexis Ave Maricopa, AZ 85138	19730 N Alexis Ave Maricopa, AZ 85138-8681

Westwood

Comer Rod J & Magdalena	512482390	41042 W Jenna Ln Maricopa, AZ 85138	41042 W Jenna Ln Maricopa, AZ 85138-8631
Compagnone Christopher	512480520	19763 N Jill Ave Maricopa, AZ 85138	19763 N Jill Ave Maricopa, AZ 85138-8591
Cornish Kevin	512481210	41239 W Jenna Ln Maricopa, AZ 85138	4068 S Carson Way Aurora, CO 80014-4810
De Leon Leonardo Horacio & Alma Michelle	512480370	41345 W Hensley Way Maricopa, AZ 85138	41345 W Hensley Way Maricopa, AZ 85138-8591
Deniz Miguel A	512480430	41255 W Hensley Way Maricopa, AZ 85138	41255 W Hensley Way Maricopa, AZ 85138-8590
Dobson Darrick	512481230	41269 W Jenna Ln Maricopa, AZ 85138	41269 W Jenna Ln Maricopa, AZ 85138-8630
Elliott Kenneth J	512482400	41060 W Jenna Ln Maricopa, AZ 85138	41060 W Jenna Ln Maricopa, AZ 85138-8631
Elshikha Daa Eldin	512481190	41209 W Jenna Ln Maricopa, AZ 85138	41209 W Jenna Ln Maricopa, AZ 85138-8630
Flood Stephen	512481360	41208 W Hensley Way Maricopa, AZ 85138	41208 W Hensley Way Maricopa, AZ 85138-8590
Frutchey Scott Douglas & Sunny	512481530	40973 W Hensley Way Maricopa, AZ 85138	40973 W Hensley Way Maricopa, AZ 85138-8591
Gomez Jose Ochoa	512481420	19730 N Ben Ct Maricopa, AZ 85138	19730 N Ben Ct Maricopa, AZ 85138-8681
Gordon Keith Lamar	512480450	41225 W Hensley Way Maricopa, AZ 85138	41225 W Hensley Way Maricopa, AZ 85138-8590
Graebel Adam	512480300	19765 N Tammy St Maricopa, AZ 85138	19765 N Tammy St Maricopa, AZ 85138-8676
Gunn Breanna Nicole	512480340	19752 N Lief Rd Maricopa, AZ 85138	15420 S 7th Dr Phoenix, AZ 85045-5031
Gunsmoke Ranch Apartments LP	510710450 510710490	19550 N Gunsmoke Rd Maricopa, AZ 85138	401 Wilshire Blvd Ste 1100 Santa Monica, CA 90401-1149
Harty Alexander J & Sanders Maranda	512481450	19731 N Ben Ct Maricopa, AZ 85138	19731 N Ben Ct Maricopa, AZ 85138-8681
Hernandez Dora A	512480530	19777 N Jill Ave Maricopa, AZ 85138	19777 N Jill Ave Maricopa, AZ 85138-8591
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Honeycutt & Porter Road LLC	510710500	7007 W Happy Valley Rd Peoria, AZ 85383-3322	7007 W Happy Valley Rd Peoria, AZ 85383-3322
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HPA II Borrower 2021- 1 LLC	512480380	41331 W Hensley Way Maricopa, AZ 85138	Po Box 4900 Scottsdale, AZ 85261-1490

Westwood

Hurtado Camilo	512481080	41326 W Jenna Ln Maricopa, AZ 85138	Mail Return
Johnson Michael J & Ann M	512480280	19737 N Tammy St Maricopa, AZ 85138	19737 N Tammy St Maricopa, AZ 85138-8676
Juarez Andy Cobos	512480230	19736 N Tammy St Maricopa, AZ 85138	19736 N Tammy St Maricopa, AZ 85138-8676
Kisicki Erin C	512481390	19774 N Ben Ct Maricopa, AZ 85138	19774 N Ben Ct Maricopa, AZ 85138-8681
Klimuck Gordon Frederick Rev Liv Trust	512481400	19758 N Ben Ct Maricopa, AZ 85138	19758 N Ben Ct Maricopa, AZ 85138-8681
Kloman Susan Rev Trust	512482550	40954 W Hensley Way Maricopa, AZ 85138	40954 W Hensley Way Maricopa, AZ 85138-8591
Larson Larry R & Nancy Jo	512481260	41315 W Jenna Ln Maricopa, AZ 85138	723 County Rd N Yutan, NE 68073-3500
Latham Emma	512481110	41282 W Jenna Ln Maricopa, AZ 85138	41282 W Jenna Ln Maricopa, AZ 85138-8630
Le Christopher Guillermo	512481320	41268 W Hensley Way Maricopa, AZ 85138	41268 W Hensley Way Maricopa, AZ 85138-8590
Le Phuc	512480490	19717 N Jill Ave Maricopa, AZ 85138	19717 N Jill Ave Maricopa, AZ 85138--591
Legacy Charter LLC	51071018x 51071018y	1627 W Dusty Wren Dr Phoenix, AZ 85085-5805	1627 W Dusty Wren Dr Phoenix, AZ 85085-5805
Low Ying Chih Angie Yeh	512481340	41236 W Hensley Way Maricopa, AZ 85138	662 6th Ave San Francisco, CA 94118-8380
Lyon Terence A & Lynn M Fam Liv Trust	512480390	41317 W Hensley Way Maricopa, AZ 85138	41317 W Hensley Way Maricopa, AZ 85138-8591
Martinez Daniel	512481440	19717 N Ben Ct Maricopa, AZ 85138	19717 N Ben Ct Maricopa, AZ 85138-8681
McClelland Jenah Lenee	512480540	19793 N Jill Ave Maricopa, AZ 85138	19793 N Jill Ave Maricopa, AZ 85138-8513
Mckenna Edward	512481070	41342 W Jenna Ln Maricopa, AZ 85138	42064 W Rummy Rd Maricopa, AZ 85138-8393
McManus Patrick Alan	512481330	41252 W Hensley Way Maricopa, AZ 85138	41252 W Hensley Way Maricopa, AZ 85138-8590
Molder Mitzi Nicole & William Wayne	512481220	41255 W Jenna Ln Maricopa, AZ 85138	41255 W Jenna Ln Maricopa, AZ 85138-8630
Morones Michael Iii	512481480	19775 N Ben Ct Maricopa, AZ 85138	19775 N Ben Ct Maricopa, AZ 85138-8513
Najer Elioret	512481160	41206 W Jenna Ln Maricopa, AZ 85138	41206 W Jenna Ln Maricopa, AZ 85138-8630
Navarrette Guillermo Saiz Jr	512481120	41266 W Jenna Ln Maricopa, AZ 85138	41266 W Jenna Ln Maricopa, AZ 85138-8630
Ogburn Brennan Stewart & Jessica Marie	512481100	41296 W Jenna Ln Maricopa, AZ 85138	765 Mesa View Dr Spc 217 Arroyo Grande, CA 93420-0858

Westwood

Olivarez James Robert & April Christine Co-TRS	512481560	40919 W Hensley Way Maricopa, AZ 85138	40919 W Hensley Way Maricopa, AZ 85138-8591
Pasley Scott S & Renee C	512480440	41239 W Hensley Way Maricopa, AZ 85138	14702 Se 278th Pl Kent, WA 98042-2437
PCH Honeycutt LLC	51071030F	4365 E Pecos Rd Ste 108 Gilbert, AZ 85295-5788	4365 E Pecos Rd Ste 108 Gilbert, AZ 85295-5788
Pectol Mark	51071030E	13615 S 45th St Phoenix, AZ 85044-4210	13615 S 45th St Phoenix, AZ 85044-4210
Pinal County Federal Credit Union	51071017E	1000 E Florence Blvd Casa Grande, AZ 85122-2463	1000 E Florence Blvd Casa Grande, AZ 85122-2463
Pinal Housing LLC	512481290	41314 W Hensley Way Maricopa, AZ 85138	Po Box 2014 Laramie, WY 82073-3201
Porter 20 LLC	51071017D	Po Box 41428 Phoenix, AZ 85080-0142	Po Box 41428 Phoenix, AZ 85080-0142
Pratt Andrew Lloyd	512482420	41096 W Jenna Ln Maricopa, AZ 85138	41096 W Jenna Ln Maricopa, AZ 85138-8631
Quaye Marvin & Stephanie	512481350	41222 W Hensley Way Maricopa, AZ 85138	41222 W Hensley Way Maricopa, AZ 85138-8590
Ramirez Daniel Lopez & Hernandez Paulina Avila	512480470	41197 W Hensley Way Maricopa, AZ 85138	41197 W Hensley Way Maricopa, AZ 85138-8590
Resto Jorge L	512480550	19809 N Jill Ave Maricopa, AZ 85138	19809 N Jill Ave Maricopa, AZ 85138-8591
Robinson James Dean & Jennifer Louise	512480260	19717 N Tammy St Maricopa, AZ 85138	19717 N Tammy St Maricopa, AZ 85138-8676
Robinson Zackyisha Delores Ann & Reginald A	512481550	40937 W Hensley Way Maricopa, AZ 85138	40937 W Hensley Way Maricopa, AZ 85138-8591
Salazar Kaileb	512480240	19722 N Tammy St Maricopa, AZ 85138	19722 N Tammy St Maricopa, AZ 85138-8676
Seville Angel	512480480	41183 W Hensley Way Maricopa, AZ 85138	41183 W Hensley Way Maricopa, AZ 85138-8590
SFR II Borrower 2021-3 LLC	512480410	41287 W Hensley Way Maricopa, AZ 85138	Po Box 4900 Scottsdale, AZ 85261-1490
Silva Elizabeth A	512481430	19716 N Ben Ct Maricopa, AZ 85138	19716 N Ben Ct Maricopa, AZ 85138-8681
Simmons Stephen D	512481510	19744 N Alexis Ave Maricopa, AZ 85138	19744 N Alexis Ave Maricopa, AZ 85138-8681
Simotwo Silas & Timbers Simone	512480270	19723 N Tammy St Maricopa, AZ 85138	19723 N Tammy St Maricopa, AZ 85138-8676
Soriano Alex Roberto	512480420	41271 W Hensley Way Maricopa, AZ 85138	41271 W Hensley Way Maricopa, AZ 85138-8590

Westwood

Sosa Enrique Alberto Medina & Felix Miriam Guadalupe Medina	512480350	19738 N Lief Rd Maricopa, AZ 85138	19738 N Lief Rd Maricopa, AZ 85138-8350
Stephens Andrea & Tyree Lamar	512480250	19716 N Tammy St Maricopa, AZ 85138	19716 N Tammy St Maricopa, AZ 85138-8676
Steward Andrea T & Michael A	512482410	41078 W Jenna Ln Maricopa, AZ 85138	41078 W Jenna Ln Maricopa, AZ 85138-8631
Szprejda Susan	512480400	41303 W Hensley Way Maricopa, AZ 85138	41303 W Hensley Way Maricopa, AZ 85138-8591
Thompson Kyle & Crystal	512480290	19751 N Tammy St Maricopa, AZ 85138	19751 N Tammy St Maricopa, AZ 85138-8676
Tropio Marc & Stacey	512481170	41192 W Jenna Ln Maricopa, AZ 85138	41192 W Jenna Ln Maricopa, AZ 85138-8630
Turner Casey Ryan & Murphy Christina	512481370	41194 W Hensley Way Maricopa, AZ 85138	41194 W Hensley Way Maricopa, AZ 85138-8590
Turner Revocable Living Trust	512481150	41222 W Jenna Ln Maricopa, AZ 85138	13820 Paddock St Sylmar, CA 91342-2221
Valenzuela Carlos D	512481200	41225 W Jenna Ln Maricopa, AZ 85138	41225 W Jenna Ln Maricopa, AZ 85138-8630
Valenzuela Marcelo R & Souree D	512480460	41211 W Hensley Way Maricopa, AZ 85138	41211 W Hensley Way Maricopa, AZ 85138-8590
Valk Properties Three LLC	51071030d	1450 T L Townsend Dr Ste 100 Rockwall, TX 75032-2490	1450 T L Townsend Dr Ste 100 Rockwall, TX 75032-2490
Vespo Garrett Liv Trust	512481250	41299 W Jenna Ln Maricopa, AZ 85138	1605 Illinois St Roselle, IL 60172-2410
Williams Brittani B	512480320	19780 N Lief Rd Maricopa, AZ 85138	19780 N Lief Rd Maricopa, AZ 85138-8350
Willoughby Mark William	512481240	41285 W Jenna Ln Maricopa, AZ 85138	41285 W Jenna Ln Maricopa, AZ 85138-8630
Yao Xue	512481490	19774 N Alexis Ave Maricopa, AZ 85138	15215 S 48th St Ste 133 Phoenix, AZ 85044-4913
Zhang Pengfei & Zhu Yan	512481130	41252 W Jenna Ln Maricopa, AZ 85138	3 Midpark Way Nepean, On -
Zhao Bonnie Honglei	512481310	41282 W Hensley Way Maricopa, AZ 85138	2429 Dover Dr Laramie, WY 82072-2530
Ziehr Andrew & Jennifer	512481090	41312 W Jenna Ln Maricopa, AZ 85138	41312 W Jenna Ln Maricopa, AZ 85138-8630

Westwood

October 16, 2025

City of Maricopa
39700 West Civic Center Plaza
Maricopa, Arizona 85138

RE: Notification Letter (ZON25-05)

Clean Freak Car Wash at W. Honeycutt Rd. and N Porter Rd.
City of Maricopa
Westwood Project No. 0052424

Dear Neighbor,

An application has been filed with the City of Maricopa by **Westwood Professional Services** for a **Clean Freak Car Wash** at the above-mentioned property. The meeting dates regarding this request are as follows:

<p style="text-align: center;">Neighborhood Meeting November 6, 2025 @ 6:00 p.m. City of Maricopa Library and Cultural Center 18160 N Maya Angelou Dr Maricopa, AZ 85138</p>
--

<p>Planning and Zoning Commission: December 8, 2025 @ 6:00 p.m. City Hall – Council Chambers 39700 W. Civic Center Plaza Maricopa, AZ 85138</p>	<p>City Council: January 20, 2026 @ 6:00 p.m. City Hall – Council Chambers 39700 W. Civic Center Plaza Maricopa, AZ 85138</p>
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According to the Pinal County Assessor records, you are a property owner within 600 feet of the property under consideration. In order to better inform you of the public meeting scheduled for this matter, this notice is being sent to you via **first class mail/certified mail/delivery confirmation mail**.

If you wish to provide input on this matter, you may attend each meeting or submit written comments before or at the meeting. If you have any questions concerning this matter, please contact **LaRee Mason** at the City of Maricopa Planning Department at 520-568-9098. You can also email them at **LaRee.Mason@maricopa-az.gov** subject **ZON25-05 Clean Freak Car Wash**.

Please see additional pages for project narrative and other exhibits.

Sincerely,
Westwood Professional Services

****Esta información se puede proporcionar en español a pedido, por favor comuníquese con Rodolfo Lopez, 520-316-6986 para la información.****

Newspaper Ad Postings

**NEWSPAPER NOTICE
PUBLIC HEARING AND PUBLIC MEETING
REZONE Case # ZON25-05, CLEAN FREAK CAR WASH**

Neighborhood Meeting

November 6, 2025
City of Maricopa Library and Cultural Center
18160 N. Maya Angelou Dr.
Maricopa, AZ 85138

**Planning & Zoning Commission Meeting
(PUBLIC HEARING)**

December 8, 2025 @ 6:00 PM
City Hall Council Chambers
39700 W. Civic Center Plaza
Maricopa, AZ 85138

City Council

January 20, 2026 @ 6:00 PM
City Hall Council Chambers
39700 W. Civic Center Plaza
Maricopa, AZ 85138

NOTICE IS HEREBY GIVEN THAT at the above listed meeting, a PUBLIC HEARING will be held at the above stated date, time, and location.

Westwood Professional Services seeks a Rezone from the General Business Zone (CB-2) to General Commercial (GC) zoning district. The ±3.6-acre parcel is located approximately 0.12 miles east of the southeast corner of N. Porter Rd. and W. Honeycutt Rd.

The Planning and Zoning Division is processing this proposal in accordance with the Zoning Code as a **REZONE**.

Anyone wishing to appear and make comment is encouraged to attend. Written comments are welcome and if received prior to the meeting, will be included in the record. All comments or appeals should be sent in a written form to the Planning and Zoning Division, Attn: LaRee Mason at 39700 W Civic Center Plaza, Maricopa, AZ 85138 or email at LaRee.Mason@maricopa-az.gov Please include name, address, telephone number and signature. For questions, contact the Planning and Zoning Division at (520) 316-6928.

October 16, 2025

Published in **Casa Grande Dispatch**

AFFIDAVIT OF PUBLICATION

State of Florida, County of Broward, ss:

Anjana Bhadoriya, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC, duly authorized agent of Casa Grande Dispatch, a newspaper published at Casa Grande, Pinal County, Arizona, Tuesday, Thursday, and Saturday of each week; that a notice, a full, true and complete printed copy of which is hereunto attached, was printed in the regular edition of said newspaper, and not in a supplement thereto, for 1 issues. The publications thereof having been on the following dates:

PUBLICATION DATES:

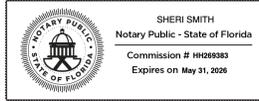
Oct. 21, 2025

NOTICE ID: UmmwvSMqp06Yv8hF50hN

NOTICE NAME: Rezone Permit Case ZON25-05

Anjana Bhadoriya

(Signed) _____



VERIFICATION

State of Florida
County of Broward

Subscribed in my presence and sworn to before me on this: 10/22/2025

S. Smith

Notary Public

Notarized remotely online using communication technology via Proof.

**NEWSPAPER NOTICE
PUBLIC HEARING AND PUBLIC
MEETING**

**REZONE Case # ZON25-05,
CLEAN FREAK CAR WASH
Neighborhood Meeting
November 6, 2025 @ 6:00 PM
City of Maricopa Library and
Cultural Center
18160 N. Maya Angelou Dr.
Maricopa, AZ 85138
Planning & Zoning Commission
Meeting**

**(PUBLIC HEARING)
December 8, 2025 @ 6:00 PM
City Hall Council Chambers
39700 W. Civic Center Plaza
Maricopa, AZ 85138**

**City Council
January 20, 2026 @ 6:00 PM
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39700 W. Civic Center Plaza
Maricopa, AZ 85138**

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and signature. For questions,
contact the Planning and Zoning
Division at (520) 316-6928.
October 16, 2025
Published 10/21/25**



OFFICIAL AD PROOF

This is the proof of your ad scheduled to run in **Casa Grande Dispatch** on the dates indicated below.
If changes are needed, please contact us prior to deadline at **(520) 836-7461**.

Notice ID: UmmwvSMqp06Yv8hF50hN | **Proof Updated: Oct. 16, 2025 at 12:08pm MST**
Notice Name: Rezone Permit Case ZON25-05

See Proof on Next Page

This is not an invoice. Below is an estimated price, and it is subject to change. You will receive an invoice with the final price upon invoice creation by the publisher.

FILER	FILING FOR
Tyler Elliott	Casa Grande Dispatch
tyler.elliott@westwoodps.com	
(720) 470-7936	

Columns Wide:	1	Ad Class: Legals
Total Column Inches:	6.03	
Number of Lines:	58	

10/21/2025: Other Notice	55.69
<hr/>	
Subtotal	\$55.69
Tax	\$1.00
Processing Fee	\$10.57
Total	\$67.26

NEWSPAPER NOTICE
PUBLIC HEARING AND PUBLIC
MEETING

REZONE Case # ZON25-05,
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Neighborhood Meeting
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City of Maricopa Library and
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Meeting

(PUBLIC HEARING)
December 8, 2025 @ 6:00 PM
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Maricopa, AZ 85138
City Council
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October 16, 2025
Published 10/21/25



OFFICIAL AD PROOF

This is the proof of your ad scheduled to run in **Maricopa Monitor** on the dates indicated below. If changes are needed, please contact us prior to deadline at **(520) 568-4198**.

Notice ID: 60IM8AZgiliVgTbLnjw | **Proof Updated: Oct. 16, 2025 at 12:25pm MST**
Notice Name: Rezone Permit Case ZON25-05

This is not an invoice. Below is an estimated price, and it is subject to change. You will receive an invoice with the final price upon invoice creation by the publisher.

FILER	FILING FOR
Tyler Elliott	Maricopa Monitor
tyler.elliott@westwoodps.com	
(720) 470-7936	

Columns Wide:	1	Ad Class: Legals
Total Column Inches:	6.13	
Number of Lines:	59	

11/21/2025: Legal Notice Notice	56.66
<hr/>	
Subtotal	\$56.66
Tax	\$1.13
Processing Fee	\$5.67
Total	\$63.46

See Proof on Next Page

NEWSPAPER NOTICE
PUBLIC HEARING AND PUBLIC
MEETING

REZONE Case # ZON25-05,
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Neighborhood Meeting
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October 16, 2025

No. of publications: 1: date of
publication: Nov 21, 2025

Neighborhood Meeting Minutes

November 17, 2025

City of Maricopa

Development Services

39700 West Civic Center Plaza

Maricopa, AZ 85138

Subject: Honeycutt/Ranch – Clean Freak – Neighborhood Meeting Summary

Neighborhood Meeting Date: November 6th, 2025

Attendees:

Kathy Halter – Vice President of Real Estate and Construction at Clean Freak

Jordan Rdiberg – Real Estate Development Manager at Circle K

Scott Zink – Principal at Odyssey Services Group, LLC. (3rd Party Project Manager)

Jessica Ogle – Project Manager at Odyssey Services Group, LLC. (3rd Party Project Manager)

Michael Caylor – Project Manager at Westwood Professional Services, Inc. (Civil Engineer)

Waldy Coronado – Project Coordinator at Westwood Professional Services, Inc. (Civil Engineer)

Chi Dinh – Graduate Engineer at Westwood Professional Services, Inc. (Civil Engineer)

LaRee Mason – Associate Planner at City of Maricopa

Rick Williams – Planning Manager at City of Maricopa

Neighbors: Mr. & Mrs. Portrey, and Mr. Klimuck

- Mr. Zink started the meeting by giving a brief description of the project.
- Mrs. Portrey questioned why another car wash was to be developed at the proposed location since there is already multiple car wash in the City.
- Mr. Zink explained that the subject site is adjacent to a Circle K store, and that it is Circle K's intent to have a car wash right next to the gas station to be able to provide more services to their customers.

- Mr. & Mrs. Portrey raised concerns about noise, Mr. Zink explained that it is about the entrance to exit, which will have limited sound exiting the building on both ends, with the blow dryer being the loudest part of the tunnel located farthest from the residential community entrance and the church adjacent to the site.
- Mr. and Mrs. Portrey said they prefer the site to be used for restaurants or shops, which they thought would be more beneficial than a car wash.
- Mr. Williams proceeded to explain the purpose of the meeting and noted that the property currently has outdated County zoning, and mentioned that any new development must undergo rezoning to meet current City of Maricopa zoning codes.
- Mr. Williams explained that the neighborhood meeting serves as the first step to inform residents of the proposed development and gather feedback for the City. He also mentioned that the process will continue with a Planning and Zoning Commission meeting on December 8, followed by a City Council meeting on January 20, and if approved, formal plans will then be created and submitted for permits.
- Mrs. Halter provided further detailed information on the site operations, explaining that the car wash will operate from 7 a.m. to 7 p.m. and sometimes until 8 p.m. in the summer, and will close at dark, with lights on the building turned off after hours to avoid disturbing neighbors.
- Mrs. Halter mentioned that the car wash tunnel is enclosed, limiting noise. She also said that vacuums are located on the side facing the church, with the tunnel blocking sound from reaching nearby homes.
- Mrs. Halter emphasized Clean Freak's community-centric approach, offering free vacuum stalls, maintaining cleanliness, and enforcing no loud music rules. Mrs. Halter reiterated that the entire site, including vacuums and building lights, shuts down at closing, ensuring no nighttime noise or light disturbance for residents. She also said that Clean Freak staff inspect the property morning and night to keep it clean, and that visitors may use on-site trash bins while cleaning their vehicles.
- Mrs. Portrey raised concerns about the new apartments (The Gunsmoke apartment complex) being built near commercial areas.
- Mr. Williams explained that The Gunsmoke apartment complex is being built east of N. Whisker Road, on land zoned CB2, near the old farmstead house (zoned GC). He also said that the farmstead house remains occupied, but the owner may consider future commercial development.

- Mrs. Mason explained that Honeycutt Road's frontage is designated for commercial use, and that multi-family and commercial developments often coexist due to zoning standards. She also stated that they wouldn't put single family homes against a general commercial, they'll consider a buffer space of maybe a neighborhood commercial with less intense uses.
- Mr. and Mrs. Portrey asked about the status of future developments adjacent to the proposed Clean Freak site. Mr. Williams said that a bank development has been proposed for the lot west of the Clean Freak site.
- Mrs. Portrey asked if any trees were proposed to be installed along Honeycutt. Mr. Zink explained that landscaping was to be installed along the site frontage. Mrs. Portrey asked about the type of landscape that was to be installed along the site frontage and Mr. Zink explained that the landscape was to be installed in accordance to the City's code which has specific regulation for the type of plants and number of plans that need to be installed.
- Mr. Zink mentioned that the landscape and setbacks along the northern frontage will help reduce noise impacts and improve aesthetics. Mr. Zink also said that the building will use neutral colors, avoid flashing lights, and match the surrounding community's look.
- Mrs. Portrey asked whether the project would proceed regardless of public opinion, and Mrs. Mason responded by saying that not necessarily.
- Mrs. Mason clarified that many properties still operate under Pinal County zoning. One of the objectives of the current city's general plan aims to transition county-zoned properties to city zoning, which offers more flexibility for commercial uses. Mrs. Mason also explained that because car washes aren't defined in county code, rezoning for the subject site is required. Mrs. Mason indicated that the project aligns with the intent of the city's general plan, and that City staff will recommend approval for rezoning, however, the final approval will depend on the Planning Commission and City Council.
- Mrs. Portrey asked why Clean Freak selected the subject site as the site to develop a new Clean Freak car wash; Mrs. Halter responded by saying that Clean Freak chooses locations where people live, work, and travel, aiming to provide convenient, well-maintained services.
- Mrs. Halter added that there is no loitering risk, since nothing is sold except cleaning services, and vacuum area lights remain on only for safety, however said lights are on the south side of the car wash building, which means the lighting won't be spilling into the neighborhood area. Mrs. Halter emphasized its strong performance record, noting it has not had a failed or abandoned location.
- Mrs. Portrey asked why Circle K believed adding a car wash to its gas station would be successful. Mrs. Halter explained that when Circle K acquired Clean Freak, they aimed to

adapt to changing car use, including gas, hybrid, and electric vehicles. As the only fuel station on the road, Circle K already sees steady traffic, and Clean Freak's advanced car wash technology can safely handle all vehicle types, including those with sensitive sensors on electric cars. She added that each wash takes about five minutes, with sensors and cameras adjusting the wash to each vehicle's size and shape. Mrs. Halter said that the partnership creates a one-stop convenience model, where customers can fuel up, shop, and wash their cars in one place. She said that Clean Freak also offers fuel discounts for members, strengthening customer loyalty and synergy between the two brands. Mrs. Halter stated that the business will serve existing traffic rather than generating new traffic, since it targets drivers already using Honeycutt Road.

- Mr. Portrey asked about the limits of the subject site and pointed to one of the aerial pictures. Mrs. Mason and Mr. Zink explained to Mr. Portrey that Clean Freak will occupy only the western half of the undeveloped lot on the west side of Whisker Road. Mrs. Mason noted that nearby developments are also undergoing rezoning to meet city code, and that businesses like Clean Freak often contribute to community improvements, such as road and sidewalk upgrades, as part of their development process.

Neighborhood Meeting Sign-In Sheet



City Council Meeting

January 20, 2026

CITY OF
MARICOPA
PROUD HISTORY • PROSPEROUS FUTURE

Clean Freak Car Wash

ZON25-05

Presented by: LaRee Mason

Site Information:

Applicant:

Westwood Professional Services on behalf of Porter 20, LLC

Location:

East of the southeast corner of W. Honeycutt Rd. and N. Porter Rd.

Project Area:

Approximately 3.6-acres

Proposal:

Rezone from county zoning district CB-2 (General Business) to municipal zoning district GC (General Commercial) to permit the use of a car wash.

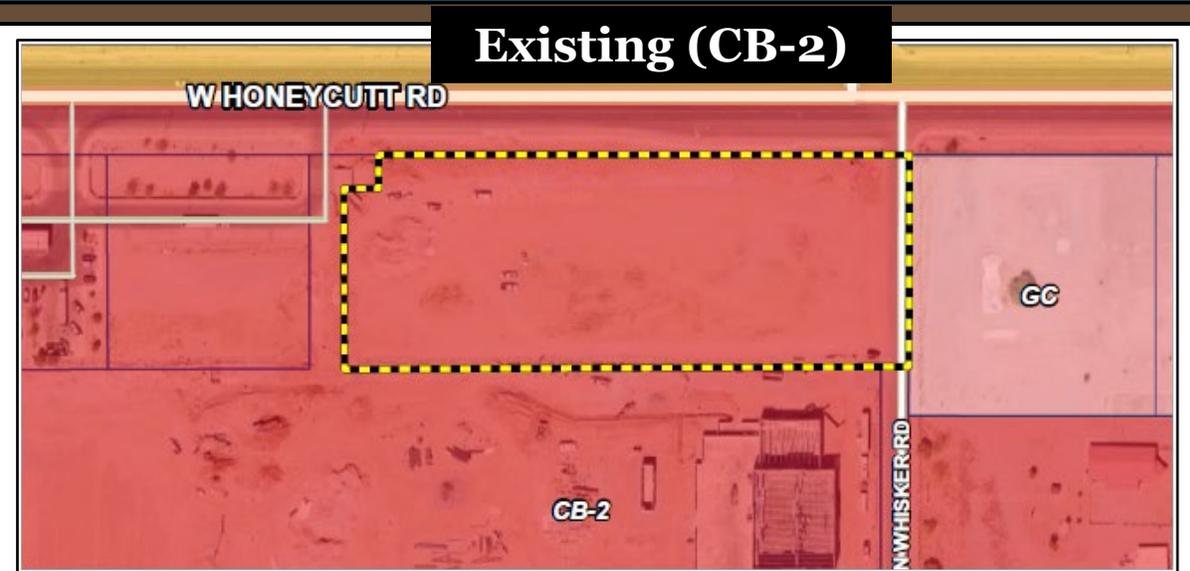
Vicinity Map



Details of the Request:

Request:

- APN 510-71-016H east of SEC Honeycutt/Porter
- A request by Westwood Professional Services, on behalf of Porter 20, LLC to rezone subject site from CB-2 to GC
- Meets General Plan Objective B1.4.6 to rezone pre-existing zoning districts to existing zoning districts



Details of the Request: Site Plan (preliminary)

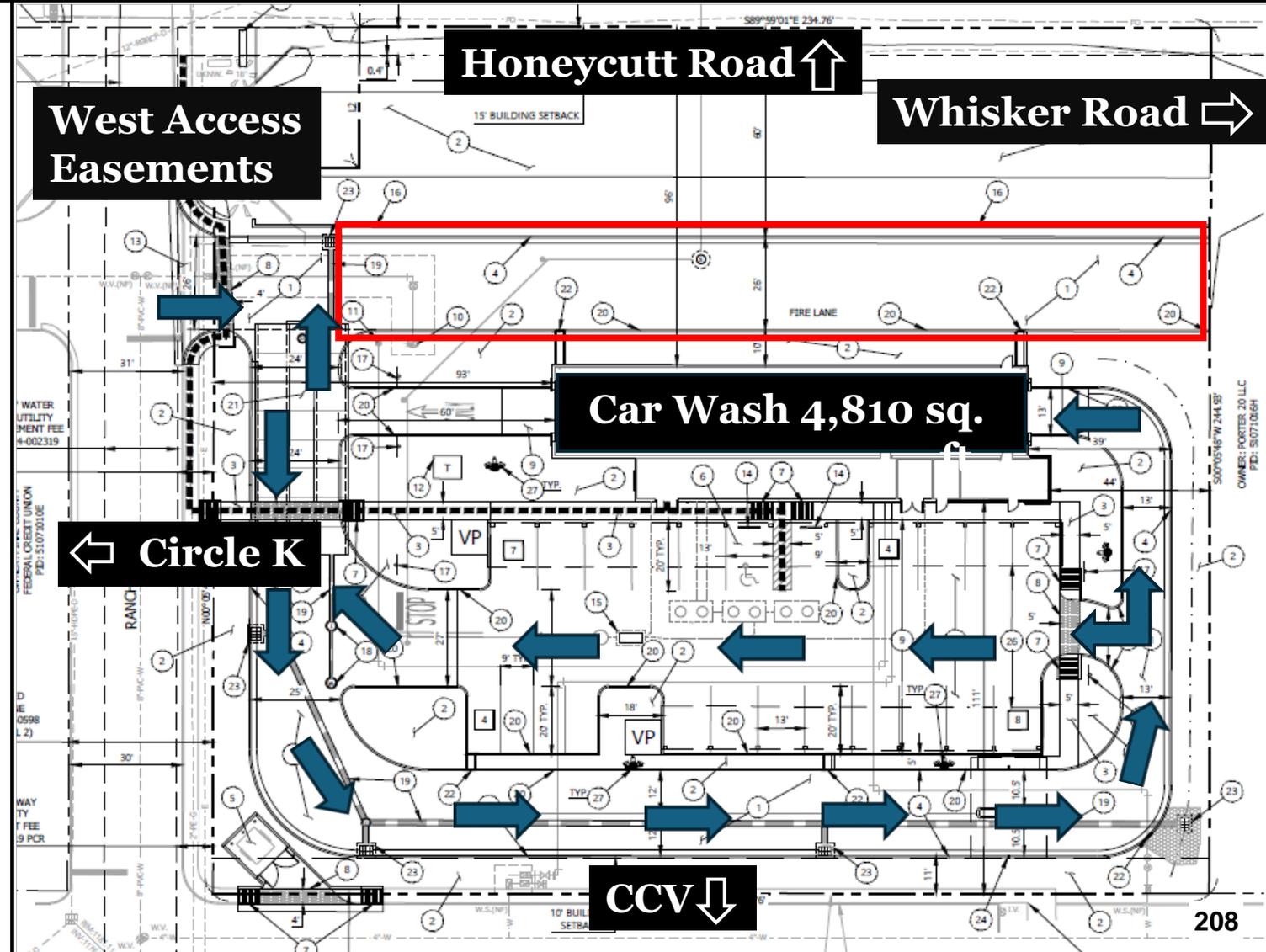
1. Orientation

W. Honeycutt Road
N. Whisker Road
Access Easement
Circle K
CCV

2. Fire Lane (nonpublic)

4. Circulation

5. Car Wash 4,810 sq. ft.



Details of the Request: Elevations

Car Wash Entrance

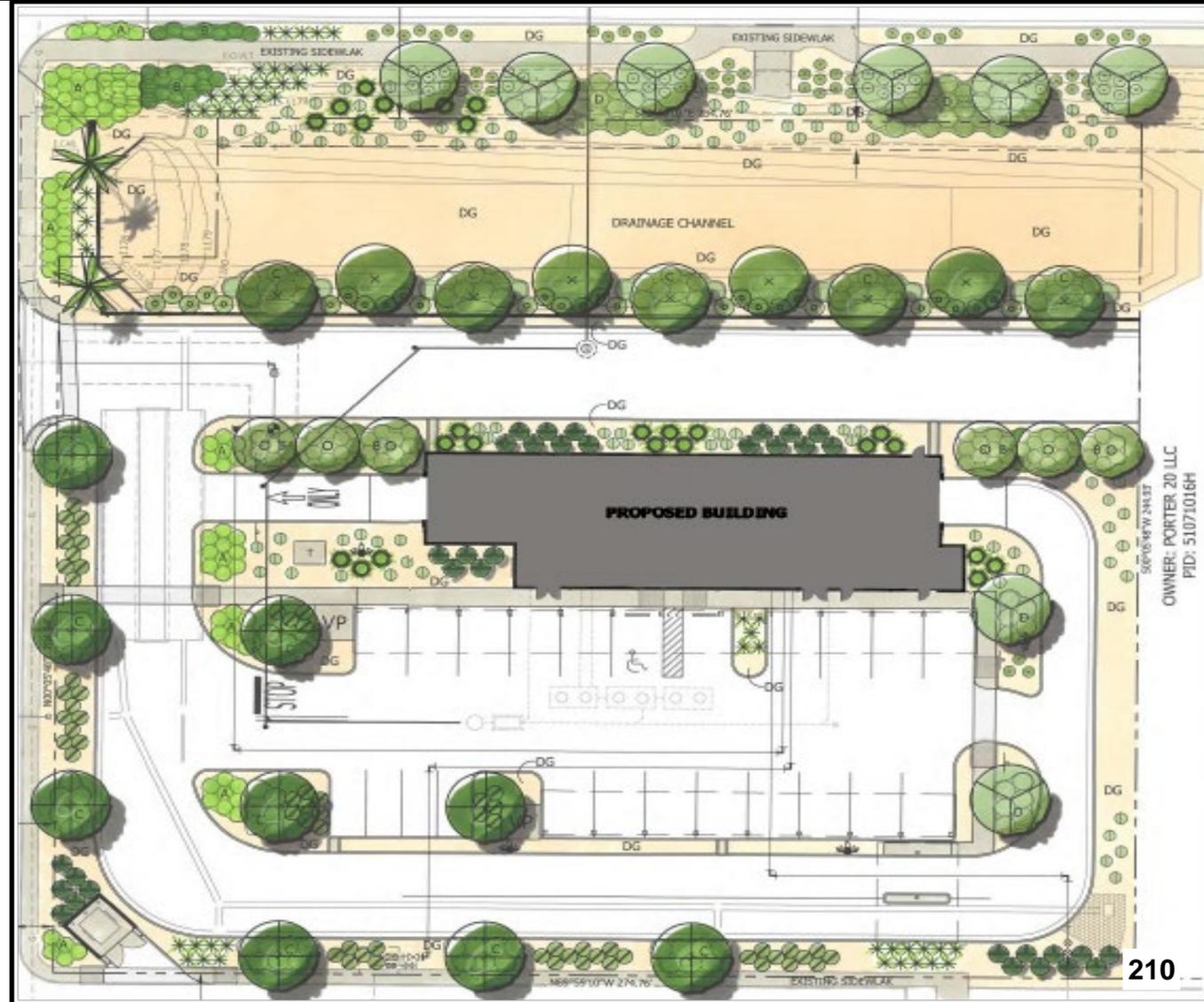


Car Wash Exit



Details of the Request: Landscape Plan

- **Landscaped Open Space:**
Required: 10%
Provided: 32%
- **32 Trees**
- **211 Shrubs**
- **Sidewalk (5 ft.)**
- **5 Parking Islands**



Staff Analysis:

Conformance with General Plan:

Proposed rezone is in accordance with the following goals and objectives outlined in the City of Maricopa General Plan.

General Plan Objectives:

Objective B1.1.4.

Promote commercial and office development in close proximity to neighborhood nodes, along arterials, and other appropriate locations.

Objective B1.3.1.

Encourage the location of neighborhood commercial and mixed uses adjacent to or within residential communities.

Objective B1.4.6.

Transition all property zoning designations from pre-existing districts to existing zoning districts in a manner that best achieves the goals of this General Plan.

Staff Analysis Continued

Conformance with the Zoning Ordinance:

The proposal meets the requirements outlined in Section 18 of the Zoning Ordinance. The Planning & Zoning Commission shall make the following findings in their recommendation to the City Council:

- I. The amendment is consistent with the General Plan.
- II. Any change in District boundaries is necessary to achieve the balance of land uses desired by the city, consistent with the General Plan, and to increase the inventory of land within a given Zoning District; and
- III. The amendment will promote the growth of the city in an orderly manner and protect the public health, safety, peace, comfort, and general welfare.

Public Outreach:

- October 16, 2025 - 600 ft. Notifications Mailed
- October 20, 2025 - Notice posted on city website
- October 20, 2025 - Sign posted on site
- October 21, 2025 - Notice published in the Casa Grande Dispatch
- November 6, 2025 - Neighborhood Meeting
- November 21, 2025 - Notice published in the Maricopa Monitor
- December 8, 2025 - Planning and Zoning Commission

Staff received neither emails nor phone calls concerning the proposed rezone.

Two members of the public attended the neighborhood meeting with questions regarding the development.

One resident questioned if proposals are analyzed and approved on a case-by-case basis.

End of Staff Report

QUESTIONS, COMMENTS, CONCERNS?



City of Maricopa

Text File

File Number: CON 26-03

Agenda Date: 1/20/2026

Version: 1

Status: Passed

In Control: City Council Regular Meeting

File Type: Contract

Agenda Number: 7.3

TITLE

The Mayor and City Council shall discuss and approve the Collateral Assignment of Development Incentive Agreement and Subordination or Right to Repurchase (Agreement) by and among TTRG AZ Maricopa Phase II Development, LLC (TTRG), a Delaware limited liability company, Thompson Thrift Development, Inc., an Indiana corporation, City of Maricopa, an Arizona municipal corporation, and Johnson Bank, its successors and/or assigns related to the development of Lots 1, 2, 3, 4, 5, 6, and 7 of Southbridge Marketplace Phase 2 and associated Easements. Discussion and Action.

..AGENDA ITEM DESCRIPTION

Johnson Bank has committed to making a construction loan to TTRG (per the terms of a Construction Loan Agreement and Promissory Note, both dated October 27, 2025), the fee simple owner of the property described above and in Exhibit A of the attached Agreement. The obligations of TTRG under the Note are secured by that certain Construction Deed of Trust, Assignment of Rents, Security Agreement and Fixture Financing Statement dated as of October 27, 2025 (together with all renewals, amendments, modifications, increases and extensions thereof, the "Deed of Trust"), filed of record in the Official Records of the Pinal County Recorder on October 27, 2025, as Document No. 2025-086918.

The City of Maricopa, Thompson Thrift Development, LLC, and TTRG entered into that certain Development Incentive Agreement dated as of December 12, 2023 (together with all renewals, amendments, modifications, increases and extensions thereof), concerning the development of the property filed of record in the Official Records of the Pinal County Recorder on January 8, 2024, as Document No. 2024-001719.

Johnson Bank has required as a condition of entering into the Loan Agreement and making the Loan that (i) TTRG assign all of its rights under the Development Agreement to Johnson Bank to secure the obligations of TTRG to Johnson Bank under the Loan Documents, (ii) Thompson Thrift Development, Inc. assign all of its rights under the Development Agreement to Johnson Bank to secure the obligations of TTRG to Johnson bank under the Loan Documents, (iii) the rights of the City of Maricopa under the Development Agreement be subordinated to the Deed of Trust, and (iv) the City of Maricopa, Thompson Thrift Development, Inc., and TTRG agree to certain other matters.

As part of the Collateral Assignment of Development Incentive Agreement and Subordination or Right to Repurchase, the City of Maricopa must consent to any such assignment and subordination or right.

..PRESENTER

This item will be presented by Josh Bowman, Chief Strategy Officer.

..STAFF RECOMMENDATION

Staff recommends Council approve the Collateral Assignment of Development Incentive Agreement and Subordination or Right to Repurchase.

**COLLATERAL ASSIGNMENT OF DEVELOPMENT INCENTIVE AGREEMENT AND
SUBORDINATION OF RIGHT TO REPURCHASE**

THIS COLLATERAL ASSIGNMENT OF DEVELOPMENT INCENTIVE AGREEMENT AND SUBORDINATION OF RIGHT TO REPURCHASE (this “Agreement”) is made and entered into this ____ day of _____, 20____, by and among TTRG AZ MARICOPA PHASE II DEVELOPMENT, LLC, a Delaware limited liability company (“**Borrower**”), THOMPSON THRIFT DEVELOPMENT, INC., an Indiana corporation (“**Developer**”), CITY OF MARICOPA, an Arizona municipal corporation (the “**City**”), and JOHNSON BANK, its successors and/or assigns (“**Lender**”).

RECITALS

A. Borrower is the fee simple owner of the real property described on Exhibit A attached hereto and hereby made a part hereof (the “**Property**”).

B. Lender has committed to make a construction loan to Borrower in the original principal amount of up to Nineteen Million Three Hundred Seventeen Thousand Two Hundred Ninety-Five and 00/100 Dollars (\$19,317,295.00) (the “**Loan**”) as evidenced by that certain Promissory Note dated as of October 27, 2025 (together with all renewals, amendments, modifications, increases and extensions thereof, the “**Note**”), pursuant to the terms and conditions of a Construction Loan Agreement dated as of October 27, 2025 (together with all renewals, amendments, modifications, increases and extensions thereof, the “**Loan Agreement**”).

C. The obligations of Borrower under the Note are secured by that certain Construction Deed of Trust, Assignment of Rents, Security Agreement and Fixture Financing Statement dated as of October 27, 2025 (together with all renewals, amendments, modifications, increases and extensions thereof, the “**Deed of Trust**”), filed of record in the Official Records of the Pinal County Recorder on October 27, 2025, as Document No. 2025-086918.

D. City, Developer and Borrower entered into that certain Development Incentive Agreement dated as of December 12, 2023 (together with all renewals, amendments, modifications, increases and extensions thereof, the “**Development Agreement**”), concerning the

development of the Property (the “**Project**”) filed of record in the Official Records of the Pinal County Recorder on January 8, 2024, as Document No. 2024-001719.

E. Lender has required as a condition of entering into the Loan Agreement and making the Loan that (i) Borrower assign all of its rights under the Development Agreement to Lender to secure the obligations of Borrower to Lender under the Loan Documents, (ii) Developer assign all of its rights under the Development Agreement to Lender to secure the obligations of Borrower to Lender under the Loan Documents, (iii) the rights of the City under the Development Agreement be subordinated to the Deed of Trust, and (iv) the City, Developer and Borrower agree to certain other matters, all as more fully contained herein.

F. All capitalized terms not defined herein shall have the same meanings as set forth in the Loan Agreement.

NOW, THEREFORE, in consideration of the premises, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. Borrower Assignment. Borrower hereby absolutely and unconditionally assigns, conveys and transfers to Lender all of Borrower’s right, title, interest, privileges, benefits and remedies in, to and under the Development Agreement. Notwithstanding anything herein to the contrary, in no event shall Lender have any obligation to perform any of Borrower’s obligations under the Development Agreement unless and until Lender expressly assumes the obligations of Borrower thereunder in accordance with Paragraph 5 of this Agreement.

2. Developer Assignment. Developer hereby absolutely and unconditionally assigns, conveys and transfers to Lender all of Developer’s right, title, interest, privileges, benefits and remedies in, to and under the Development Agreement, including but not limited to, (i) the reimbursement of the Initial Fee Reimbursement and the Subsequent Fee Reimbursement (each as defined in the Development Agreement) as more fully set forth in Section 2.4 of the Development Agreement, and (ii) the reimbursement of the Initial Construction Sales Tax Reimbursement and the Subsequent Construction Sales Tax Reimbursement (each as defined in the Development Agreement) as more fully set forth in Section 2.5 of the Development Agreement. Notwithstanding anything herein to the contrary, in no event shall Lender have any obligation to perform any of Developer’s obligations under the Development Agreement unless and until Lender expressly assumes the obligations of Developer thereunder in accordance with Paragraph 5 of this Agreement.

3. City Consent to Assignment. Pursuant to Section 2.7 of the Development Agreement, the City hereby consents to Borrower’s and Developer’s assignment of each of their respective rights, title, interests, privileges, benefits and remedies in, to and under the Development Agreement.

4. City Subordination of Right to Repurchase. The City hereby agrees that the rights and remedies of the City under the Development Agreement are and shall remain at all times completely and unconditionally subject and subordinate to the liens, rights and security interest created by the Deed of Trust and the other Loan Documents. In furtherance of the foregoing, the

City's right to repurchase the Property pursuant to Section 2.11 of the Development Agreement is hereby subject and subordinate to the Deed of Trust.

5. Event of Default. Upon the occurrence of an Event of Default, Lender may, without affecting any of its rights or remedies against Borrower under any other instrument, document or agreement, exercise its rights under this Agreement as Borrower's attorney-in-fact in any manner permitted by law and, in addition, Lender shall have the right to exercise and enforce any and all rights and remedies available after a default to a secured party under the Uniform Commercial Code as adopted in the State of Arizona. If notice to Borrower of any intended disposition of collateral or of any intended action is required by law in any particular instance, such notice shall be deemed commercially reasonable if given at least ten (10) days prior to the intended disposition or other action. Furthermore, upon the occurrence and during the continuance of an Event of Default, Lender shall have the right (but not the obligation), upon written notice to the City, to assume all obligations of Borrower and/or Developer under the Development Agreement, and in such event, notwithstanding the commencement of foreclosure proceedings by Lender, the City agrees to refrain from exercising its remedies as a result of the occurrence of an "Event of Default" under Section 5 of the Development Agreement. Nothing herein contained shall be deemed to affect or impair any rights which Lender may have under the Loan Documents. Any payments received by Lender pursuant to the Development Agreement shall be applied by Lender against amounts owed by Borrower under the Note and the Loan Agreement.

6. Representations and Warranties of the City. The City agrees and acknowledges that this Agreement constitutes a perfected, absolute and present assignment, provided that Lender shall have no right under this Agreement to enforce the provisions of the Development Agreement or exercise any of its rights or remedies under this Agreement until an Event of Default shall occur and be continuing. Lender, the City, Developer and Borrower acknowledge and agree that, to the extent such sums are paid to Lender or its assigns, the City shall not have further liability to Borrower or Developer for the same and that the sole receipt by Lender or its assigns of any sum paid by the City shall be in discharge and release of that portion of any amount owed by the City.

7. No Assumption. The City agrees and acknowledges that Lender is not a party to the Development Agreement and by executing this Agreement does not become a party to the Development Agreement, and specifically does not assume and shall not be bound by any obligations of either Borrower or Developer to the City under the Development Agreement, unless and until Lender enforces its rights under this Agreement.

8. Notice from the City. So long as the Development Agreement remains in effect, the City hereby agrees to give to Lender copies of notices of any event of default given to Borrower or Developer under the Development Agreement. In addition, the City shall use commercially reasonable efforts to provide Lender with any such notice of default concurrently with the delivery of such notice to Borrower or Developer; provided, however, failure of the City to provide such notice to Lender will not affect Lender's rights and remedies under the Development Agreement. Prior to any termination of the Development Agreement, Lender shall have an opportunity to cure such default within the cure period set forth therein. Furthermore, regardless of whether a default or event of default has occurred under the Development Agreement, the City hereby agrees to accept from Lender any performance tendered under the Development Agreement by Lender as if the same were tendered by Borrower or Developer; provided however that it is understood and agreed (a) that by tendering performance, Lender does not assume any of the obligations or duties

of Borrower or Developer under or with respect to the Development Agreement unless Lender expressly assumes the Development Agreement in writing as provided in Paragraph 5 of this Agreement, and (b) Lender shall not be obligated to cure any defaults of Borrower or Developer under the Development Agreement.

9. Transfer of Title to Lender. The City hereby agrees that in the event Lender, a transferee of Lender, or a purchaser at foreclosure sale, acquires title to the Project pursuant to foreclosure, or a deed in lieu thereof, Lender, transferee or purchaser shall not be bound by the terms and conditions of the Development Agreement, except as expressly provided herein. The City further agrees that in the event Lender, a transferee of Lender or a purchaser at foreclosure sale acquires title to the Project pursuant to a foreclosure sale or a deed in lieu thereof, then Lender, transferee or purchaser shall be entitled to all rights conferred upon Borrower and/or Developer under the Development Agreement, as long as no condition of default exists and remains uncured beyond any applicable cure periods in the obligations of Borrower and/or Developer under the Development Agreement.

10. Amendments. The City, Developer and Borrower agree that no change or amendment shall be made to the terms of the Development Agreement without the prior written consent of Lender, which will not be unreasonably withheld.

11. Termination. This Agreement shall terminate upon final payment of all amounts owing to Lender under the Loan Agreement and the Note, or upon the assignment and assumption of the Loan by a third-party acceptable to Lender in its sole discretion.

12. Waiver. This Agreement can be waived, modified, amended, terminated or discharged only explicitly in writing signed by the parties hereto. A waiver by Lender shall be effective only in a specific instance and for the specific purpose given. Mere delay or failure to act shall not preclude the exercise or enforcement of any of Lender's rights or remedies hereunder. All rights and remedies of Lender shall be cumulative and may be exercised singularly or concurrently at Lender's option, and any exercise or enforcement of any one such right or remedy shall neither be a condition to nor bar the exercise or enforcement of any other right or remedy.

13. Addresses for Notice. Any notice from, request, demand or communication hereunder shall be deemed fully given if delivered or served by depositing the same with the United States Postal Service, postage prepaid, certified or registered, addressed to the parties as set forth below:

If to the City: City of Maricopa
39700 West Civic Center Plaza
Maricopa, Arizona 85318
Attention: City Manager

With Copy to: Fitzgibbons Law Offices, P.L.C.
1115 East Cottonwood Lane, Suite 150
PO Box 11208
Casa Grande, Arizona, 11208
Attention: Denis M. Fitzgibbons, City Attorney

If to Borrower: TTRG AZ Maricopa Phase II Development, LLC
c/o Thompson Thrift Development, Inc.
111 Monument Circle, Suite 1500
Indianapolis, Indiana 46204
Attention: General Counsel

If to Developer: Thompson Thrift Development, Inc.
111 Monument Circle, Suite 1500
Indianapolis, Indiana 46204
Attention: General Counsel

If to Lender: Johnson Bank
100 South 5th Street, Suite 1210
Minneapolis, Minnesota 55402
Attention: Brett Kramer

14. Miscellaneous. This Agreement shall inure to the benefit and shall be binding upon the parties hereto and their respective successors and assigns. In the event any provision of this Agreement shall be held invalid or unenforceable by any court of competent jurisdiction, such holding shall not invalidate or render unenforceable any other provision hereof. This Agreement may be simultaneously executed in several counterparts, each of which shall be an original and all of which shall constitute one and the same instrument.

15. Governing Law and Construction. The validity, construction and enforceability of this Agreement shall be governed by the laws of the State of Arizona, without giving effect to conflict of laws or principles thereof, but giving effect to federal laws of the United States applicable to national banks. Any action brought to interpret, enforce or construe any provision of this Agreement shall be commenced and maintained in the Superior Court of the State of Arizona in and for the County of Pinal. The Parties irrevocably consent to jurisdiction and venue in such court for such purposes and agree not to seek transfer or removal of any court action. Whenever possible, each provision of this Agreement and any other statement, instrument or transaction contemplated hereby or relating hereto, shall be interpreted in such manner as to be effective and valid under such applicable law, but, if any provision of this Agreement or any other statement, instrument or transaction contemplated hereby or relating hereto shall be held to be prohibited or invalid under such applicable law, such provision shall be ineffective only to the extent of such prohibition or invalidity, without invalidating the remainder of such provision or

the remaining provisions of this Agreement or any other statement, instrument or transaction contemplated hereby or relating hereto.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date and year first above written.

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**[SIGNATURE PAGE TO COLLATERAL ASSIGNMENT OF DEVELOPMENT
INCENTIVE AGREEMENT AND SUBORDINATION OF RIGHT TO REPURCHASE]**

CITY:

CITY OF MARICOPA, an Arizona
municipal corporation

By: _____
Nancy Smith, Mayor

Attest:

Approved as to form:

By: _____
Vanessa Bueras, MMC
City Clerk

By: _____

City Attorney

STATE OF ARIZONA)
) ss
COUNTY OF PINAL)

The foregoing instrument was acknowledged before me this ____ day of _____,
20____, by Nancy Smith, the Mayor of the City of Maricopa, an Arizona municipal corporation,
for and on behalf of such municipal corporation.

Notary Public

**[SIGNATURE PAGE TO COLLATERAL ASSIGNMENT OF DEVELOPMENT
INCENTIVE AGREEMENT AND SUBORDINATION OF RIGHT TO REPURCHASE]**

LENDER:

JOHNSON BANK

By: _____

Brett Kramer

Its: Senior Vice President

STATE OF MINNESOTA)
)
COUNTY OF HENNEPIN)

The foregoing instrument was acknowledged before me this 22nd day of October, 2025, by Brett Kramer, the Senior Vice President of Johnson Bank, for and on behalf of the bank.

Notary Public

THIS INSTRUMENT DRAFTED BY:
Winthrop & Weinstine, P.A. (KDL)
225 South Sixth Street, Suite 3500
Minneapolis, Minnesota 55402-4629



EXHIBIT A

(Legal Description)

PARCEL NO. 1:

Lots 1, 2, 3, 4, 5, 6, and 7, of Southbridge Marketplace Phase 2, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, Recording No. 2025-086885.

PARCEL NO. 2:

Beneficial easements contained in Easements, Covenants, Conditions and Restrictions recorded on May 23, 2024, in Recording No. 2024-038904, as affected by First Amendment recorded on September 23, 2025, in Recording No. 2025-076968.

PARCEL NO. 3:

Beneficial easements contained in Sign Easement Agreement recorded on May 6, 2025, in Recording No. 2025-036474, and re-recorded on May 7, 2025, in Recording No. 2025-036901.

PARCEL NO. 4:

Beneficial easements contained in Declaration of Easements and Protective Covenants recorded on October 27, 2025, in Recording No. 2025-086917.



City of Maricopa

Text File

File Number: PUR 26-01

Agenda Date: 1/20/2026

Version: 1

Status: Consent Agenda

In Control: City Council Regular Meeting

File Type: Purchase

Agenda Number: 7.4

TITLE

The Mayor and City Council shall discuss and take action on approving the purchase of 1 (one) E-One Typhoon Custom Cab Chassis HP100 - 100' Platform Ladder Truck from Fire Truck Solutions, LLC in the amount of \$2,461,592.00, with an estimated delivery of September 2026, to immediately restore critical ladder capability and fleet resiliency for the City. Funding source recommendation is a budget transfer from the Contingency account under the General Capital Improvement Project Fund - 350 (GL 35016161-99000) to incorporate this purchase/project into the Capitol Improvement Plan for FY26. **Discussion and Action.**

..AGENDA ITEM DESCRIPTION

In November, Ladder 574 was involved in a vehicle accident, creating an immediate and ongoing deficit in the City's ladder apparatus fleet. As a result, the department is currently operating with only one in-service ladder truck and no reserve ladder apparatus. This places the City in a precarious position from both an operational readiness and public safety standpoint.

At present, reserve apparatus are being utilized as front-line units almost daily, leaving little to no margin for mechanical issues, preventive maintenance, or unexpected failures. Without a reserve ladder, any out-of-service time for the remaining ladder truck-whether due to maintenance, repairs, or an emergency failure-results in the City temporarily losing ladder capability altogether. The nearest automatic aid ladder company is approximately 25 minutes away under ideal conditions, not accounting for traffic, weather, or concurrent incidents. In emergency response, that delay is unacceptable.

Market Conditions and Timing

Nationally, the fire service is experiencing historic delays in fire apparatus manufacturing, driven by supply chain constraints, labor shortages, and increased demand. A traditionally ordered new ladder truck currently carries an estimated 4-5 year delivery time frame. That means waiting to place a standard order would leave the City without a reserve ladder-and at risk operationally-for the remainder of this decade.

The recommended E-One Typhoon HP100 presents a rare and time-sensitive opportunity. This apparatus was already fully specified and scheduled for production for a fire department in Texas that has since withdrawn from the purchase immediately prior to the unit entering the production line. Because of this, the City can secure a new, custom ladder truck with a significantly reduced delivery time of September 2026, effectively saving multiple years compared to a new build order.

Earlier this month, the department pursued the acquisition of a demonstration ladder apparatus to address this gap; however, that unit was sold to another agency before it could be secured. This reinforces the competitive and constrained nature of the current apparatus market.

Operational and Financial Considerations

The 100' platform ladder is a critical, multi-purpose asset that supports fire suppression, rescue operations, high-angle and technical rescues, ventilation, and elevated master stream operations. It is a core component of an urban fire protection system and not a specialty or optional vehicle.

From a fiscal stewardship perspective, delaying action exposes the City to:

- Extended reliance on aging reserve equipment as front-line units
- Increased maintenance costs and downtime
- Elevated risk of service gaps during simultaneous incidents
- Potential liability and public safety impacts due to delayed ladder response

Securing this apparatus now stabilizes the fleet, restores redundancy, and aligns with long-term capital planning by avoiding inflated future costs and prolonged delivery timelines. REV Fire Group and its authorized dealers have been awarded a contract (#113021-RVG) by Sourcewell, 202 12th Street Northeast, P.O. Box 219, Staples, MN 56479 (Sourcewell). The contract includes both E-ONE, Inc., a wholly owned subsidiary of REV Group, and Fire Truck Solutions, an authorized dealer of E-ONE apparatus. Fire Truck Solutions is fully authorized to sell apparatus, as well as provide parts and services to fire departments in the state of Arizona. All terms and conditions of the Sourcewell contract will apply for purchases through FTS, our exclusive E-ONE dealer of apparatus in Arizona.

..STAFF RECOMMENDATION

Staff recommends the purchase of 1 (one) E-One Typhoon Custom Cab Chassis HP100 - 100' Platform Ladder Truck from Fire Truck Solutions, LLC - it is a necessary restoration of essential service following an unforeseen loss. Approving this recommendation ensures the City maintains continuous ladder capability, protects response reliability, and responsibly navigates unprecedented national apparatus delays.



December 15, 2025

Maricopa Fire and Medical
20340 N. Estrella Parkway
Maricopa, AZ 85139
Andrew Boland
andrew.boland@maricopa-az.gov

We at Fire Truck Solutions are pleased to quote the following:

(1) E-One Typhoon Custom Cab Chassis HP100 100' Platform Demo Available September 2026 SO#146496:

- Typhoon Chassis Medium Cab
- Cummins X12 500 HP Engine
- Color Red Lower/Black Upper
- Allison EVS4000 Transmission
- Manual Windows
- Vista Display Drivers Side Dash
- 54,000# Meritor Axles
- 24,000# Dana Front Axle
- Alcoa Aluminum Dura-Black Wheels
- Bendix AD-9 Air Dryer
- Jacobs Compression Brake
- Combination Slam Style and Painted ROM Roll Up Doors
- Racor Fuel Water Separator
- 911 Seating FTS Retrofit Adding (2) Additional SCBA Folding Seats Rear Wall.
- (FTS)Emergency Lighting Changes (2) Lights from Green to Red/White Split M6
- (FTS) Add Red/Blue Light Pods to Whelen Mini Light Bars
- Blue Sea Model P12, 40 Amp Charger
- Blue Sea Sure Eject Receptacle 20 Amp
- USB Charging Ports in Cab
- Alco-Lite Ladder Compliment Included
- LED Lighting
- Multiplexing System
- Shelving and Trays
- 100' Aerial Ladder Assembly W/Platform
- Wheel Well Body Storage
- Safety Vision Backup Camera
- Safety Vision Drivers and Officers Side Camera
- Hale QMAX 2000 GPM Pump
- Class 1 TPG Plus Pressure Governor
- 300 Gallon Water Tank

(Please see complete Spec for all Options)



Base Truck Cost: \$2,272,989.00
 Phoenix Sales Tax: \$188,603.00

Total Truck Cost: \$2,461,592.00

**Total Cost includes \$25,000.00 Contingency Funds*

Optional Add-On Items Included in Cost Shown completed at Fire Truck Solutions and E-One Factory-

- Remove standard folding seats and replace with matching 911 folding style SCBA seating at the rear wall, install SCBA Smart Dock Style SCBA brackets in seat backs, reinstall all seat belts and seat belt sensors.

Cost: \$7500.00

- Add 110V Shoreline AC system installed between forward rear wall seating, once seating installs are complete, install roof mounted AC condenser on the officer's side cab roof next to aerial, program into truck protection so that condenser cannot be hit by aerial.

Cost: \$14,500.00

***Note for 110V AC System we are awaiting approval from the supplier as to what system is to be used, due to this truck being a platform, there is not a great deal of real estate on the cab roof. The truck being quoted is a medium cab, we are not certain there will be enough room in the cab for the installation of the evaporator and controls. Cost for this installation is shown but further research will be needed to check dimensions. Cost shown is an estimate.**

- Add air ride SCBA seat in place of standard hard mount SCBA seating, involves the cutting of the front seat pedestal by 2" to reduce height to accommodate headroom for air ride seating requested. This modification will be completed at Fire Truck Solutions in Phoenix, when the truck arrives.

Cost: \$8,550.00

- Add Setcom (6) wired (1) wireless intercom system to the unit upon delivery, cost for the system and headsets are as follows, this system will be installed at the E-One factory in Ocala.

Cost: \$12,500.00

- Customer has requested that a compartment be added to the front of the side stacker hosebed area on the officer's side of the truck, this modification could not be completed because it would involve body modifications that the truck is past the point in production.

N/A



- Add divider in hosebed separating supply line and 2 1/2" deadload hose storage in the hosebed, this will reduce the original 1000' of supply to around 500' this divider will be installed by Fire Truck Solutions in Phoenix AZ when the unit arrives.

Cost: \$2,500.00

- Customer has asked that the front license plate holder be removed from the front bumper, this will be removed at Fire Truck Solutions location when the truck arrives, this will be a \$250.00 credit to Maricopa for the removal.

Credit: - \$250.00

- Remove rollout tray in L2 compartment, removal will be completed at Fire Truck Solutions in Phoenix when the truck arrives.

Cost: \$0.00

- Remove RH and LH front cowl mounted cameras, from the truck. This removal will take place during production of the unit at the E-One factory in Ocala.

Credit: -\$2,370.00

- Paint upper portion of cab, aerial sign plates and air conditioning condenser cover on cab roof (FLNA71010 Grey) to match existing Maricopa Fire fleet, this painting will take place during production at the E-One facility in Ocala Florida.

Cost: \$10,000.00

- Add Tomar Strobecom II emitter to cab roof and add Tomar Strobe emitter pack to upper captains' overhead compartment in cab, this installation will take place at the Fire Truck Solutions location in Phoenix, when the truck arrives.

Cost: \$2,850.00

- Remove beacon style lighting over L1/R1 compartment, install diamond plate fabricated boxes to accommodate (2) red Whelen M6 LED red lighting in original beacon location one officer and one driver side upper body. This installation fabrication and programming of flash pattern and switch install will be completed at the FTS facility upon the unit's arrival to Phoenix.

Cost: \$3,860.00

- Add two Firetech 18" single row LED scene lights to upper body above L1/R1 compartment next to the M6 LED emergency lighting, fabricate diamond plate covers so that lights are not stepped or damaged when working from the upper body, the installation fabrication of covers and switch installation will be completed by FTS when the unit arrives in Phoenix.

Cost: \$7,850.00



- Remove beacon style lights from the rear upper body and install (2) M6 Red/Amber Blue/Amber LED lights in the original beacon location, removal of original lighting as well as installation, flash pattern programming and switch installation will be completed at FTS upon the unit's arrival to Phoenix.

Cost: \$2,380.00

- Customer has requested that a double crosslay front bumper be added to the unit in place of the already quoted bumper, this unit was not originally equipped with a crosslay front bumper, therefore suspension is not of the capacity to carry the additional weight of the front bumper. This option will not be able to be completed at this stage in production.

N/A

- Add additional (10) red and blue light pods to the already quoted and installed mini lightbars on the unit, customer is concerned that there is not enough red/blue lighting for visibility. Disassembly of light bars and installation of additional pods is to be complete at the FTS facility when the unit arrives in Phoenix.

Cost: \$3,240.00

- Remove the Akron 1250 GPM monitor from platform, install Akron 2000 GPM capable monitor at and Nozzle at front of platform, complete all programming.

Cost: \$17,220.00

- Add AM/FM radio with weather band and Bluetooth function to the upper overhead console as well as add two additional speakers to the rear crew area in addition to the two speakers that will be installed in the side walls just above the officers and driver's locations. The installation and wiring of the AM/FM radio with Bluetooth will be completed at the FTS facility when the unit arrives in Phoenix.

Cost: \$2,500.00

**Quote valid for 60 days.*

**Truck available September 2026.*

**Cost shown includes truck freight.*

**Cost shown includes inspection trips for (4) Maricopa Fire Personnel.*

**Sourcewell Contract Pricing*

Mark Julien

Mark Julien
Apparatus Sales
Fire Truck Solutions

Customer Acceptance



September 30, 2025

Mike Grant
Assistant Chief of Logistics for both:
Maricopa Fire/Medical Department
&
Maricopa Police Department

Dear Mr. Grant,

REV Fire Group and its authorized dealers have been awarded a contract (#113021-RVG) by Sourcewell, 202 12th Street Northeast, P.O. Box 219, Staples, MN 56479 (Sourcewell). The contract includes both E-ONE, Inc., a wholly owned subsidiary of REV Group, and Fire Truck Solutions, an authorized dealer of E-ONE apparatus. Fire Truck Solutions is fully authorized to sell apparatus, as well as provide parts and services to fire departments in the state of Arizona. All terms and conditions of the Sourcewell contract will apply for purchases through FTS, our exclusive E-ONE dealer of apparatus in Arizona.

Please let me know if I can be of further assistance.

Sincerely,

A handwritten signature in black ink that reads "Philip J. Gerace".

Philip J. Gerace
Director of Dealer Development
REV Fire Group





City of Maricopa

Text File

File Number: CON 26-02

Agenda Date: 1/20/2026

Version: 1

Status: Passed

In Control: City Council Regular Meeting

File Type: Contract

Agenda Number: 7.5

TITLE

The Mayor and City Council shall discuss and take action on approving the Maintenance Agreement for the Moonlight Flood Control Structures. **Discussion and Action.**

..AGENDA ITEM DESCRIPTION

The residential development known as Moonlight has constructed certain Flood Control Structures consisting mostly of channel improvements in accordance with the approved plans and has obtained a Letter of Map Revision (LOMR) from the Federal Emergency Management Agency (FEMA) to effectively remove the development from the FEMA flood maps. As part of the requirements for the LOMR, the Owner must provide evidence that the Flood Control Structures will be maintained. The Code of Federal Regulations requires that communities participating in the National Flood Insurance Program be ultimately responsible for this maintenance. By this agreement, the City is delegating this responsibility to the Owner and Moonlight Home Owners Association. **Discussion and Action.**

..PRESENTER

This item will be presented by Dan Frank, Storm Water Systems Manager

..STAFF RECOMMENDATION

Staff recommends approval of the Maintenance Agreement for the Moonlight Flood Control Structures.

When Recorded Return To:

City Clerk
City of Maricopa
39700 West Civic Center Plaza
Maricopa, Arizona 85138

MAINTENANCE AGREEMENT

THIS MAINTENANCE AGREEMENT (“Agreement”) is entered into this ____ day of _____, 2025, by the **City of Maricopa**, an Arizona municipal corporation (“City”) and **Forestar (USA) Real Estate Group, Inc.**, a Delaware corporation (“Owner”) and **Moonlight Homeowners Association, Inc.**, an Arizona nonprofit corporation (“Association”). The City, Owner and Association are each referred to herein individually as a “Party” and collectively as the “Parties.”

RECITALS

- A. Owner owns the real property legally described on Exhibit A attached, commonly referred hereto as Moonlight (the “Property”).
- B. Association is an Arizona nonprofit corporation established to manage, maintain and govern the Property.
- C. Portions of the Property are located within a currently-existing floodplain (the “Floodplain”) without the flood control solution referenced in Recital D below.
- D. Owner has designed, engineered and constructed a flood control solution that was approved for a Letter of Map Revision (“LOMR”) from the Federal Emergency Management Agency (“FEMA”) to remove the Property from the Floodplain. With the construction of the approved flood control solution, Owner has requested that FEMA issue the LOMR, which was approved on July 22, 2025, anticipated to be effective on or before December 8, 2025. The Flood Control Structures and channel maintenance areas are graphically depicted on Exhibit B & C attached hereto.
- E. Pursuant to 44 C.F.R. 65.10(d), in order to qualify for the issuance of a LOMR, Owner must provide evidence to FEMA that ultimate responsibility for maintenance of the Flood Control Structures is under the jurisdiction of a Federal or State agency, an agency created by Federal or State law, or an agency of a community participating in the National Flood Insurance Program (an “Agency”).
- F. The City qualifies as an Agency under the terms of 44 C.F.R. 65.10(d).
- G. The Flood Control Structures shall be owned and maintained by the Owner or the Association subject to Section 2(I) hereof. The primary obligation and responsibility for the inspection, maintenance, repair and insurance of the Flood Control Structures has been delegated to Owner or Association under this Agreement as required by the applicable provisions of 44 C.F.R. 65.10(d), as amended from time to time.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual covenants, terms and conditions herein, the Parties agree as follows:

1. ACKNOWLEDGEMENT OF OWNER'S CONSIDERATION.

The City agrees that the Flood Control Structures and Owner's execution of this Agreement satisfies any stipulations within the land entitlement approvals for the Property, or portions thereof, and the City's duty to protect the general health, safety, and welfare of the public. City agrees not to impose any stipulations or other requirements relating to the Flood Control Structures or the removal of the Property from the Floodplain in connection with the entitlements for the Property, except as may be required by FEMA. Owner acknowledges that there are a number of approvals and permits that are required as part of the development of the Property (currently referred to as *Moonlight*) that allows the issuance of a building permit, which approvals are generally set forth on Exhibit D attached hereto. The Parties hereby acknowledge and agree that, with issuance of the LOMR, Owner has obtained all requisite approvals and permits.

2. FLOOD CONTROL STRUCTURES MAINTENANCE PLANS.

A. FEMA Approval of Flood Control Structures. Owner submitted the design of the Flood Control Structures to FEMA for review and approval of the construction of the Flood Control Structures and the issuance of a LOMR related thereto Exhibit B. As a qualified Agency under the terms of 44 C.F.R. 65.10(d) and based upon Owner's and/or Association's assurances that it will be primarily responsible for the required maintenance of the Flood Control Structures as required by the applicable provisions of 44 C.F.R. 65.10(d), as amended from time to time, the City agrees to execute the Operation and Maintenance Plan for the Flood Control Structures ("O&M Plan"), a copy of which is attached hereto as Exhibit E & F and has taken all steps reasonably necessary to cause FEMA to issue the LOMR for the Property in connection with the Flood Control Structures as soon as reasonably possible, and are included of the Property in the LOMR.

B. Costs of O&M Plan. Owner or Association, their successors and assigns, shall pay all costs for maintaining the Flood Control Structures in accordance with the O&M Plan and in compliance with all federal, state and local laws, regulations and ordinances, as amended from time to time. Owner or Association shall have the primary obligation and responsibility for inspecting, maintaining, repairing and insuring the Flood Control Structure until (i) the FEMA maps depicting the flow of water to the Property no longer show flows that require the Flood Control Structures to protect development on the Property from the 100-year flood and the City has received notice ("FEMA Notice") from FEMA of such a change; provided, that the FEMA Notice is not required to specifically refer to the Property nor the Flood Control Structures; or (ii) a termination occurring pursuant to Section 2(I) hereof

C. O&M Bond. Owner or Association shall obtain and maintain a operations & maintenance bond in the amount of Twenty-Five Thousand and No/100 Dollars (\$25,000.00) ("O&M Bond") securing its obligations under this Agreement. Owner's or Association's obligation to maintain the O&M Bond shall automatically terminate upon the City's receipt of the FEMA Notice or a termination occurring pursuant to Section 2(I) hereof. Upon such termination, the City agrees to promptly release the O&M Bond to Owner or Association. Not later than ninety (90) days prior to its expiration, the O&M Bond will need to be replaced with a bond of similar specifications. If the City draws from the O&M Bond pursuant to Section 2(H), Owner or Association shall take the steps necessary to maintain the O&M Bond at \$25,000.

D. Insurance. Owner or Association, their successors and assigns, shall obtain and maintain a general liability insurance policy with limits of at least \$1,000,000 per occurrence, with a least a \$5,000,000 excess insurance policy for bodily injury and property damage issued by a State of Arizona authorized insurance company. The policy term or any renewals thereof shall remain in effect for the term of this Agreement. Owner or Association shall maintain insurance which covers the Flood Control Structures

against flood damage and such other risks as may be included in the broadest form of extended coverage insurance as may, from time to time, be available in an amount sufficient to insure the fair replacement cost of the Flood Control Structures in the event of a major flood or other event causing total or substantial destruction of the Flood Control Structures. The City shall be named as an additional insured under the policy and proof of insurance shall be supplied to the City on an annual basis. The insurance policy shall provide that the City be given at least thirty (30) days advance written notice of any material changes, cancellation or non-renewal notification of any policy, and in the event of such material change, cancellation or non-renewal notification, Owner or Association shall immediately replace said policy with another policy to the satisfaction of the City with the receipt of a certificate of insurance for such policy by the City at least ten (10) days prior to the effective date of the material changes, cancellation or non-renewal of any policy. In the event that Owner or Association fails to maintain the requisite insurance, the City shall have the right to immediately secure a similar insurance policy in its name with the total cost of the premium and all monies that may become due during the term of this Agreement being charged to Owner or Association. Owner's or Association's obligation to maintain the insurance required under this Section shall automatically terminate upon the City's receipt of the FEMA Notice or a termination pursuant to Section 2(I) hereof.

Owner shall name Association and City as third party beneficiary and additional insureds under all insurance, indemnification or warranty received from contractors constructing the Flood Control Structures, including completed operations coverage.

E. Notwithstanding the termination of Owner's or Association's obligations under this Agreement upon the City's receipt of the FEMA Notice, Owner or Association shall continue to comply with all local rules and regulations regarding drainage requirements and, in the event Owner or Association desires to remove or modify the Flood Control Structures upon the City's receipt of the FEMA Notice, Owner or Association shall, at their sole cost and expense, provide the City with written certification from an Arizona licensed engineer stating that the removal or modification of the Flood Control Structures will not cause flooding or drainage issues for the surrounding properties.

F. Indemnity.

(i) Owner and Association shall indemnify, defend, and hold harmless the City, its officials and employees from any third party claims, demands, liabilities, losses or causes of action of any nature whatsoever arising out of the use, construction or maintenance of the Flood Control Structures or out of Owner's or Association's activities under this Agreement, including all other acts or omissions on the part of Owner or Association or any person acting for or on behalf of Owner or Association, and from against any orders, judgments or decrees which may be entered and from and against all costs, attorneys' fees, expenses and liabilities incurred in the defense of any such claims or in the investigation thereof.

(ii) The City shall indemnify, defend, and hold harmless Owner and Association, their officials and employees from any third party claims, demands, liabilities, losses or causes of action of any nature whatsoever arising out of the negligent acts or omissions of City personnel or its agents entering on to, in or around the Property and/or Flood Control Structures in connection with the City's inspection of the Flood Control Structures as provided for under this Agreement, including all other acts or omissions on the part of the City or any person acting for or on behalf of the City, and from against any orders, judgments or decrees which may be entered and from and against all costs, attorneys' fees, expenses and liabilities incurred in the defense of any such claims or in the investigation thereof. In no event shall the City have any obligations under this subsection for any claims, demands, liabilities, losses or causes of action arising out of the use, construction or maintenance of the Flood Control Structures other than as stated in the preceding sentence.

G. Access Easement. Owner or the Association grants to the City and its employees, consultants and contractors, a non-exclusive easement over, upon and under the portion of the Property

containing the Flood Control Structures for any and all purposes necessary for the City to inspect, maintain and restore the Flood Control Structures during the term of this Agreement. The access easement granted herein shall terminate when the FEMA maps depicting the flow of water to the Property no longer show flows that require the Flood Control Structures and City has received notice from FEMA of such a change.

H. In the event Owner or Association, their successors or assigns, fail to either inspect, maintain or restore the Flood Control Structure, or any part thereof, to a safe condition satisfactory to the City in conformance with the terms hereof, the City may elect to either perform such duties with personnel from the City or contract third parties to do so, the reasonable and documented costs of which shall be (i) drawn from the O&M Bond; or (ii) if the O&M Bond is insufficient to pay for the costs of such inspection, maintenance or restoration, charged to Owner, their successors or assigns. Failure of Owner to pay for such costs within thirty (30) days after receipt of written notice from the City outlining such costs, subject to applicable cure periods as provided in this Agreement, shall be considered a breach of this Agreement. In the event of a breach of this Agreement by Owner or Association as stated in the prior sentence, Owner or Association, their successors or assigns, shall pay the City's reasonable outside attorneys' fees and costs of collection arising in any action to recover costs for restoration of the Flood Control Structures or any part thereof.

I. Termination Upon Formation of Maintenance District or Completion of Regional Improvement. Some or all of the Flood Control Structures are intended to be part of a regional flood control project that may be maintained by a separate district or governmental entity. This Agreement shall terminate as to such Flood Control Structures upon such District or other governmental entity agreeing to become responsible for the maintenance of the Flood Control Structures and entering into a new maintenance agreement for the Flood Control Structures that will supersede and nullify this Agreement.

3. **ASSIGNMENT.** Except as herein specifically stated, the rights and obligations created herein run with ownership of the Property and/or portions thereof, and shall inure to the benefit of and be binding upon Owner and the Association, the City and their respective successors and assigns. Upon transfer of the Property or a portion thereof by Owner or the Association or subsequent owner, the new owner shall be deemed to have assumed the rights and responsibilities of Owner or Association hereunder for that portion of the Property that has been transferred. Upon such transfer, Owner or Association shall be automatically released from this Agreement for the portion of the Property that has been transferred provided that (i) the Flood Control Structures have been constructed and accepted by the Association; and (ii) the Association is no longer controlled by the Owner or other developer, meaning there is only one voting class which has elected the board of the Association, and the declarant and designated builders no longer have special rights to appoint or elect the board ("Turnover of Control of the Association"). In the event that such transfer occurs before the Flood Control Structures have been constructed and accepted by the Association and the Turnover of Control of the Association has occurred, Owner or Association shall only be released from this Agreement for the portion of the Property that has been transferred provided: (i) the Owner or Association or subsequent owner has given the City written notice of the assignment, which shall include the name, address and facsimile number, if available, of the new owner for notice purposes; and (ii) the new owner has agreed in writing to be subject to all of the applicable provisions of this Agreement. Owner and successor owners shall have no further obligations under this Agreement once the Flood Control Structures have been completed and accepted by the Association and Turnover of Control of the Association, other than the obligation to pay assessments as set forth in the Declaration of Covenants, Conditions and Restrictions recorded against the Property. The Association shall cause assessments to be made as needed to fund obligations of the Association under this Agreement.

4. **GENERAL PROVISIONS.**

A. Counterparts. This Agreement may be executed in two or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

The signature pages from one or more counterparts may be removed from such counterparts and such signature pages all attached to a single instrument so that the signatures of all Parties may be physically attached to a single document.

B. Incorporation of Exhibits and Recitals. All Exhibits referred to herein and the Recitals stated above are hereby incorporated by reference into this Agreement.

C. Effective Date. This Agreement shall become effective upon approval by the City of this Agreement during a public meeting and the full execution of the Agreement by the Parties.

D. Cooperation. The Parties agree to diligently and in good faith cooperate to process all applications as expeditiously as reasonably possible to take such other actions as are reasonably necessary to carry out the intent of this Agreement.

E. Representatives. Each Party shall designate a representative to act as a liaison between City, its various departments, and Owner (“Representatives”). The Representatives shall be available at all reasonable times to assist with the Parties’ performance under this Agreement. Either Party may change the Representative by giving notice to the other Party of the name, title, address, and telephone number of the replacement.

F. Notices. All notices, filings, consents, approvals and other communications provided for herein or given in connection herewith shall be in writing and delivered personally, by facsimile or sent by United States Mail in a postage prepaid envelope via certified mail, return receipt requested, addressed to the other to the address provided herein or as may be changed in writing:

“City”	City of Maricopa 39700 West Civic Center Plaza Maricopa, Arizona 85138 Attn: Maricopa City Manager Telephone: 520-316-6852 Facsimile: (520) 568-9120 Email: benjamin.bitter@maricopa-az.gov
Copy to:	Maricopa City Attorney c/o Denis Fitzgibbons Fitzgibbons Law Offices 1115 East Cottonwood Lane P.O. Box 11208 Casa Grande, AZ 85310-0148 Telephone: (520) 426-3824 Facsimile: (520) 426-9355 Email: denis@fitzgibbonslaw.com
“Owner”	Forestar (USA) Real Estate Group, Inc. 1661 E Camelback Rd, Ste 330 Phoenix, AZ 85016 Attention: Roman Gorecki Telephone: (480) 801-2427 Email: RomanGorecki@Forestar.com

“Association”

Moonlight Homeowners Association, Inc.
1661 E Camelback Rd, Ste 330
Phoenix, AZ 85016
Attention: Paige Livingston
Telephone: (480) 801-2431
Email: PaigeLivingston@Forestar.com

All such notices, demands or other communications will (i) if delivered personally or delivered through a same day delivery/courier service be deemed effective upon confirmed delivery or refusal to accept delivery by the addressee, (ii) if delivered by U.S. Mail in the manner described above be deemed effective upon the earlier of receipt or five (5) business days after deposit in a United States post office or with a United States postal officer, (iii) if delivered by a recognized national overnight delivery service be deemed effective one (1) business day after deposit with such service upon confirmed delivery or refusal to accept delivery by the addressee, and (iv) if delivered by facsimile be deemed effective upon confirmation of successful transmission by the sender’s facsimile machine (in each case regardless of whether such notice, demand or other communication is received by any person to whom a copy of such notice, demand or other communication is to be delivered pursuant to this Section).

G. Waiver. No delay in exercising any right or remedy by the Parties shall constitute a waiver thereof. Waiver of any of the terms of this Agreement shall not be valid unless in writing and signed by all Parties hereto. The failure of any Party to enforce the provisions of the Agreement or require performance of any of its provisions shall not be construed as a waiver of such provisions or affect the right of the Party to enforce all of the provisions of this Agreement. Waiver of any breach of this Agreement shall not be held to be a waiver of any other or subsequent breach thereof.

H. Governing Law. This Agreement shall be governed by and interpreted in accordance with the laws of the State of Arizona.

I. Choice of Forum. Any action brought to interpret, enforce or construe any provision of this Agreement shall be commenced and maintained in the Superior Court of the State of Arizona in and for the County of Pinal (or in the United States District Court for the District of Arizona, if, but only if, the Superior Court lacks or declines jurisdiction over such action). The Parties irrevocably consent to jurisdiction and venue in such courts for such purposes and agree not to seek transfer or removal of any action commenced in accordance with the terms of this Section.

J. Exercise of Authority. It is understood and agreed that Owner shall not exercise any of the authority or sovereign powers of the City and shall not represent themselves as an agent(s) for the City. Nothing in this Agreement shall be construed to create any partnership, joint venture, or principal agency relationship between the Parties.

K. Recordation. The City shall record this Agreement in the official records of the Pinal County Recorder within ten (10) days after all parties sign the Agreement.

L. Conflict of Interest. This Agreement is subject to the provisions of A.R.S. § 38-511.

M. Severability of Provisions. Each term and provision of this Agreement shall be considered severable and if any term or provision of this Agreement be declared or be determined to be illegal or invalid, the validity of the remaining terms and provisions shall not be affected thereby, and said illegal or invalid term or provision shall not be deemed a part of this Agreement, notwithstanding any other provision of this Agreement to the contrary.

N. Time of the Essence. Time is of the essence to this Agreement and with respect to the performance required by each Party hereunder.

O. Further Assurances. The Parties hereto agree to do all such things and take all such actions, and to make, execute and deliver such other documents and instruments, as shall be reasonably requested to carry out the provisions, intent and purpose of this Agreement. If any approval is required of any Party in furtherance of the rights under this Agreement, such approval shall not be unreasonably delayed or withheld.

P. Amendments. No amendment shall be made to this Agreement except by written document executed by all the Parties. Within ten (10) days after the effective date of any amendment, the amendment shall be recorded with the Pinal County Recorder.

Q. Headings and Construction. The headings for the Paragraphs and sub-paragraphs of this Agreement are for convenience and reference purposes only and in no way define, limit or describe the scope or intent of said Paragraphs or sub-paragraphs nor in any way affect interpretation of this Agreement. When used herein, the terms “include” or “including” shall mean without limitation because of the enumeration. All grammatical usage herein shall be deemed to refer to the masculine, feminine, neuter, singular, or plural as the identity of the person or persons may require. The term “person” shall include an individual, corporation, partnership, trust, estate, or any other duly formed entity. If the last day of any time period stated herein should fall on a Saturday, Sunday, or legal holiday in the State of Arizona, then the duration of such time period shall be extended so that it shall end on the next succeeding day which is not a Saturday, Sunday, or legal holiday in the State of Arizona. If a cross-reference within any provision cites a particular Article, Section, or Subsection number of this Agreement, it shall be a reference to the referred Article, Section, or Subsection and its subparts.

R. Attorneys’ Fees. In the event it becomes necessary for a Party to this Agreement to bring an action at law or other proceedings to enforce any of the terms or provisions of this Agreement, the successful Party in any such action or proceeding may apply for reasonable attorney fees pursuant to A.R.S. § 12-341.01.

S. Default. Failure or unreasonable delay by any Party to perform or otherwise act in accordance with any term or provision hereof shall constitute a breach of this Agreement and, if the breach is not cured within thirty (30) days after written notice thereof from another Party (the “Cure Period”), shall constitute a default under this Agreement; provided, however, that if the failure is such that more than thirty (30) days would reasonably be required to perform such action or comply with any term or provision thereof, then the Party shall have such additional time as may be necessary to perform or comply so long as the Party commences performance or compliance within said thirty (30) day period and diligently proceeds to complete such performance or fulfill such obligation.

T. Good Standing; Authority. Each of the Parties represents and warrants to the other (i) that it is duly formed and validly existing; (ii) that it is an entity qualified to do business in Arizona with respect to Owner, or a political subdivision of the state with respect to the City; and (iii) that the individuals executing this Agreement, on behalf of their respective Parties are authorized and empowered to bind the Party, and the Property with respect to Owner.

U. Force Majeure. The time period for performance and/or performance of any Party and the duration of this Agreement shall be extended by any causes that are beyond the control of the Party required to perform, such as an act of God, civil or military disturbance, delays resulting from any act or omission of governmental authorities or utilities, labor strike, injunctions in connection with litigation, labor or material shortage, or acts of terrorism.

V. Entire Agreement. This constitutes the entire agreement between the Parties pertaining to its subject matter. All prior and contemporaneous agreements, representations and understandings of the Parties, oral or written (including any term sheets, discussion outlines or similar documents), are hereby superseded and merged into this Agreement.

W. Dispute Resolution. In the event a dispute arises under this Agreement, the initiating Party shall send written notice to the other Party of the commencement of the ninety (90) day moratorium on litigation the Parties have agreed shall be instituted. During the ninety (90) day period, the Parties agree to attempt to settle the dispute through non-binding mediation before commencement of litigation. The mediation shall be held under the Commercial Mediation Rules of the American Arbitration Association (“AAA”) but shall not be under the administration of the AAA unless agreed to by the Parties in writing, in which case all administrative fees shall be divided evenly between the City and Owner. The matter in dispute shall be submitted to a mediator mutually selected by the City and Owner. If the Parties cannot agree upon the selection of a mediator within ten (10) days, then within five (5) days thereafter, the City and Owner shall request that the Presiding Judge of the Superior Court in and for the County of Pinal, State of Arizona, appoint the mediator. The mediator selected shall have at least ten (10) years’ experience in mediating or arbitrating disputes relating to commercial property. The cost of any such mediation shall be divided equally between the City and Owner. The results of the mediation shall be nonbinding with any Party free to initiate litigation upon the conclusion of the latter of the mediation or of the ninety (90) day moratorium on litigation. The mediation shall be completed in one day (or less) and shall be confidential, private, and otherwise governed by the provisions of A.R.S. § 12-2238, to the extent allowed by the Arizona Open Meetings Law, § 38-431 et. seq.

[Signature pages follow]

IN WITNESS WHEREOF, the Parties hereto have set their hands as of the date first written above.

CITY OF MARICOPA, an Arizona municipal corporation

By: _____
Nancy Smith, Mayor

Date: _____

ATTEST:

Approved as to Form:

Vanessa Bueras, MMC
Clerk

Denis M. Fitzgibbons
City Attorney

STATE OF ARIZONA)
) ss.
County of Pinal)

The foregoing Agreement was acknowledged before me this ____ day of _____, 2025 by Nancy Smith, who acknowledged herself as the Mayor of the City of Maricopa, and being authorized to do so, executed the foregoing instrument on behalf of the City for purposes therein stated.

Notary Public

My Commission Expires:

Forestar (USA) Real Estate Group, Inc., a Delaware corporation

By: *Roman Gorecki*
Name: Roman Gorecki
Its: Division President – Phoenix
Date: December 5, 2025

STATE OF ARIZONA)
) ss.
County of Maricopa)

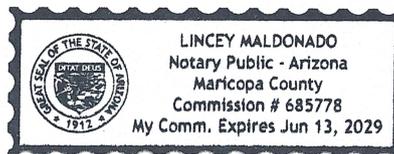
On this 5 day of December, 2025, before me personally appeared, Roman Gorecki, as Division President of Forestar (USA) Real Estate Group, Inc., a Delaware corporation, being authorized to do so, and acknowledged that he signed the above document for the purposes therein contained.

[Signature]

Notary Public

My Commission Expires:

June 13, 2029



LIST OF EXHIBITS

EXHIBIT A	LEGAL DESCRIPTION
EXHIBIT B	FEMA LOMR APPROVAL & FIRM MAP
EXHIBIT C	LIMITS OF FLOOD CONTROL STRUCTURES
EXHIBIT D	APPROVALS AND PERMITS REQUIRED
EXHIBIT E	O&M PLAN
EXHIBIT F	TEMPLATE O&M INSPECTION CHECKLIST

EXHIBIT A

Legal Description of the Property

PORTIONS OF PARCEL N-1 OF RE-PLAT OF BLOCK PLAT OF MOONLIGHT PHASE 1, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN PLAT FEE NO. 2024-078484, SECTION 17, TOWNSHIP 04 SOUTH, RANGE 03 EAST, 2,464,886 SQUARE F A PORTION OF PARCEL N-1 OF RE-PLAT OF BLOCK PLAT OF MOONLIGHT PHASE 1

EXHIBIT B: FEMA LOMR Approval & FIRM Map



Federal Emergency Management Agency Washington, D.C. 20472

LETTER OF MAP REVISION DETERMINATION DOCUMENT

COMMUNITY AND REVISION INFORMATION		PROJECT DESCRIPTION	BASIS OF REQUEST
COMMUNITY	City of Maricopa Pinal County Arizona	CHANNELIZATION FILL GRADING	2D HYDRAULIC ANALYSIS UPDATED TOPOGRAPHIC DATA
	COMMUNITY NO.: 040052		
IDENTIFIER	Moonlight LOMR	APPROXIMATE LATITUDE AND LONGITUDE: 33.080, -112.081 SOURCE: Other DATUM: NAD 83	
ANNOTATED MAPPING ENCLOSURES		ANNOTATED STUDY ENCLOSURES	
TYPE: FIRM* NO.: 04021C0730F DATE: June 16, 2014		DATE OF EFFECTIVE FLOOD INSURANCE STUDY: May 16, 2019 PROFILE(S): 79P, 97P, 98P AND 99P	

Enclosures reflect changes to flooding sources affected by this revision.
* FIRM - Flood Insurance Rate Map

FLOODING SOURCE AND REVISED REACH

See Page 2 for Additional Flooding Sources

Vekol Wash Tributary - From confluence with the Vekol Wash Tributary 2 to just downstream of State Route 238.

SUMMARY OF REVISIONS

Flooding Source	Effective Flooding	Revised Flooding	Increases	Decreases
Vekol Wash Tributary	Zone AE Zone AE BFEs*	Zone AE Zone X (shaded) BFEs	NONE YES NONE	YES NONE YES

* BFEs - Base Flood Elevations

DETERMINATION

This document provides the determination from the Department of Homeland Security's Federal Emergency Management Agency (FEMA) regarding a request for a Letter of Map Revision (LOMR) for the area described above. Using the information submitted, we have determined that a revision to the flood hazards depicted in the Flood Insurance Study (FIS) report and/or National Flood Insurance Program (NFIP) map is warranted. This document revises the effective NFIP map, as indicated in the attached documentation. Please use the enclosed annotated map panels revised by this LOMR for floodplain management purposes and for all flood insurance policies and renewals in your community.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Mapping and Insurance eXchange (FMIX) toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426. Additional information about the NFIP is available on our website at <https://www.fema.gov/flood-insurance>.

David N. Bascom

David N. Bascom, Acting Director
Engineering and Modeling Division
Risk Analysis, Planning and Information Directorate

FLOOD HAZARD INFORMATION IS SHOWN WITHIN THE GILA RIVER INDIAN COMMUNITY FOR INFORMATION ONLY

GILA RIVER INDIAN COMMUNITY

AREA REVISED BY LOMR EFFECTIVE: AUGUST 12, 2022

REVISED AREA

Pinal County Unincorporated Areas 040077

AREA REVISED BY LOMR EFFECTIVE: AUGUST 12, 2022

ZONE AE (EL 1141.3)
ZONE AE (EL 1139.6)
ZONE AE (EL 1141.2)
ZONE AE (EL 1142.3)

LIMIT OF STUDY

ZONE AO (DEPTH 3')

ZONE AO (DEPTH 2')

ZONE A

LIMIT OF STUDY

238

AK-CHIN INDIAN COMMUNITY

19

FLOOD HAZARD INFORMATION IS SHOWN WITHIN THE AK-CHIN INDIAN COMMUNITY FOR INFORMATION ONLY

20

Vekol Wash Tributary 2

1140

ZONE AE

ZONE AE (EL 1141.6)

ZONE AE (EL 1140.8)

1141

ZONE AE (EL 1141)

ZONE AE (EL 1140.2)

ZONE AE (EL 1142.4)

ZONE AE (EL 1139.4)

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Vekol Wash Tributary 4

JOINS PANEL 0735

16

ZONE AE (EL 1139.7)

City of Maricopa 040052

ZONE AE (EL 1142.9)

ZONE AE (EL 1143.9)

ZONE AE (EL 1143.9)

W NIGHTENGALE DR

ZONE AE (EL 1143.6)

SPECIAL FLOOD HAZARD AREAS

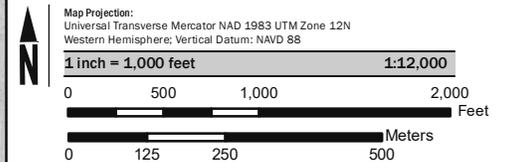
- Without Base Flood Elevation (BFE) Zone A, V, A99
- With BFE or Depth Zone AE, AO, AH, VE, AR
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee See Notes- Zone X

SCALE

Imagery Source: NAIP 2023



National Flood Insurance Program

NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP

PINAL COUNTY, ARIZONA and Incorporated Areas

PANEL 730 of 2575



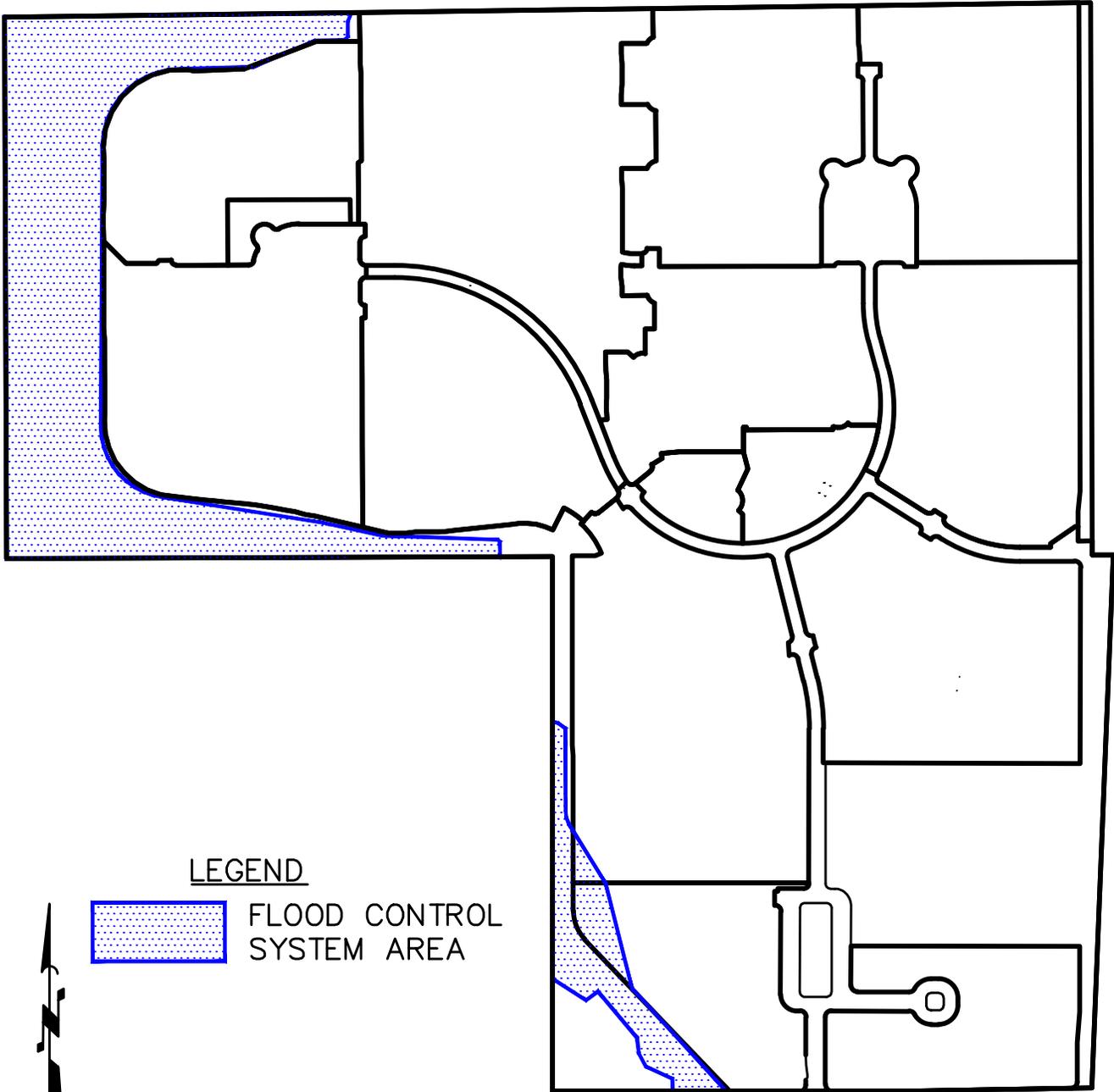
Panel Contains:

COMMUNITY	NUMBER	PANEL	SUFFIX
MARICOPA, CITY OF	040052	0730	F
PINAL COUNTY	040077	0730	F

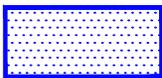
REVISED TO REFLECT LOMR EFFECTIVE: December 8, 2025

VERSION NUMBER **2.3.3.0**
 MAP NUMBER **04021C0730F**
 MAP F **250**
 JUNE 16, 2020

EXHIBIT C



LEGEND



FLOOD CONTROL SYSTEM AREA



ATWELL
866.850.4200 www.atwell-group.com

MOONLIGHT
MARICOPA, ARIZONA
FLOOD CONTROL SYSTEM

JOB #	20002092
DATE	11.10.2025
SCALE	NTS
DRAWN	SJG
SHT 1 OF 1	

EXHIBIT D
Approvals and Permits Required

<u>Item</u>	<u>Parties</u>
Development Agreement (for guarantee of maintenance)	City and Owner
Approval of construction documents	City of Maricopa and Pinal County
Floodplain Use Permit	City of Maricopa
Dust Permit	Pinal County
Grading and Drainage and Utility Permits (construction of flood control solution work would commence)	City of Maricopa
ROW Permit for offsite construction	City of Maricopa
LOMR	City of Maricopa and FEMA
Building Permits	City of Maricopa

EXHIBIT E

Operations and Maintenance Plan

This operation and maintenance plan applies to the Moonlight Development (Site) for the channel/basin system presented in the Mass Grading Plans for Moonlight to mitigate the Vekol Wash Tributary, Vekol Wash Tributary 2 and Vekol Wash Tributary 3 flood hazards in the City of Maricopa, Pinal County, Arizona and is intended to meet the requirements of the approved LOMR. The channel/basin is located on private land; however, the city has oversight of the area to ensure that maintenance is performed. The Moonlight Homeowners Association (HOA) and/or owners are responsible for ensuring that all necessary maintenance activities for the channel/basin system are accomplished, pursuant to a Maintenance Agreement with the City, to which this document is attached as an exhibit. The HOA Facilities Maintenance Supervisor will be responsible to notify the City of regular maintenance performance and provide annual maintenance reports.

The purpose of this plan is to establish the on-going operations and maintenance procedures for the channel/basin within the floodplain of the Vekol Wash Tributary, Vekol Wash Tributary 2 and Vekol Wash Tributary 3. The channel area may erode, scour, change shape, widen, and narrow over time. To address the potential changes, steps may need to be taken to restore the channel/basin corridor. These steps may include re-establishing the design grade along the channel/basin in locations where erosion has occurred. Also, as a result of erosion, trees and shrubs may become uprooted and other debris may buildup within the drainage corridor. Obstructions within the drainage corridor must be removed. Failure to provide maintenance may prevent the channel/basin from performing at its intended conveyance capacity. Maintenance is the responsibility of HOA, developers, owners, etc. for facilities on private property within drainage easements and/or tracts.

Ongoing maintenance of the designed improvements will be required to preserve the design integrity and purpose of the channel/basin system. Inspection is a requirement of maintenance. The following sections should be used to guide routine operations, inspections, and maintenance. The channel/basin may have sections that impact other adjacent property owners and/or agencies and the permitting requirements and conditions imposed by the jurisdictional agency need to be followed regarding the operation and maintenance guidelines.

A regular maintenance program will be required to have the channel/basin system perform to the level of protection as presented in the projects' plans and specifications. In conjunction with the approved LOMR, the following Operation and Maintenance Plan has been provided below for the subject project:

Inspections of the improvements will be performed and documented on an annual basis. Additional inspections will be performed after significant storm events. The inspector reviewing and signing off on the channel inspection shall be a registered civil engineer licensed in the State of Arizona. Field inspection, photography, field surveys, and monitoring shall be performed by, or under the direct supervision of, the registered engineer. A field inspection report shall be completed and

submitted to the City within fifteen (15) days from the time that an inspection of the subject flood control facility has been performed.

- The HOA and/or owners are responsible for ensuring that all necessary maintenance activities for the channel/basin are accomplished by the Facilities Maintenance Supervisor. The Facilities Maintenance Supervisor will be responsible to notify the City of regular maintenance performance and provide annual maintenance reports.
- Field inspections are a necessary part of operation since early detection of gradual changes can reduce maintenance costs. Routine inspections provide a way to monitor the performance of the flood control facilities.
- Field inspections shall be completed daily during those times when the flood waters in the conveyance channel/basin exceed a depth of two (2) feet over the length of the facility for a period exceeding 24 hours
- Post-storm inspections should be performed as soon as possible after flood conditions have subsided. Although the flood control system is designed for 100-Year flow conditions, it is still susceptible to damage during other flow conditions. Post-storm inspection records should be kept and maintained by the Facilities Maintenance Supervisor.
- Listed below are key elements to be inspected annually and following storm events
 1. Side slope integrity: Monitor and address erosion along the channel/basin corridor side slope and along the development fill grading to provide continued stability.
 2. Vegetation: Review channel corridor vegetation health. Review potential for dying trees to fall or become uprooted during a flood event. Once established, minor grasses may be permitted to grow 6” to 12” before maintenance activities should commence. Shrubs are permitted between 24” to 36” in diameter and trees with a trunk diameter of 3”-9”. Dead shrubs and trees must be removed.
 3. Erosion: Monitor areas for the development of erosion, head cutting, or undercutting of the channel/basin banks and flood control structures. Provide mitigation as required for areas of erosion to maintain the integrity of the flood control system within the defined drainage easement/tract.
 4. Sediment build-up: Monitor the depth of sediment deposition in the improved channel/basin and/or along the side slopes of the grading. Non-destructive markers in key places may be installed to establish normal operative channel depths so that sediment build-up is monitored. Removal of sediment must occur when sediment build-up has reached 6” at a maximum.

Maintenance activities for the improvements include, but are not limited to:

1. Removal of debris and excessive sediment build-up.
2. Repair or replacement of erosion damaged areas.
3. Installation of erosion control measures as needed.

EXHIBIT F

Operations and Maintenance Checklist



City of Maricopa

Text File

File Number: MIN 26-05

Agenda Date: 1/20/2026

Version: 1

Status: Passed

In Control: City Council Regular Meeting

File Type: Minutes

Agenda Number: 7.6

TITLE

The Mayor and City Council shall discuss and take action on approval of Minutes from the December 2, 2025 City Council Regular meeting and the December 8, 2025 City Council Special Meeting. Discussion and Action.



City of Maricopa

Meeting Minutes - Draft City Council Regular Meeting

City Hall
39700 W. Civic Center
Plaza
Maricopa, AZ 85138
Ph: (520) 568-9098
Fx: (520) 568-9120
www.maricopa-az.gov

Mayor Nancy Smith
Vice-Mayor Henry Wade
Councilmember Eric Goettl
Councilmember AnnaMarie Knorr
Councilmember Amber Liermann
Councilmember Vincent Manfredi
Councilmember Bob Marsh

Tuesday, December 2, 2025

6:00 PM

Council Chambers

1. Call to Order

The meeting was called to order at 6:02 p.m. An invocation was given by Pastor Doug Munday from the Calvary Church of Maricopa, which was followed by the Pledge of Allegiance led by Councilmember Manfredi.

2. Roll Call

Present: 7 - Mayor Nancy Smith, Vice Mayor Henry Wade, Councilmember Eric Goettl, Councilmember AnnaMarie Knorr, Councilmember Amber Liermann, Councilmember Vincent Manfredi and Councilmember Bob Marsh

3. Proclamations, Acknowledgements, Awards and Presentations

3.1 [PRES 25-22](#) Maricopa Citizens Leadership Academy (MCLA) Fall 2025 Session Acknowledgement.

Luis Villa, Communications Coordinator, announced the graduation of the 26th session of the Maricopa Citizen Leadership Academy, with 21 graduates joining the previous class of over 440. Mr. Villa invited anyone interested in learning about or attending the Citizen Leadership Academy to subscribe to the city newsletter or visit the city website for information. The graduates were called forward to receive their certificates and take photos with the Council.

The Presentation was heard.

4. Report from the Mayor

Councilmember Marsh reported speaking at the Leadership Academy, participating in the Veteran's Day Parade, meeting with Chief Goodman on law enforcement topics, attending a briefing on economic development strategic plans, and hosting students from Maricopa Wells Middle School with Councilmember Manfredi. He concluded by looking forward to the upcoming Merry Copa event at Copper Sky and wished everyone happy holidays.

Councilmember Knorr reported attending that Maricopa Agriculture Center Farms art show, highlighting the talented artists in Maricopa. She promoted the upcoming Sugar Plum Tea by Desert Sun Performing Arts and the Inside the Creative Mind lecture series starting in the new year. She also mentioned attending the community

Thanksgiving potluck at Maricopa Wells and announced the upcoming Maricopa Women in Government Day at the Capitol on January 30th, which she is organizing with Representative Theresa Martinez.

Councilmember Liermann extended warm holiday wishes to everyone and took the opportunity to remind residents about the upcoming birthday of the Space Force on December 20th. She also emphasized the importance of contributing to the ongoing food drive within the community, noting that donations could be made at various locations including City Hall, Copper Sky, the Maricopa Library, Maricopa Community Center, Police Department, Apex, Orbitel, Electrical District No. 3, Exceptional Health, Ace Hardware, and Global Water. Furthermore, Councilmember Liermann proudly announced that the Maricopa Police Department had been awarded a total of \$35,000 in government highway safety grants, which \$10,000 was allocated for a DUI Task Force to enhance road safety, and the remaining \$25,000 was designated for enforcement of traffic laws.

Councilmember Manfredi elaborated on Councilmember Liermann's remarks concerning traffic enforcement on SR 347, emphasizing the educational value of publicizing these enforcement activities to better inform the community. He highlighted the importance of such educational efforts in promoting road safety and compliance. Councilmember Manfredi outlined his involvement in both a Rural Transportation Advisory Committee meeting and a Transportation Policy Committee meeting held with Maricopa Association of Governments. He added that his participation in these meetings focused on advocating for continued financial support for the critical improvements on State Route 347, aiming to enhance transportation infrastructure. He concluded his report by mentioning a productive meeting with Jim Rounds to discuss the ongoing economic development study.

Vice Mayor Wade shared about his participation in the 10 Toes Down and 10 Toes Up cancer walk, an event aimed at raising awareness and support for cancer research. He also participated in the Veterans Day parade. Additionally, Vice Mayor Wade attended a Senior Lunch and Learn session, which focused on the important topic of title fraud. He urged homeowners to vigilantly monitor their property documents to protect against fraud attempts. Vice Mayor Wade mentioned his upcoming role as the narrator for the Sugar Plum Tea event, expressing enthusiasm for the opportunity. He added that he would be attending a ceremony where local high school student would be accepting a leadership award from the Governor.

Mayor Smith reported attending the state swimming championships where both local high schools competed successfully. She specifically highlighted Maricopa High School boys team placing 12th of 32 schools, with Holden Gehrke placing second in the 200 yard freestyle and fifth in the 500 yard freestyle. She also mentioned Desert Sunrise High School's Chloe Armstrong who medaled in two events. She also reported attending the November State Transportation Board meeting where she advocated for considering growth in transportation funding decisions and emphasized continued progress on the State Route 347 project. She noted giving a presentation with Councilmember Manfredi to state leaders about Maricopa's efforts to get State Route 347 on the five-year plan. She concluded by mentioning a meeting with Senator Kelly's office regarding floodplain issues and I-11 development.

5. Report from the City Manager

City Manager Ben Bitter presented information on traffic management and growth management in Maricopa. He explained that the city has grown from 17 traffic signals

five years ago to 33 today, with four more in development, necessitating additional staff including a traffic engineer.

Regarding John Wayne Parkway, Mr. Bitter acknowledged the high traffic volume and explained the challenges of synchronizing traffic signals when there is significant cross-traffic. He detailed various improvements made, including the northbound continuous flow right turn lane at Smith Enke and State Route 347, which has helped reduce backups. He announced an upcoming project to create a fourth leg at the South Cobblestone Farms traffic signal that would provide better access to businesses like Freddy's and Starbucks without routing traffic through the busy Smith Enke intersection.

Mr. Bitter also introduced a new feature on the What's New Maricopa website showing commercial projects currently under city review. He shared that this transparency initiative allows residents to view plans and submit comments on proposed developments before they are approved.

6. Call to the Public

Brad Follett, CEO of Earth Month Network, addressed the council concerning water quality issues after a positive *E. coli* test at Global Water was detected on August 27th. He expressed strong dissatisfaction with the handling of the incident by the authorities, underscoring the significant potential impact on the community's health and safety. Mr. Follett further informed the council that a class action lawsuit had been filed against Global Water Resources and Santa Cruz Water Company because of this incident. He encouraged those interested in obtaining more information about the lawsuit to contact the involved counsel, Geoffrey M. Trachtenberg, from Friedl Richardson, P.C., 480-540-1341.

Peg Chapados spoke on the highly successful fifth annual Maricopa Main Street marketplace, which took place at Leading Edge Academy. She shared that the event attracted an impressive crowd of 500 to 600 attendees and hosted 60 artisan booths, offering diverse crafts and products to the community. Ms. Chapados extended an invitation to the Maricopa Music Circle and Maricopa Chorus winter concert, set for December 13th at 3:00 PM at the Agriculture Center. Additionally, she highlighted the upcoming Maricopa Arts Council's Inside the Creative Mind series. Ms. Chapados shared that the series commences on January 10th and continues January 24th, February 2nd, and February 28th, each session starting at 3:00 PM.

Dana Williams expressed appreciation for the Citizens Leadership Academy and introduced her business, Heavenly Cheesecakes and Catering Company.

Lei-sa Anderson and Pastor David announced their Rocking the Stocking event on Thursday, December 18 from 4-7 PM at the corner of Honeycutt and Porter behind Circle K. The drive-through Christmas event, organized by Be Community Church, will distribute stockings and serve as a resource for community members in need. The event is open to anyone, and they invited businesses and organizations to participate by donating items.

Rich Vitiello, County Supervisor, provided information about protecting property titles from fraud. He explained that Pinal County offers two free services: the Parcel Alert List available at the County Assessor's Office in Maricopa, and an online service through the Recorder's Office.

Samuel Mambo expressed deep gratitude for the welcoming and diverse atmosphere that Maricopa offers. He emphasized the city's strong sense of community, noting how it has become a cherished home for his family. Mr. Mambo appreciates Maricopa's commitment to fostering inclusivity and diversity, which has greatly aided in their successful integration and growth within the community.

7. Consent Agenda

Approval of the Consent Agenda

A motion was made by Councilmember Manfredi, seconded by Councilmember Marsh to Approve the Consent Agenda. The motion carried unanimously.

- 7.1 [MISC 25-27](#) The Mayor and City Council shall discuss and take action on canceling the January 6, 2026, March 17, 2026, July 7, 2026, August 4, 2026, August 18, 2026, November 3, 2026 and December 15, 2026 City Council meetings. Discussion and Action.
- This Miscellaneous Item was Approved.**
- 7.2 [MISC 25-28](#) The Mayor and City Council shall discuss and take action on adding the purchase of a Rotodecon machine for the Maricopa Fire/ Medical Department to the City's Capital Improvement Plan in the amount of \$33,703.00, which will be funded by the one-time appropriation fund from Senate Bill 1735 in GL Account 35026161-67741-26261. Discussion and Action.
- This Miscellaneous Item was Approved.**
- 7.3 [SUB25-15](#) The Mayor and City Council shall discuss and take action to approve Re-plat Case SUB25-15, Moonlight Phase I Parcel K1. Approval will allow for the dedication of Right-of-Way (ROW), the creation of a Public Utility Easement (PUE), alignment with the City of Maricopa's Capital Improvement Project (CIP), and to resize Monument Tract 2. Discussion and Action.
- This Subdivision was Approved.**
- 7.4 [SUB25-16](#) The Mayor and City Council shall discuss and take action to approve Subdivision Case # SUB25-16, Moonlight Phase I Parcel K2. Approval will allow the dedication Right-of-Way (ROW), a Public Utility Easement (PUE), alignment with the City of Maricopa's Capital Improvement Project (CIP), as well as resize Monument Tract 1, and create new tract K-A. Discussion and Action.
- This Subdivision was Approved.**
- 7.5 [LIQ 25-09](#) The Mayor and City Council shall discuss and take action on recommending approval to the Arizona Department of Liquor License and Control regarding an application for a liquor license submitted by applicant Maria Danielle Burgess on behalf of Circle K Store #9609 located at 42150 W. Maricopa-Casa Grande Highway, Maricopa, AZ 85138. Discussion and Action.
- This Liquor License was Approved.**
- 7.6 [CON 25-22](#) The Mayor and City Council shall discuss and take action on approval of a first amendment to the Presiding Judge Agreement with Stephen McCarville. Discussion and Action.

This Contract was Approved.

- 7.7 [CON 25-23](#) The Mayor and City Council shall discuss and take action on approval of Consent to Sublease and Leaseback between Verizon Wireless, LLC and VB Acquisitions, LLC, for a cellular tower erected on City owned property located at 18800 N. Porter Road and authorizing the City Manager to execute any future consents to sublease related to this tower. Discussion and Action.

This Contract was Approved.

- 7.8 [MIN 25-70](#) Approval of Minutes from the November 4, 2025 City Council Regular meeting. Discussion and Action.

These Minutes were Approved.

- 7.9 [CON 25-24](#) The Mayor and City Council shall discuss and take action to approve the Purchase and Sale Agreement with Al Hogenes, for the purchase of approximately 2.84 acres of right-of-way and drainage easements located along the south side of SR 238 between Green Road and the Ak-Chin community boundary in the amount of \$196,891.00. Discussion and Action.

This Contract was Approved.**8. Regular Agenda and/or Public Hearings**

- 8.1 [ORD 25-15](#) An Ordinance of the Mayor and City Council of the City of Maricopa, Arizona, adopting the document filed with the City Clerk and entitled "2025 Amendments to Title 8: Health and Safety" by reference to amend Chapter 8.10 of the Maricopa City Code and providing for severability and the effective date thereof. Discussion and Action.

Rick Williams, Planning and Zoning Manager, detailed significant amendments to the Maricopa City Code with the presentation of three ordinances, which serve to align with the Arizona Revised Statutes requirements and incorporate current development trends and standards. He shared that these changes have been categorized into three primary groups: first, text revisions, which aim for clarification and consistency across existing ordinances; second, legislative changes, specifically to ensure compliance with the stipulations set out in Arizona House Bill 2247; and third, new text additions, which include the introduction of alley maintenance requirements, the incorporation of art into large commercial developments, and the establishment of regulations for food truck courts.

Mr. Williams added that one notable change introduced by HB 2247 is the shift of authority from the City Council and the Planning and Zoning Commission to administrative personnel, particularly for approvals concerning site plans, development plans, land divisions, preliminary plats, final plats, and plat amendments. He shared that this change also eliminates the need for a public hearing in these processes.

Councilmember Manfredi expressed concerns about this shift as it reduces local control but acknowledged that the city must adhere to state law. He emphasized the importance of having trust in the city planning staff to uphold the council's vision in the implementation of these changes.

Mayor Smith echoed concerns by illustrating scenarios where public engagement had positively influenced development decisions, such as in the Santa Rosa Springs

project, where community feedback led to the relocation of three-story apartments away from single-family homes. She added that this concern was also communicated to state legislators, underlining the critical role that community feedback plays in local development. General discussion ensued regarding the What's New Maricopa website as a tool to assure transparency.

City Manager Ben Bitter added that while some procedural elements have shifted from public hearings to administrative review, significant opportunities for public input would still be preserved. He explained that neighborhood meetings, direct mailing notifications, and other forms of outreach would continue to be utilized extensively for many projects.

Councilmember Goettl identified an oversight in section 17.20.060, which still contained references to City Council involvement in the final plat approval process. Rick Williams acknowledged this misstep, agreeing to make the necessary corrections to align with new procedural guidelines.

A motion was made by Councilmember Goettl, seconded by Councilmember Marsh, that this Ordinance be Approved as Amended. The motion carried by a unanimous vote.

8.2 [ORD 25-16](#)

An Ordinance of the Mayor and City Council of the City of Maricopa, Arizona, adopting the document filed with the City Clerk and entitled "2025 Amendments to Title 17: Subdivisions" by reference to amend Sections 17.20.050, 17.20.060 and 17.30.040 of the Maricopa City Code and providing for severability and the effective date thereof. Discussion and Action.

A motion was made by Councilmember Goettl, seconded by Councilmember Liermann, that this Ordinance be Approved. The motion carried by a unanimous vote.

8.3 [ORD 25-17](#)

An Ordinance of the Mayor and City Council of the City of Maricopa, Arizona, adopting the document filed with the City Clerk and entitled "2025 Amendments to Title 18: Zoning" by reference to amend Chapters 18.40, 18.75, 18.80, 18.90, 18.120, 18.135, 18.140 and 18.205 of the Maricopa City Code and providing for severability and the effective date thereof. Discussion and Action.

A motion was made by Vice Mayor Wade, seconded by Councilmember Marsh, that this Ordinance be Approved. The motion carried by a unanimous vote.

8.4 [RES 25-50](#)

A Resolution of the Mayor and City Council of the City of Maricopa, Arizona, adopting an amended fee schedule for the rental of facilities owned by the City of Maricopa, including reduced fees for rooms, open space, and courts. Discussion and Action.

David McLeish, the Recreation Superintendent, presented a detailed proposal for changes to the facility rental rates and policy, aimed at enhancing facility utilization throughout the city. He shared that the presentation included comprehensive data showing current utilization rates of various city facilities. Mr. McLeish added that while ball fields exhibit high utilization, indoor rooms and open spaces lagged significantly.

Mr. McLeish shared that the proposed changes focused on reducing rental rates for rooms, courts, and open spaces without increasing fees for any facility types, reinforcing a commitment to make these spaces more accessible and appealing. He added that despite already having rental rates below market standards compared to other cities, the city aims to further decrease these rates to boost utilization and to better support residents, non-profits, and local businesses.

Mr. McLeish shared that a notable adjustment is the provision of a 50% discount for youth and adult recreation leagues. He added that these leagues do not exclude community members based on ability, ensuring inclusiveness in sports activities. Additionally, he shared that non-resident businesses can qualify for the local business rate, provided that at least 75% of their participants are Maricopa residents, thus encouraging external businesses to engage more closely with the local community.

Mr. McLeish added that the amended provisions now allow substantial large tournaments to qualify for the base rental rate instead of the typically higher non-resident rate. He shared that this strategic adjustment is designed to encourage more major tournaments to be held in Maricopa. Mr. McLeish reported that by offering a more attractive pricing model, the city aims to maximize economic benefits through increased visitor spending during these events, effectively boosting the local economy and elevating Maricopa's profile as a desirable destination for large-scale sporting events.

Mr. McLeish added that there is also a newly introduced off-peak discount of 20%, applicable on weekdays before 4 PM, aimed at enhancing room utilization during typically low-demand hours. He shared that this would be used to further drive growth in facility usage, authority has been granted to staff for establishing promotional discounts, empowering them to be more dynamic and responsive to the community's needs.

Councilmember Knorr inquired about pool rental rates and raised the question of whether swim teams could benefit from similar discounts to those provided to other youth leagues. She added that this would ensure equity among different sports groups in the city's rental pricing structure. General discussion ensued regarding the already in place agreements that established the pool usage fees already in use and possible future review of those fees.

Mayor Smith shared that these adjustments definitely met what council requested when staff was asked to evaluate and propose changes to rental fees, but added she would be interested in knowing what the usage would look like when comparing year to year, especially next year to this year.

Councilmember Liermann requested the submission of quarterly reports to monitor the effectiveness of these adjustments in improving facility utilization, underscoring a commitment to transparency and continuous improvement.

A motion was made by Councilmember Knorr, seconded by Vice Mayor Wade, that this Resolution be Approved. The motion carried by a unanimous vote.

8.5 **[RES 25-51](#)**

A Resolution of the Mayor and City Council of the City of Maricopa, Arizona, adopting amendments to the City's Facility Rentals Policy. Discussion and Action.

A motion was made by Councilmember Goettl, seconded by Councilmember Knorr, that this Resolution be Approved. The motion carried by a unanimous vote.

8.6 **[RES 25-53](#)**

A Resolution of the Mayor and City Council of the City of Maricopa, Arizona naming the fieldhouse currently being constructed adjacent to the Copper Sky Regional Park and Multigenerational Center the "Copper Sky Fieldhouse." Discussion and Action.

Rocky Brown, Parks and Recreation Director, presented information on the new fieldhouse being constructed at Copper Sky. He detailed that the facility would house four indoor basketball courts, which can also be configured into six volleyball courts or

12 pickleball courts. Additionally, it will include restroom facilities and a flexible classroom space, offering a versatile venue for both sporting events and other activities. The facility is scheduled for completion and opening in July 2026. Mr. Brown presented several naming options for the new facility, seeking Council's direction on the official name. The suggested names included Copper Sky Field House, Copper Sky Sports Complex, Courts at Copper Sky, and Copper Sky Sports Hall.

Councilmember Liermann expressed concerns that the term field house, as the facility contains courts rather than fields. She offered alternatives such as Maricopa Athletic Courts at Copper Sky, or the MAC, to accurately reflect the nature of the facility.

Councilmember Manfredi shared that field house is an appropriate term given that the facility will be used for a variety of activities beyond just court sports. He added that its multi-use nature is suitable for hosting events such as graduations, martial arts competitions. He supported field house as a broad and fitting descriptor, which led to him suggesting the facility being named The Fieldhouse at Copper Sky.

Councilmember Marsh expressed his approval by stating that he prefers the name Copper Sky Field House. He emphasized that it is simple yet effective, maintaining a broad meaning that allows for the inclusion of both athletic and non-athletic activities.

Mayor Smith mentioned that having a unique name can enhance Maricopa's image as a destination city. She added that the name should clearly convey the facility's purpose, it should also establish something distinct from offerings in other cities, thereby making the fieldhouse a defining aspect of Maricopa.

Vice Mayor Wade expressed his support for the name Copper Sky Fieldhouse, as he believed it effectively conveys both the location and the intended use of the facility. He added that the name aligns well with its purpose as it forms part of the existing Copper Sky complex.

Councilmember Knorr relayed suggestions received from residents advocating functional names that appropriately communicate the facility's core use, emphasizing both precision in terms and familiarity with community culture. She stated that the suggestions like Champion Center at Copper Sky merit consideration.

A motion was made by Vice Mayor Wade, seconded by Councilmember Manfredi, that this Resolution be Approved as Amended naming the facility The Fieldhouse at Copper Sky. The motion carried by the following vote:

Aye: 4 - Mayor Nancy Smith, Vice Mayor Henry Wade, Councilmember Eric Goettl and Councilmember Vincent Manfredi

Nay: 3 - Councilmember AnnaMarie Knorr, Councilmember Amber Liermann and Councilmember Bob Marsh

8.7 [MISC 25-32](#)

The Mayor and City Council of the City of Maricopa, Arizona, shall discuss and take action to clarify that the Annual Budget discussion on Compensation Adjustments was intended to include all employee groups, including those with a contract and whose pay is set through resolution. Discussion and Action.

A motion was made by Councilmember Goettl to enter into executive session, seconded by Mayor Smith. The motion passed unanimously. Council entered into executive session at 8:12 p.m.

A motion was made by Councilmember Knorr to reconvene, seconded by

Councilmember Liermann. The motion passed unanimously. Council reconvened at 8:47 p.m.

Jennifer Brown, Assistant City Manager, explained that the city hired Gallagher Incorporated almost a year ago to conduct a classification and compensation study for all city employees, examining total compensation including salary and benefits. Ms. Brown shared that the current budget includes funding for compensation adjustments based on the study's recommendations. She added that this agenda item sought clarification on which employee groups were intended to be included in these adjustments, given the various types of employees (part-time, contract, full-time) in the city.

Councilmember Goettl emphasized the intent behind the council's decision to approve the compensation study. He highlighted that the primary objective was to secure market-rate compensation that would ensure fairness and competitiveness for both staff and contract employees. He clarified that this intention explicitly did not extend to council members, demonstrating a commitment to focusing on city personnel who directly contribute to municipal operations rather than elected officials. General discussion ensued regarding council not included in the salary increase, staff's increase aiding them in keeping up with current inflation, and the city doing their best to retain the talent within the city's staff with proper compensation.

Councilmember Knorr inquired about the timeline for the public release of the Gallagher report and was informed that it would be made available the following day. She shared her concern regarding the use of different sets of comparable cities for evaluating regular staff and employees covered by Memorandums of Understanding. Councilmember Knorr suggested that relying on separate comparison sets for these groups could potentially lead to an unlevel playing field, where some employee groups might not receive equitable treatment in terms of compensation assessments.

Councilmember Manfredi echoed Councilmember Knorr's sentiment of using the same set of comparable cities for future MOU studies, but added it would have to be something that MOU covered staff would have to agree to, as they are the ones who provide the comparable versus comparables being brought to them. He also added that MOU salaries are negotiated every two years, while it had been about five years that other staff's salaries were studied. In the end, Councilmember Manfredi reaffirmed his stance on the MOU study approach, but stated that conversation was not part of this item.

Mayor Smith reaffirmed her steadfast dedication to advocating for equitable compensation for all staff members. She emphasized the importance of ensuring that every employee is fairly remunerated for their contributions. The Mayor highlighted that both the compensation study and the negotiation processes had yielded substantial evidence justifying salary increases. She expressed satisfaction with the outcome, acknowledging that the results were favorable for both employee groups.

Peg Chapados spoke during public comment, expressing concern about the limited discussion time devoted to compensation compared to other topics. She advocated for evaluations of contract employees and suggested the council consider whether they are adequately staffed for current service needs. She emphasized the importance of recruitment, retention, and succession planning in the compensation discussion.

A motion was made by Councilmember Knorr, seconded by Councilmember Manfredi, that this Miscellaneous Item be Approved. The motion carried by a unanimous vote.

- 8.8 [RES 25-52](#) A resolution of the Mayor and City Council of the City of Maricopa, Arizona, amending Section 6, Leave, of the City Personnel Policies and Procedures Handbook to adopt an amended vacation years of service accrual schedule. Discussion and Action.

Jennifer Brown explained that the Gallagher study found the city's benefits were competitive except in one area, which was vacation accruals for employees with 0-3 years of service. The accruals were found to be lower than comparable cities. The proposal would eliminate the 0-3 year accrual category and be replaced with a 0-5 years of service rate of 112 hours annually with a maximum carry forward of 160 hours.

A motion was made by Councilmember Marsh, seconded by Councilmember Goettl, that this Resolution be Approved. The motion carried by a unanimous vote.

- 8.9 [APP 25-09](#) The Mayor and City Council shall discuss and take action on appointing a Vice-Mayor from among the members of the City Council. Discussion and Action.

Mayor Smith acknowledged Vice Mayor Wade's exemplary service, noting his reliability in representing the city at important meetings and events when she was unable to attend. She mentioned there was one week when she called on him three different times to fill in for her.

Vice Mayor Wade expressed appreciation for the opportunity to serve and noted that in his 11 years on the council, he had never missed a meeting. He then nominated Councilmember Vincent Manfredi to be the next Vice Mayor.

Councilmember Manfredi accepted the nomination. He expressed his commitment to filling in for the Mayor at events and meetings, particularly on transportation issues, which he anticipated would be significant in the coming year.

A motion was made by Vice Mayor Wade, seconded by Councilmember Marsh, that this Appointment be Appointed. The motion carried by a unanimous vote.

9. Executive Session

No executive session was held.

10. Adjournment

This meeting was adjourned at 9:15 p.m.



City of Maricopa

Meeting Minutes - Final City Council Special Meeting

City Hall
39700 W. Civic Center
Plaza
Maricopa, AZ 85138
Ph: (520) 568-9098
Fx: (520) 568-9120
www.maricopa-az.gov

Monday, December 8, 2025

5:30 PM

Executive Conference Room

1. **Call to Order**

The meeting was called to order at 5:46 p.m.

2. **Roll Call**

Present, 5 - Mayor Smith, Councilmember Goettl, Councilmember Knorr,
Councilmember Manfredi, and Councilmember Marsh

Absent, 1 - Councilmember Liermann

3. **Agenda Items**

3.1 **SP 25-07**

The Mayor and Council shall meet with the City's Washington, DC based lobbying team, Nexxus Consulting, to discuss matters related to federal legislation and agencies.

The Mayor and City Council met with the City's Washington, DC based lobbying team, Nexxus Consulting, to discuss matters related to federal legislation and agencies.

Bob Holmes of Nexxus Consulting began by introducing his team, which now includes Tracy Sutton, who previously worked as Greg Stanton's legislative director and chief of staff for six years. Mr. Holmes noted that Tracy was instrumental in creating the 595 program (Arizona Environmental Infrastructure Program) and has extensive experience with transportation and Army Corps of Engineers matters after 28 years on Capitol Hill.

Mr. Holmes provided an update on the FY26 appropriations process. He reported that the city's fire equipment funding request for \$687,000 was included in the current continuing resolution. He explained that the first continuing resolution passed at the end of November after a 43-day government shutdown and included three appropriations bills: Agriculture, Military Construction/Veterans Affairs, and Legislative Branch. Mr. Holmes expressed optimism that earmarks would be preserved in the remaining appropriations bills, unlike the previous year when a year-long continuing resolution eliminated all earmarks nationwide.

Mr. Holmes indicated that the current continuing resolution will run until January 30th, at which point Congress is expected to pass a "minibus" with several more appropriations bills. He anticipated that soon after, around February 1st, congressional members would release their portals for FY27 appropriation requests.

Regarding strategy for future funding requests, Mr. Holmes advised focusing on projects between \$1-4 million that are in less oversubscribed programs. He noted that transportation projects face significant competition, with programs like BUILD/RAISE having only about a 1-in-15 chance of approval due to being dramatically oversubscribed. He recommended identifying strategic projects that have the greatest

chance for success rather than necessarily the highest-priority projects for the city.

City Manager Ben Bitter discussed the potential for requesting funding for a ladder truck that was totaled when hit by a drunk driver, noting that replacement ladder trucks currently have a 3-5 year production timeline and cost approximately \$2.5-3 million. Mr. Holmes acknowledged that fire trucks can be more difficult to get funded than police equipment but emphasized that Senator Kelly's office does favor funding equipment.

Katy Proctor, Intergovernmental Affairs Director, and Mr. Holmes reported on their work to secure self-administration language for transportation projects, which would allow localities to administer their own projects instead of going through ADOT. They indicated that Congressman Siscomani inserted this language and they were confident it would be included in the final legislation. This would help address issues like the pedestrian bridge funded in FY22 for \$3.5 million that still hasn't been constructed and now costs \$9 million.

Council members and staff discussed several potential projects for future funding requests including extending Smith Lake East to the Seed Farm Road interchange to connect with Gila River Indian Community, which Councilmember Marsh noted could serve as both an economic development opportunity and an escape route from East Maricopa to I-10. Rail crossing for the east-west corridor, Green Road Loop and East Road Loop projects in partnership with Gila River Indian Community and Infrastructure needs in the industrial triangle area

The group also discussed the I-11 corridor project, which has been stalled due to litigation concerning the southern portion. Mr. Bitter reported that Senator Kelly's office suggested the possibility of separating the project sections to allow progress on the northern portion while the contested southern section remains in litigation. This approach has precedents with 27-28 similar examples nationwide.

Katy Proctor informed the Council that she would be sending out legislative priorities for the upcoming year and invited individual discussion on these items. She also noted that the National League of Cities meeting in March would need to be rescheduled since the House of Representatives would not be in session that week. She asked that if council has any changes or question regarding the legislative priorities, to let her know.

The meeting included discussion of political dynamics affecting funding requests, with Mr. Holmes providing insights on how the 2024 elections might impact federal funding and which congressional offices would be most effective to work with for specific projects.

4. Adjournment

The meeting adjourned at 6:52 p.m.



City of Maricopa

Text File

File Number: MIN 26-06

Agenda Date: 1/20/2026

Version: 1

Status: Passed

In Control: City Council Regular Meeting

File Type: Minutes

Agenda Number: 7.7

TITLE

The Mayor and City Council shall discuss and accept the meeting minutes from the October 27, 2025, November 20, 2025, December 8, 2025 and January 14, 2026 Task Force on Honoring Founders meetings. Discussion and Action.



City of Maricopa

Meeting Minutes - Final Task Force on Honoring Founders

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*Mayor Nancy Smith
Councilmember Eric Goettl
Councilmember Bob Marsh*

Monday, October 27, 2025

9:30 AM

City Hall Executive Conference Room

1. **Call To Order**

The meeting was called to order at 9:32 p.m.

2. **Roll Call**

Present 3 - Mayor Nancy Smith, Councilmember Eric Goettl, and Councilmember Bob Marsh

3. **Agenda Items**

3.1 **TFHF 25-02**

The Task Force will discuss defining the criteria for eligibility for consideration in the program. Discussion and Recommendation.

The Task Force discussed defining criteria for eligibility for consideration in the program. Councilmember Goettl explained they were looking at large donors, not just land donors, but also intellectual donors who helped move the needle forward. He also mentioned consideration should be given to individuals who gave their lives to preserve others.

Members discussed the importance of honoring those with history of leadership and service to the community. There was also discussion about what to call the monument, with clarification that "founders" would be a specific category that would only include a handful of people, while other recognitions would need a different designation, possibly "heritage" or another term.

Councilmember Marsh noted that residents and landowners who helped develop a positive influence in the community should be included. He mentioned that research showed almost a dozen people were truly involved with Maricopa becoming what it is today, including those from the original petition for incorporation. Some had higher leadership involvement than others.

The Task Force also discussed whether politicians should be included, noting that they are often already memorialized in historical records, but the initial city council or town council members could be recognized as they were very involved and had a vision for the city.

3.2 **TFHF 25-03**

The Task Force will discuss and possibly decide on individuals to be included in the program. Discussion and Action.

The Task Force discussed and decided on individuals to be included in the program. Mayor Smith shared information from interviews she conducted with Denis Fitzgibbons, Mike Ingram, Vanessa Bueras, and Edward Farrell.

Mayor Smith presented criteria developed for determining founders of the City of Maricopa, which stated individuals "must have direct involvement with the creation of goals and required action to accomplish the incorporation of the City of Maricopa."

Mayor Smith explained that Mike Ingram was considered a founder because without his efforts to create a community, Maricopa might never have incorporated. Edward Farrell was also highlighted for creating the incorporation committee in August 2002 through his Project Central internship.

The Task Force reviewed a list of 18 incorporation committee members identified as potential founders: Edward Farrell, Kelly Anderson, Sonny Dunn, Brent Murphree, Will Dunn, Cindy Dunn, Richard Jackson, Kathy Paulson, Alma Farrell, Mary Lou Smith, Bobbie Arp, Kelly Haddad, Scott Ries, Paul Scarlett, Dan Ashton, Louie Mercado, Phyllis VonFleckinger and JW Salazar.

Mayor Smith noted that the first city council members were included in this list, as Pinal County chose the initial council from those involved in the incorporation effort. She also shared that the incorporation committee's most important responsibility was collecting the required number of valid landowner signatures for approval by the Pinal County Board of Supervisors.

The Task Force also discussed other individuals who helped with widening Highway 347 and the transportation district but determined they would not be considered founders based on the established criteria. These individuals, including Pinal County Supervisor Dean Weatherly, John Smith, Fred Enke, and others, might be considered as "decade champions" instead.

Councilmember Goettl moved to formally adopt the list of 18 individuals, including Mike Ingram, to be recognized as founders. Councilmember Marsh seconded the motion. The motion passed unanimously.

3.3 [TFHF 25-04](#)

The Task Force will hear from Quinn Konold on current status and plans for the design at Heritage Park. Discussion Only.

Quinn Konold was present to discuss current status and plans for the design at Heritage Park. He noted that the rains a couple of weeks ago had pushed back the completion timeline for Heritage Park to mid-January.

The Task Force discussed the need for Mr. Konold to prepare mock-ups and cost estimates based on their design preferences. Mr. Konold requested that Task Force members send him design inspirations that they liked, and he would prepare mock-ups with approximate costs.

Mr. Konold mentioned that once they had a design concept they liked, they could start looking at different materials and provide cost projections. He emphasized that they should not be afraid to provide honest feedback on the mock-ups to help refine the design.

3.4 [TFHF 25-05](#)

The Task Force will discuss ideas and location for proposed monument. Discussion and Recommendation.

The Task Force discussed ideas and location for the proposed monument. There was consensus that Heritage Park would be an appropriate location for the monument.

The initial concept involved a wall at the end of the effort, oriented either east-west or

north-south that could be walked around on both sides. Councilmember Goettl suggested it could be similar to a war memorial but not as tall, perhaps 2-3 feet off the ground with engravings for the various decades in chronological order.

There was discussion about including a roof structure or pavilion to provide shade and protection from inclement weather. The Task Force also discussed lighting options, with Councilmember Goettl suggesting simple lighting along the base of the monument.

Quinn Konold indicated that various design options were possible depending on the budget. Councilmember Marsh suggested looking at historical designs like the table and benches near the post office box that looked historical yet inexpensive.

The Task Force agreed to send design inspirations to Quinn Konold, who would then prepare mock-ups and cost estimates for the next meeting.

3.5 [TFHF 25-06](#)

The Task Force will discuss future agenda items and next meeting date. Discussion and Recommendation.

The Task Force discussed future agenda items and the next meeting date. Councilmember Goettl suggested a project to video record the history of current community members who have valuable knowledge about Maricopa's history, specifically mentioning Oliver Anderson as an example.

Councilmember Marsh shared that Denny Hoeh, with the Historical Society, and he had spent time with Oliver Anderson recently, hearing fascinating stories about the community's history, such as how Headquarters was originally built with vertical railroad ties before it burned down and was rebuilt.

Quinn Konold expressed support for the idea but emphasized the importance of having a clear purpose and goal for such recordings, noting that they should help forward the city's vision and objectives. He mentioned that someone from his staff had already interviewed over a dozen people about their feelings on Maricopa and its history.

The Task Force agreed to include discussion of recording current history as a future agenda item, along with continuation of the decade champion conversation.

The next meeting was scheduled for November 20, 2025, at 10:00 AM.

4. Adjournment

Adjourned at 10:09 a.m.



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Meeting Minutes Task Force on Honoring Founders

*Mayor Nancy Smith
Councilmember Eric Goettl
Councilmember Bob Marsh*

Thursday, November 20, 2025

10:00 AM

City Hall Executive Conference Room

1. **Call To Order**

Meeting was called to order at 10:03 a.m.

2. **Roll Call**

Present 2 - Mayor Nancy Smith, and Councilmember Eric Goettl

Excused 1 - Councilmember Bob Marsh

3. **Agenda Items**

3.1 **TFHF 25-07**

The Task Force will have a follow up discussion on the process for recording current history. Discussion and Recommendation.

The Task Force discussed a collaborative process where the Historical Society could propose new stories or updates to existing plaques, working with city staff to implement these changes. It was noted that while some plaques near the beginning of the timeline should remain static to preserve the chronological history, others, particularly toward the end of the timeline, could be more fluid and changed to highlight recent achievements or honor notable citizens.

3.2 **TFHF 25-08**

The Task Force will discuss the process for the continuation of the Decade Champion. Discussion and Recommendation.

The Task Force discussed the process for recording current history and the continuation of the Decade Champion concept. Based on the earlier discussion about the timeline walk, the Task Force agreed to move away from the formal "Decade Champions" approach, which presented challenges in selection criteria and maintaining continuity with future councils. Instead, the Task Force favored the more fluid approach of utilizing the existing timeline walk pedestals to highlight important events, achievements, and individuals as appropriate. This would allow the Historical Society and city staff to collaborate on updating and refreshing the displayed stories periodically, creating opportunities for community engagement through new story unveilings.

3.3 **TFHF 25-09**

The Task Force will review any remaining questions on Founders List. Discussion and Recommendation.

Mayor Smith reported that she had investigated a discrepancy between two lists of founders. She stated that the list from the Historical Society included Rick Buss but not Cindy Dunn, while the list compiled from interviews with Edward Farrell, Vanessa Bueras, Denis Fitzgibbons, Mike Ingram, and now Will Dunn included Cindy Dunn but not Rick Buss.

Mayor Smith explained that she contacted Will Dunn, as Cindy Dunn was out of the country, to clarify this discrepancy. She stated that Will Dunn confirmed that Cindy Dunn was actually part of the incorporation committee before he was, and that she had encouraged him to join. She added that according to the interviewed individuals, Rick Buss was invited by Edward Farrell to help the incorporation committee as part of his master's degree program requirements, but was not officially part of the committee.

Mayor Smith noted that she had discussed this new information with Councilmember Marsh by phone, since he was not able to attend the meeting, and he stated that he was comfortable with moving forward with the list including Cindy Dunn.

Councilmember Goettl concurred with this assessment. It was clarified, that at the previous meeting, the Task Force had already approved the list with Cindy Dunn included, so no new motion was needed.

Mayor Smith also addressed a question about two additional names from the Historical Society notes, Joanne Carl and Laura Benson, who were listed as city council founders and petition leaders. She stated that after research and consultation with the previously interviewed individuals, no one recognized these names. It was determined they might have been petition circulators but not incorporation committee members. The Task Force agreed to continue with the previously approved list.

3.4 **TFHF 25-10**

The Task Force will hear suggestions from Quinn Konold on location and style of monument. Discussion and Recommendation.

Quinn Konold presented suggestions for the monument location and style. He shared that the current timeline walk in Heritage Park provides an excellent framework for celebrating the city's heritage.

Mr. Konold explained that the timeline walk currently consists of pedestals with metal plaques that cost approximately \$20 each to produce. He proposed creating a larger version of these pedestals specifically for the founders, positioned at the end of the timeline walk. He added that this would maintain visual consistency while making the founders' memorial distinctive.

Mr. Konold noted that the existing pedestals and plaques along the timeline walk could be used as a fluid storytelling mechanism, with the ability to change out stories periodically while keeping the founders' memorial as a permanent installation. He stated that this approach would allow for highlighting different aspects of Maricopa's history, significant events, and notable citizens over time.

The Task Force liked the idea of a larger pedestal in the same style as the existing timeline walk, with the understanding that the founders' plaque would remain permanent while other plaques could be changed to feature different stories. Mr. Konold estimated that building a new, larger pedestal would cost between \$15,000-\$30,000, depending on whether a shade structure was included.

Mr. Konold agreed to create a mockup design of the larger pedestal for the founders' memorial to present at the next meeting.

3.5 **TFHF 25-11**

The Task Force will discuss future agenda items and next meeting date. Discussion and Recommendation.

The Task Force agreed to meet again on December 8th at 4:30 PM. For the next meeting, the Historical Society representatives were asked to evaluate the existing timeline walk plaques and identify which should remain static and which could be fluid for story changes.

Mr. Konold agreed to prepare a mockup design of the larger founder's memorial pedestal and draft a letter of understanding between the City and Historical Society regarding the process for updating the timeline walk plaques in the future.

4. Adjournment

Meeting adjourned at 10:51am.



City of Maricopa

Meeting Minutes - Final Task Force on Honoring Founders

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Mayor Nancy Smith
Councilmember Eric Goettl
Councilmember Bob Marsh

Monday, December 8, 2025

4:30 PM

City Hall John Wayne Conference Room

1. **Call To Order**

The meeting was called to order at 4:38 p.m.

2. **Roll Call**

Present 3 - Mayor Nancy Smith, Councilmember Eric Goettl, and Councilmember Bob Marsh

3. **Agenda Items**

TFHF 25-12

The Task Force will review any remaining questions for the founders list. Discussion and Action.

Mayor Smith reported that she had spoken with several individuals including Edward Farrell, Will Dunn, Denis Fitzgibbons, and Vanessa Bueras to confirm the founders list. She explained that through multiple conversations, it was determined that Denis Fitzgibbons was also part of the incorporation committee and provided legal services pro-bono. The Mayor's suggestion was to also include Denis Fitzgibbons as a founder.

The Task Force agreed that when the founders list eventually comes before the City Council for approval, the names would be included as an attachment to the agenda item. This would allow any members of the public who felt someone was missing to come forward at that time.

Councilmember Marsh motioned to include Denis Fitzgibbons to the list of Founder's to be recognized. Councilmember Goettl seconded. Motion passed unanimously, 3-0.

TFHF 25-13

The Task Force will hear presentation from Quinn Konold on monument concept. Discussion Only.

Quinn Konold presented the concept for the founder's monument, which would be located at the end of the historical timeline walk. He explained that construction is currently underway in that area and additional concrete might need to be poured to ensure adequate space for people to pass.

He stated that the group responsible for Heritage Park (Wilmington) has agreed to take on this project as well, which could potentially reduce costs since they are already working at the site. He added that the monument design would complement the existing timeline walk but would be distinctly different.

The proposed monument would include: a 5-foot wide by 3-foot deep base, a plaque approximately 4.5 feet long, a shade structure above with possible solar lighting, and a

design that complements the existing timeline walk.

Councilmember Marsh suggested that the quote currently displayed as a placeholder should be attributed to its author. The Task Force discussed potentially finding a quote from the city's incorporation meeting minutes or asking the historical society for recommendations.

The Task Force agreed that Mr. Konold would work with the historical society on image selection for the monument, and that staff would investigate costs. Mr. Konold noted that if funds remain from the park construction, they might be sufficient to cover this project, but if a significant additional amount is needed, it might have to wait until the next fiscal year.

TFHF 25-14

The Task Force will hear presentation from Quinn Konold on proposed MOU with Historical Society for History Walk.

Mr. Konold discussed the possibility of creating a letter of understanding with the historical society regarding the history walk. He noted that the arrangement would formalize the current working relationship, where the historical society provides content recommendations and the city produces the actual plaques at its expense. He added that the letter would clarify that if the historical society wishes to change a plaque, they would need to request permission from the city, and likewise, if the city wishes to make changes, they would consult with the historical society.

Denny Hoeh from the historical society mentioned that volunteers currently help maintain the walk, keeping it clean and ensuring the displays are legible. Mr. Konold noted that while this maintenance responsibility is already included in the historical society's lease agreement, the proposed letter would specifically address content changes.

The Task Force agreed that while an informal agreement has worked well so far, a written letter of intent would be beneficial for future reference, especially as staff and leadership changes over time.

TFHF 25-15

The Task Force will hear from Historical Society for opinion on how many pedestals could be changed and how many will remain static. Discussion and Recommendation.

Gary Allen from the historical society reported that of the 15 total plaques on the history walk, approximately 8-10 could potentially be rotated or changed over time. He explained that the plaques on the right-hand side of the walk, which present the chronological history of Maricopa, should remain static as they tell the fundamental historical narrative. He added that plaques on the return path, which focus more on people and stories rather than milestone events, would be more appropriate for occasional changes or updates. Denny Hoeh added that they don't envision making massive changes all at once, but rather occasional updates as needed. Mr. Konold mentioned that there would be space for additional pedestals in the future if needed, including areas near the rail car or on the other side of the park.

The Task Force agreed with this approach, noting that the walk would ultimately end with the new founders monument, which would represent another major milestone.

TFHF 25-16

The Task Force will discuss next steps and next meeting date. Discussion and Recommendation.

The Task Force outlined several action items for the next meeting: staff and the historical society will work together on selecting images for the founders' pedestal, the

historical society will provide 3-5 quote recommendations for consideration, Mr. Konold will work on budget estimates for the monument and Mr. Konold will draft a letter of intent regarding the history walk maintenance and updates

The Task Force discussed whether there was any advantage to accelerating the process while the park developer still had equipment on site. Mr. Konold confirmed there could be a financial advantage but noted that Wilming would be completing this work after the park is finished in mid-February regardless.

The next meeting was scheduled for January 12, 2026, at 4:30 PM.

MIN 25-69

The Task Force will approve the minutes from the October 27, 2025 meeting. Discussion and Action.

Councilmember Marsh to approve the minutes from the October 27, 2025. Councilmember Goettl seconded. Motion passed unanimously, 3-0.

4. Adjournment

The meeting adjourned at 5:04 p.m.



City of Maricopa

Meeting Minutes - Draft Task Force on Honoring Founders

*Mayor Nancy Smith
Councilmember Eric Goettl
Councilmember Bob Marsh*

City Hall
39700 W. Civic Center
Plaza
Maricopa, AZ 85138
Ph: (520) 568-9098
Fx: (520) 568-9120
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Wednesday, January 14, 2026

4:00 PM

John Wayne Conference Room

Rescheduled from January 12, 2026

1. Call To Order

The meeting was called to order at 4:06 p.m.

2. Roll Call

Present 3 - Mayor Nancy Smith, Councilmember Eric Goettl, and Councilmember Bob Marsh

3. Agenda Items

3.1 [MIN 26-01](#)

The Task Force will approve the minutes from the November 20, 2025 and December 8, 2025 meetings. Discussion and Action.

The Task Force discussed the approval of the minutes from the November 20, 2025, and December 8, 2025 meetings.

Councilmember Goettl motioned to approve the meeting minutes. Councilmember Marsh seconded. Motion passed unanimously, 3-0.

3.2 [TFHF 26-01](#)

The Task Force will discuss how the "Founders Pedestal" will be developed by staff in collaboration with the Historical Society. Discussion and Recommendation.

Quinn Konold shared that for the Founders Memorial specifically, he had been working with research provided by Vanessa Bueras and had discussed potential images with Denny Hoeh with the Historical Society. He suggested including photos from the incorporation process, such as images of committee meetings or petition gathering. Mr. Konold noted that during incorporation, it took just under three months to collect 95% of signatures from 739 registered voters across 27 square miles. He suggested images showing this historical context would be valuable.

Councilmember Goettl suggested incorporating the original city seal or perhaps both the original and current seals together as iconic imagery from the city's incorporation.

3.3 [TFHF 26-02](#)

The Task Force will discuss potential quotes for the monument to be suggested by the Historical Society. Discussion and Recommendation.

The Task Force reviewed various quotes provided by the Historical Society for consideration on the Founders Memorial.

Mr. Konold had previously suggested a quote: "Never doubt that a small group of

thoughtful, committed citizens can change the world. Indeed, it's the only thing that ever has," which Councilmember Marsh noted was a good quote. Councilmember Goettl identified it as being from Margaret Mead, an American cultural anthropologist.

The Task Force discussed several other quotes, including an unknown quote that states

"Greatness grows where community leads. Maricopa stands as a testament to the people who believed in possibility"

a quote from the 2005 New Homeowners Handbook that described what Maricopa would be like in 2025 and a quote from Kelly Anderson that states "October 15, 2003, was a historical day for our community as old timers and newcomers celebrated the birth of a city. We are rapidly changing from a rich agricultural area to a vibrant and exciting new city - a city with something for everyone and opportunities for all."

Councilmember Goettl suggested finding quotes from Maricopa Wells or Maricopaville that might show early vision for the area.

After discussion, the Task Force reached consensus on recommending the Kelly Anderson quote that references October 15th, which would provide a meaningful date for a potential ribbon-cutting ceremony. The quote was described as being shorter and more appropriate for the pedestal.

3.4 [TFHF 26-03](#)

The Task Force will hear budget information from Quinn Konold for the project. Discussion Only.

Quinn Konold reported that there was currently no budget allocated for the project, and after investigating, confirmed there would not be leftover funds available from other park projects. He explained that city policy requires three quotes for projects over \$10,000, though they do have existing contracts with some vendors.

Mr. Konold shared that an initial estimate for the pedestal and structure came in at approximately \$30,000. He indicated a new budget request would need to be submitted for leadership and council to consider, either as a mid-year adjustment or as part of the new fiscal year budget. He stated that given the timing of the design work and park completion, it made sense to include it in the new fiscal year budget request.

Councilmember Marsh expressed concern that delaying the project would lead to increased costs due to inflation. Councilmember Goettl asked if Public Works could handle the project internally, but Quinn explained he had already checked with the Public Works director who indicated this would be outside their purview, particularly since they focus on streets projects.

Mr. Konold noted that once approved, the design would take about 3-4 weeks and construction would take another 5-7 weeks, meaning completion would be a couple of months after the fiscal year begins in July.

3.5 [TFHF 26-04](#)

The Task Force will discuss drafting a letter of intent regarding the History Walk. Discussion and Recommendation.

Quinn Konold explained that a draft letter had been shared with the Historical Society. The letter clarifies that while the timeline walk belongs to the city, the Historical Society has volunteered to help maintain it. He emphasized that this arrangement doesn't impact the lease agreement.

Mr. Konold stated that the letter also addresses the Historical Society's ability to host events. He added that if events are free, open to the public, and focused on educating people about Maricopa's history, they can request to use the space at no charge. He stated that fundraisers would still require normal reservation procedures and fees.

Mr. Konold noted that the purpose of documenting this understanding is to provide clarity for future leadership changes, protecting both the city and the Historical Society.

3.6 **TFHF 26-05**

The Task Force will discuss future agenda items and next meeting date. Discussion and Recommendation.

The Task Force discussed what items would be presented to the full City Council. Mayor Smith summarized that during Future's Planning, the Task Force would update council on included the list of founders they decided on honoring, the Memorandum of Understanding with the Historical Society, budget information, as well as provide a preliminary design concept and the chosen quote for the pedestal.

After discussion, it was determined that a formal approval would only be needed for the MOU, with other items being for discussion purposes. The group decided that no further Task Force meetings would be necessary unless issues arose from the Council's review.

4. Adjourment

The meeting adjourned at 4:46 p.m.



City of Maricopa

Text File

File Number: APP 26-01

Agenda Date: 1/20/2026

Version: 1

Status: Approved

In Control: City Council Regular Meeting

File Type: Appointment

Agenda Number: 7.8

TITLE

The Mayor and City Council shall discuss and take action on approving the appointment of Councilmember Goettl, as the Mayor's designee of Chair, to the Public Safety Personnel Retirement System Board. Discussion and Action.

..AGENDA ITEM DESCRIPTION

ARS 38-847 states that the PSPRS Board should be comprised of the mayor, or the designee of the mayor, approved by the governing body, two members employed by the city (one Police representative and one Fire representative) and two citizens, appointed by the mayor with the approval of the governing body. The mayor would like to designate Councilmember Goettl as Chair to the PSPRS Board.

..PRESENTER

This item will be presented by Vanessa Bueras.

..STAFF RECOMMENDATION

Staff recommends approving the Mayor's appointment of Councilmember Goettl to the PSPRS Board.



City of Maricopa

Text File

File Number: APP 26-03

Agenda Date: 1/20/2026

Version: 1

Status: Approved

In Control: City Council Regular Meeting

File Type: Appointment

Agenda Number: 7.9

TITLE

The Mayor and City Council shall discuss and possibly take action on appointing Curtis Dornath to the Public Safety Personnel Retirement System Board. Discussion and Action.

..AGENDA ITEM DESCRIPTION

We currently have one vacancy on the Public Safety Personnel Retirement System (PSPRS) Board. A.R.S. 38-847 states, in part, that citizens on the PSPRS Board shall be appointed by the Mayor with the approval of the governing body of the city. Therefore, this will be Mayor Smith's nomination.

..STAFF RECOMMENDATION

Staff recommends that Mayor Smith reappoint Curtis Dornath to the Public Safety Personnel Retirement System Board.



City of Maricopa

Text File

File Number: CON 26-01

Agenda Date: 1/20/2026

Version: 1

Status: Passed

In Control: City Council Regular Meeting

File Type: Contract

Agenda Number: 7.10

TITLE

The Mayor and City Council shall discuss and take action on approving Intergovernmental Agreement between City of Maricopa and Maricopa Flood Control District for Shared Services. **Discussion and Action.**

..AGENDA ITEM DESCRIPTION

With the retirement of the District Manager of the Maricopa Flood Control District (District), the District Board of Directors are seeking assistance to perform the administration and management of District responsibilities for the effective operation and decision-making processes of the District. These responsibilities include but are not limited to planning, organizing, directing, and controlling activities and resources for the effective management of the District. The District shall compensate the City for these services as described in the Agreement.

..PRESENTER

This item will be presented by Dan Frank, Storm Water Systems Manager.

..STAFF RECOMMENDATION

It is recommended that the Mayor and City Council approve the Intergovernmental Agreement between City of Maricopa and Maricopa Flood Control District for Shared Services.

INTERGOVERNMENTAL AGREEMENT

BETWEEN

CITY OF MARICOPA AND MARICOPA FLOOD CONTROL DISTRICT

FOR SHARED SERVICES

This Agreement ("Agreement") is entered by and between Maricopa Flood Control District ("District" or "MFCD"), a political subdivision of the State of Arizona pursuant to A.R.S. § 48-2811, and City of Maricopa ("City"), a municipality of Arizona pursuant to A.R.S. § 9-240. The entities herein may be referenced individually as "Party" or collectively as "Parties."

Whereas, MFCD and the City as public agencies are authorized to enter into intergovernmental agreements for purposes of contracting for services, jointly exercising powers common to the contracting parties, and taking joint or cooperative action pursuant to A.R.S. § 11-951 et. seq;

Whereas, MFCD is seeking assistance to perform administration and management of District responsibilities such as coordination, oversight, and execution of duties essential for achieving and maintaining the District's organizational and operational goals, the fulfillment of fiduciary obligations and supporting the effective operation and decision-making processes of the District. These responsibilities include but are not limited to planning, organizing, directing, and controlling activities and resources to ensure all actions are conducted effectively and lawfully pursuant to this Agreement; and

Whereas the City wishes to provide the administration and management of District responsibilities due to the impending retirement of the MFCD District Manager and the potential dissolution of MFCD.

Now therefore, in consideration of the mutual covenants contained herein, and of the mutual benefits to result therefrom, the Parties agree as follows:

1. SCOPE OF SERVICES.

The services provided by the City to MFCD under this Agreement shall include the following (collectively referred to as the "Shared Services"):

- Administration of MFCD bookkeeping, such as reviewing invoices and issuing warrants for the payment of approved services and obligations. The City shall not authorize or pay any invoice or expenditure in excess of \$1,500 without the prior approval of MFCD at a Public Meeting.
- The Pinal County Treasurer ("County Treasurer") is the custodian of District funds responsible for the safekeeping and disbursement of all District monies held by the County Treasurer. Each Party shall comply with all applicable statutes, County Treasurer regulations, policies, and procedures related to District financial transactions for Fiscal Year 2025-2026 and ensuing fiscal years during the term of the Agreement.

- To facilitate the City’s management of specific transactions on behalf of the District, the MFCD Board of Directors shall consider for approval a revised Combined Resolution Affecting County Treasurer Transactions for Fiscal Year 2025-2026 (“Combined Resolution”), which shall designate the Stormwater Systems Manager as the City employee authorized to represent the District in the following matters:
 - to provide warrant information including wires, voids, and/or stop payments to the County Treasurer on a daily basis as appropriate in the regular course of District business;
 - to request the County Treasurer to process wire transfers, book transfers, ACH, and/or EFT payments on behalf of the District for Fiscal Year 2025-2026.
- During the term of this Agreement, the District Board of Directors shall review and consider for approval a Combined Resolution for each ensuing fiscal year regarding the fiscal matters specified in the prior subsections.
- The City or any City employee shall not be authorized to sign warrants on behalf of the District for Fiscal Year 2025-2026 and any subsequent fiscal years. All warrants issued shall be signed by two (2) MFCD board members prior to payment and shall be processed through the County Treasurer in accordance with its applicable regulations and procedures.
- Designating a primary City point of contact to facilitate communication, coordination, and issue resolution between the Parties. The City and MFCD shall collaborate in good faith to determine the management and payment of all monthly recurring invoices such as monthly subscriptions necessary for the performance of Shared Services pursuant to this Agreement.
- Oversight of day-to-day District operations including managing workflows and documentation, maintaining accurate records to ensure compliance with public records laws and audit requirements, and responding to requests from District constituents.
- Developing contingency plans for Agreement termination and to ensure continuity of operations during leadership changes or emergencies.
- Coordinating with Parties’ legal counsel as needed for matters related to District management and operations.
- Procuring contractors as needed to perform maintenance for the flood protection channels (Santa Rosa Wash and Santa Cruz Wash) within the MFCD easements according to MFCD’s Procurement Policy as set forth in Exhibit “A”. This includes a schedule of mowing and cleaning as well as bank repairs as required. When the MFCD Procurement Policy applies, the City will serve as the District Manager for all related actions and decisions. The City shall maintain complete and accurate records of all procurement actions and shall report such activities,

decisions, and expenditures to the MFCD board in the manner and frequency prescribed by MFCD's policies or as otherwise directed.

- Regulating access to the channels by reviewing requests for permits and issuing or denying when necessary.
- Providing engineering reviews and comments for construction and maintenance projects which involve District easements in order to preserve the flood protection functions of the channels. In the event the City requires additional engineering expertise related to a project, the City will provide the project involving the District to one of the District's On-Call Engineering Firms for review and comment and oversee such review process. Concurrently, the City shall inform the MFCD Board of Directors of any review and comment by the City or On-Call Engineering Firms related to any project.
- Facilitating Public Meetings for MFCD Board of Directors as set forth in Exhibit "B", per orders of the District President no less than once per quarter.
- Managing the Fiscal Year budget as adopted by the MFCD Board of Directors including management of the budget allocated for Shared Services and additional services with cost tracking and submitting the aforementioned budget to the Pinal County Board of Supervisors ("BOS") by its due date.
- Filing any and all reports, including the District's annual report by its due date, required by various agencies, such as Pinal County, U.S. Army Corps of Engineers, State of Arizona, and other entities after review and approval by the MFCD Board of Directors.
- Any additional services agreed upon in writing by both Parties subject to paragraph 3.
- Any services not set forth above shall remain the obligation of the District.

2. RESPONSIBILITIES OF THE PARTIES.

MFCD and the City jointly agree to:

- Provide the necessary resources, personnel, and expertise to support the Shared Services and additional services.
- Ensure compliance with all applicable laws, regulations, and policies.
- Maintain confidentiality of sensitive data shared between the Parties subject to the public records laws of Arizona, A.R.S. § 39-121 et seq.
- No joint acquisition of property is contemplated under this Agreement. If any property is acquired pursuant to this Agreement, such property shall be returned to the purchasing Party upon termination of this Agreement.

- Each Party shall be represented by its own legal counsel for all matters arising under or relating to this Agreement, including the performance, interpretation, and enforcement of the Shared Services and additional services provided herein. Nothing in this Agreement shall be construed to create a joint attorney-client relationship, and each Party shall be solely responsible for securing and funding its own legal representation.
- The Parties agree to reasonably cooperate and, where appropriate, coordinate through their respective legal counsel on legal matters that require joint consideration, including but not limited to regulatory compliance, interagency communications, and dispute resolution.
- The City will keep the MFCD Board of Directors regularly informed regarding any and all flood protection matters within the District boundaries to allow the Directors to fulfill the requirements of their offices fully.

3. COST SHARING AND PAYMENT.

- For the fulfillment of the duties and responsibilities of the City set forth herein, MFCD shall pay a monthly fee of \$8,000 beginning on the Effective Date and continuing on the 1st of each month thereafter. If the Effective Date occurs after the first day of any calendar month, the fee for that initial month shall be prorated on a per-day basis based on a thirty (30)-day month and shall be payable in the same manner as a full monthly fee.
- Before the City performs additional services beyond the Shared Services set forth herein, the City and MFCD shall mutually agree in writing on the scope, terms, and conditions, including the rate of compensation for such additional work or services. The City shall invoice the District monthly for the work or services that the City performs beyond the Shared Services set forth herein.

4. MANAGEMENT AND OVERSIGHT.

- The City shall make a monthly written report to the MFCD Board of Directors of all activities and work or services performed on behalf of the District and also report the same at each Public Meeting, addressing the time from the previously held Public Meeting through the current Public Meeting date.
- The MFCD Board of Directors shall consider for approval all work or services performed by the City and all disbursements made by the City, on behalf of the District, at a District Public Meeting.
- The District shall employ its own General Counsel for legal representation pertaining to the District.
- The MFCD Board of Directors will have final say and oversight concerning the direction and management of District activities including but not limited to the Shared Services and additional services described herein according to its statutory authority and responsibility.

5. TERM AND TERMINATION.

- The term of this Agreement shall commence on the date that the last Party signatory has executed this Agreement (“Effective Date”) for a period of two (2) years from the Effective Date. This Agreement shall extend automatically for a term of two (2) years on the anniversary of the Effective Date unless a Party notifies the other Party in writing of its intention not to renew one-hundred twenty (120) days before the current term expires.
- Notwithstanding the aforementioned Term, either Party may terminate this Agreement with or without cause upon one-hundred twenty (120) days’ written notice to the other Party.
- Unless otherwise agreed, once the treasury of MFCD has reached \$100,000 and the MFCD Board has considered for approval all outstanding District matters at a Public Meeting, the MFCD President will call a Public Meeting to consider for approval the submission of a petition of dissolution to the BOS. Prior to submitting said petition to the BOS, the City shall provide a timeline to the District for review which shall meet all the statutory requirements for District dissolution at least one-hundred twenty (120) days prior to a Public Meeting to consider said petition.

6. CONFIDENTIALITY.

- Each Party agrees to protect any confidential or proprietary information exchanged under this Agreement and not disclose such information to third parties without prior written consent of the Party disclosing the information. Any confidential or proprietary information shall be marked as such by the disclosing Party. The Parties are subject to the Arizona public records laws, A.R.S. § 39-121 et seq. and agree to comply fully with all statutory requirements in the handling, retention, and disclosure of records related to this Agreement.
- The City shall maintain all records generated in the course of providing Shared Services and additional services to the District. The City shall cooperate with the District in responding to public records requests, including providing timely access to records in its possession that are subject to disclosure. The City shall provide the District with all records to facilitate compliance with public records requests received by either Party.
- The City shall retain records pertaining to this Agreement in accordance with records retention schedules for Title 48 Special Districts and the guidelines issued by the Arizona State Library, Archives and Public Records Division. Upon termination of this Agreement, all records shall be transferred to the District.
- The obligations under this Section shall survive the termination or expiration of this Agreement to the extent required by law.

7. LIABILITY, INSURANCE, AND MUTUAL INDEMNIFICATION.

- Each Party shall be responsible for its own actions and any liabilities arising therefrom subject to Section 8 (Cybersecurity and Liability) herein.
- Each Party shall provide and maintain in full force while this Agreement is in effect (i) Public Liability and property damage insurance from a reliable insurance company authorized to transact business in Arizona in an amount of not less than \$1,000,000 for bodily injury or death or property damage, for each occurrence, (ii) workers' compensation insurance as required by Arizona law, and (iii) Umbrella Liability Coverage in the amount of \$2,000,000 which shall supplement the limits of the underlying policies including but not limited to public liability, automobile liability, workers' compensation and employer's liability insurance.
- Both Parties hereby waive any rights of subrogation against each other for any claims covered by insurance, including but not limited to damages, losses, or injuries arising out of the performance of this Agreement. This waiver applies to both Parties' respective insurers.
- The City also shall provide and maintain in full force while this Agreement is in effect Automobile Liability insurance with a limit of not less than \$1,000,000 for each occurrence for bodily injury and property damage with respect to any of the City's owned, hired, and non-owned vehicles assigned to or used in performance of the City's work or services provided by the City to MFCD under this Agreement . This automobile liability policy shall not contain any provision which would serve to limit third party action over claims.
- The City shall provide and maintain in full force while this Agreement is in effect Employer's Liability insurance with a limit of not less than \$1,000,000 for each occurrence.
- All Insurance Policies required under this Agreement shall list the other Party as an additional insured.
- In case any work or services are subcontracted, the City shall require the subcontractor to provide and maintain in full force while this Agreement is in effect all Insurance Policies required by this Agreement to at least the same extent as provided by the City.
- To the fullest extent permitted by law, MFCD shall defend, indemnify, and hold City, its officers, employees, consultants, subconsultants, and agents harmless from any and all loss, damage, claim for damage, liability, expense, or cost, including attorneys' fees, which relate to, arise out of, or is in any way connected with the performance of work or services under this Agreement by MFCD, or any of MFCD's officers, employees, consultants, subconsultants, and agents, and from all claims by MFCD's officers, employees, consultants, subconsultants, and agents for compensation for services rendered to MFCD in the performance of this Agreement, notwithstanding that City may have benefited from their services. This indemnification provision shall apply to any and all acts or omissions, mistakes, willful misconduct, or negligent conduct, whether active or passive, on the part of MFCD or MFCD's officers, employees, consultants, subconsultants or agents in connection with the work or services.

- To the fullest extent permitted by law, City shall defend, indemnify, and hold MFCD, its officers, employees, consultants, subconsultants, and agents harmless from any and all loss, damage, claim for damage, liability, expense, or cost, including attorneys' fees, which relate to, arise out of, or is in any way connected with the performance of work or services under this Agreement by City, or any of City's officers, employees, consultants, subconsultants, and agents and from all claims by City's officers, employees, consultants, subconsultants, and agents for compensation for services rendered to City in the performance of this Agreement, notwithstanding that MFCD may have benefited from their services. This indemnification provision shall apply to any and all acts or omissions, mistakes, willful misconduct, or negligent conduct, whether active or passive, on the part of City or City's officers, employees, consultants, subconsultants or agents in connection with the work or services. Insurance provisions set forth in this Agreement are separate and independent from the indemnity provisions of these paragraphs and shall not be construed in any way to limit the scope and magnitude of the indemnity provisions.
- The indemnity provisions of these paragraphs shall not be construed in any way to limit the scope and magnitude and applicability of the insurance provisions.
- The obligations under this Section shall survive the expiration or the termination of this Agreement.

8. CYBERSECURITY AND LIABILITY.

- The City shall implement and maintain administrative, technical, and physical safeguards that meet or exceed cybersecurity industry standards and comply with all applicable federal, state, and local laws governing data protection. These measures shall protect all data processed or stored on behalf of the District.
- In the event of a cybersecurity incident affecting data shared under this Agreement, the City shall notify the District within forty-eight (48) hours of discovery and provide a detailed report including the nature of the breach, affected data, and mitigation steps taken.
- The City shall be liable for damages resulting from its own failure to implement reasonable cybersecurity safeguards or to comply with the terms of this Agreement. Such liability may include costs related to breach notification, data recovery, regulatory fines, and third-party claims.
- The City shall maintain cybersecurity insurance coverage in an amount sufficient to cover potential liabilities arising from data breaches or cyber incidents, unless otherwise agreed in writing. The District may request evidence of such coverage.

- The City's handling of the District's data pursuant to this Agreement is subject to Section 7 (Liability, Insurance, and Mutual Indemnification).
- The obligations under this Section shall survive the termination or expiration of this Agreement.

9. DISPUTE RESOLUTION.

- Any disputes arising under this Agreement shall first be attempted to be resolved through good-faith negotiations.
- If resolution cannot be reached, the dispute shall be submitted to non-binding mediation or arbitration as mutually agreed by the Parties prior to the commencement of any litigation.

10. AMENDMENTS.

- Any amendments to this Agreement must be made in writing and signed by authorized representatives of both Parties.

11. GOVERNING LAW AND VENUE.

- This Agreement shall be governed by and construed in accordance with the laws of Arizona. Any action at law or in equity brought by either Party for the purpose of enforcing a right or rights provided for in this Agreement shall be tried in a court of competent jurisdiction in Pinal County, State of Arizona. The Parties hereby waive all provisions of law providing for a change of venue in such proceeding to any other county. In the event either Party shall bring suit to enforce any term or condition in this Agreement, it is mutually agreed that the prevailing Party in such action shall recover all reasonable costs including: all litigation and appeal expenses, collection expenses, reasonable attorneys' fees, necessary witness fees, and court costs to be determined by the court in such action.

12. ASSIGNABILITY.

- This Agreement is non-assignable in whole or in part by either Party without the written consent of both Parties.

13. AUTHORITY OF SIGNATORY.

- Each individual executing this Agreement on behalf of the City represents and warrants that they are duly authorized to execute and deliver this Agreement on behalf of the City. Each individual executing this Agreement on behalf of the District represents and warrants that they are duly authorized to execute and deliver this Agreement on behalf of the District.

14. CANCELLATION.

- The Agreement is subject to cancellation for conflict of interest without penalty or further obligation as provided by A.R.S. § 38-511.

15. RELATIONSHIP OF PARTIES.

- No relationship of partnership, joint venture, agency, master-servant, or employer-employee shall be created or exist between the City and MFCD as a result of the execution of this Agreement.

16. NON-LIABILITY OF OFFICIALS AND EMPLOYEES.

- No elected or appointed official, officer, employee, or agent of the City or MFCD will be personally liable to the other Party, or a successor in interest, in the event of a default or breach by either Party of its obligation under the terms of this Agreement.

17. FURTHER ACTS.

- In addition to the acts and deeds recited in this Agreement and contemplated to be performed, executed, and/or delivered by the Parties, MFCD and the City agree to perform, execute, and/or deliver or cause to be performed, executed, and/or delivered at such time or times as may be reasonably necessary or appropriate under this Agreement any and all further lawful acts, deeds, and assurances as are reasonably necessary or appropriate to consummate and implement the transactions and agreements reasonably contemplated hereby.

18. CANCELLATION FOR NON-APPROPRIATION.

- The Parties recognize that this Agreement depends upon the availability of appropriated funds and nothing in this Agreement shall bind MFCD to expenditures in excess of funds appropriated and allotted for the purposes outlined in this Agreement. If the MFCD Board of Directors fails to appropriate the necessary funds, or if the appropriation for this Agreement is reduced, either Party may reduce the scope of this Agreement if appropriate or cancel this Agreement without further duty or obligation.

19. NON-DISCRIMINATION.

- The Parties shall comply with all applicable state and federal statutes and regulations governing Equal Employment Opportunity, Non-Discrimination, and Immigration.

20. COMPLIANCE WITH IMMIGRATION LAWS.

- The Parties hereby warrant that they will at all times during the term of this Agreement comply

with all federal immigration laws applicable to the Parties' employment of its employees, and with the requirements of A.R.S. § 23-214(A) (together the "State and Federal Immigration Laws"). The Parties shall further ensure that each consultant who performs any work for the Party under this Agreement likewise complies with the State and Federal Immigration Laws.

21. INSPECTION AND AUDIT.

- The Parties agree to keep all books, accounts, reports, files, and other records relating to this Agreement for five (5) years after completion of this Agreement for review and audit.

22. NOTICES.

- Any notice or demand under this Agreement from either Party to the other shall be in writing and shall be deemed to have been given when the notice is delivered personally or deposited in a U.S. mailbox, in a stamped envelope addressed to the other Party's address provided herein or e-mailed. Either Party may at any time change such address by delivering, mailing, or e-mailing, as aforesaid, to the other party a notice stating the change.

District

MFCD President
Maricopa Flood Control District
P.O. Box 609
Maricopa, AZ 85139

City

City Manager
39700 W. Civic Center
Maricopa, AZ 85138

With a copy to:

Karen E. Nally, District General Counsel
Law Office of Karen E. Nally, PLLC
3240 E. Union Hills Dr., Suite 121
Phoenix, AZ 85050

Tina L. Vannucci, Attorney
Fitzgibbons Law
1115 E. Cottonwood Ln., Suite 150
Casa Grande, AZ 85122

23. SEVERABILITY.

- The provisions of this Agreement shall be deemed severable, and the invalidity or unenforceability of any provision shall not affect the validity or enforceability of any other provision.

24. NO THIRD-PARTY BENEFICIARIES.

- Only the Parties may enforce this Agreement. The Parties do not intend through this Agreement to confer enforceable rights on any non-party and do not intend to create any third-party beneficiaries to this Agreement.

25. COUNTERPARTS.

- This Agreement may be executed in any number of counterparts, each of which shall be deemed an original, but all counterparts shall be deemed to constitute one and the same instrument.

26. WAIVER.

- The failure of City or District to insist on any one or more instances of performance of any of the terms or conditions of this Agreement or to exercise any right or privilege contained herein shall not be considered as thereafter waiving such terms, conditions, rights, or privileges, and they shall remain in full force and effect.

27. ENTIRE AGREEMENT.

- This Agreement constitutes the entire agreement between the Parties and supersedes all prior understandings, whether written or oral.

IN WITNESS WHEREOF, the Parties have duly executed this Agreement as of the Effective Date set forth below, which shall be the date of execution by the final signatory.

MARICOPA FLOOD CONTROL DISTRICT

By: _____

Name: _____

Its President

Date: _____

ATTEST:

By: _____

Name: _____

Its _____

Date: _____

I have reviewed the above referenced Intergovernmental Agreement between the Maricopa Flood Control District and the City of Maricopa, an agreement between public agencies, which has been reviewed pursuant to A.R.S. §§ 11-951 through 11-954, declare this Agreement to be in proper form and within the powers and authority granted to the Maricopa Flood Control District under the laws of the State of Arizona. No opinion is expressed as to the authority of the remaining Parties, other than the Maricopa Flood Control District, to enter into said Agreement.

APPROVED AS TO FORM:

By: _____

Date: _____

_____, _____

CITY OF MARICOPA

By: _____

Name: Nancy Smith

Its Mayor

Date: _____

ATTEST:

Vanessa Bueras, MMC

City Clerk

I have reviewed the above referenced Intergovernmental Agreement between the City of Maricopa and the Maricopa Flood Control District, an agreement between public agencies, which has been reviewed pursuant to A.R.S. §§ 11-951 through 11-954, declare this Agreement to be in proper form and within the powers and authority granted to the City of Maricopa under the laws of the State of Arizona. No

opinion is expressed as to the authority of the remaining Parties, other than the City of Maricopa, to enter into said Agreement.

APPROVED AS TO FORM:

By: _____
_____, _____

Date: _____

EXHIBIT A
MARICOPA FLOOD CONTROL DISTRICT
PURCHASING REQUIREMENTS

The Maricopa Flood Control District (“MFC” or “District”) board of directors shall authorize the district manager to make purchases and facilitate contracts as needed for the fulfillment of the District’s mission, per the following:

Purchasing Policy Definitions

1. Lowest responsive bid or offer shall mean the bid or offer that adheres to the established needs of the district at the lowest net cost to the district according to the district’s solicitation.
2. Most advantageous bid or offer shall mean the submitted proposal, offer, or bid that conforms most favorably in terms of the requirements for price, delivery, quality, or other evaluation criteria as set forth by the district in its solicitation.

Purchases in General

- (a) Purchases under \$500. The district manager is authorized to purchase goods or contract for services when the full cost is under this amount, without formal approval by the board. These items are considered normal transactions for the ongoing operation of the District.
- (b) Purchases over \$500 but less than \$5,000. The district manager shall obtain at least one written quote. After review, the district manager is authorized to decide whether to award the purchase or contract to the most advantageous bidder without formal approval by the board.
- (c) Purchases over \$5,000 but less than \$15,000. The district manager shall prepare a scope of work and instructions and shall obtain at least three quotes. After review, when time sensitive, the district manager is authorized to decide whether to award the purchase or contract to the most advantageous bidder without formal approval by the board.
- (d) Purchases over \$15,000. The district manager shall advertise the solicitation and shall follow the bidding procedure identified below. The district manager shall present the bids obtained to the board and shall report to them on the need for the goods and service and the advantages and disadvantages of the contract and bid proposals.
- (e) Cumulative Annual Purchases in excess of \$15,000. No purchase or contract, in any amount, shall be awarded to any provider who, as a result of said award, shall have exceeded \$15,000 in fiscal-year contracts to the District without prior board approval.

The district manager shall report to the board on the need for the goods or services, the advantages and disadvantages of obtaining the goods or services from the vendor or contractor in question and the anticipated annual expenditures with said vendor or contractor. Unless the goods or services are to be obtained through a board approved contract, the district manager may request the board approve an extension of expenditure authority if the project is still within the unexpired term, in an amount not to exceed twenty five percent (25%) of the anticipated expenditures with said vendor or contractor.

BIDDING PROCEDURE

Except for Cooperative, - Professional and Technical Services Purchasing, Sole Source and Emergency Procurement, the district manager shall follow the procedure set forth as follows for all purchases and contracts subject to the bidding process:

A notice or solicitation for bids shall state the date, time and place of opening, and the place and time period within which bids shall be submitted. The notice shall state with particularity the goods or services required and shall state the place where specifications may be examined. Bids shall state the time and place of pre-bid meetings, when those are advantageous to a successful outcome. Bids shall be submitted in a sealed envelope clearly identified as a bid and including the project control number on the front of the envelope. Any bid not received within the time period allowed shall be rejected. All bids shall be opened in public at the time and place specified, and a tabulation of all bids received shall be available upon request after the board has made a decision concerning the proposals. The district manager or the board maintains the right to reject any and all bids and parts of bids and to re-advertise or re-solicit for bids.

AWARD OF BID

Unless the board or district manager rejects the bid(s) all goods and services in an amount in excess of \$15,000 shall be awarded to the lowest responsive bidder or most advantageous offeror. In determining the lowest responsive bidder or most advantageous offeror, the board or the district manager may consider: the ability, capacity and skill of the bidder to fulfill the contract or provide the service required in a timely manner as specified in the scope of services; the quality of performance in previous contracts with the district; the financial resources and ability of the bidder and/or the quality, availability and adaptability of the goods or services.

PROFESSIONAL AND TECHNICAL SERVICES

Unless required by law or contract, acquisition of professional and technical services shall be exempt from the requirements set forth above. The district manager shall determine the scope of the services required and may, as an option, require the submission of proposals prior to engaging such services. For the purposes of this policy, "professional or technical services" means those services requiring specialized knowledge, education, skill or expertise and where the qualifications of the person(s) rendering the services are of primary importance. Professional and technical services shall include, but

not be limited to, services provided by architects, attorneys, accountants, construction and project managers, design professionals, engineers, geologists or any other professions and services defined as professional services by state law. The District shall not knowingly engage a person or firm practicing in a professional or technical field for which a license is required by state law unless that person possesses a current license in good standing.

Upon engagement the District shall enter into a written agreement or memorandum of understanding for the performance of the services to be engaged, setting forth the scope of services and the unit or total price therefore. Professional and technical services shall be procured in accordance with federal or state law whenever applicable.

COOPERATIVE PURCHASING

This policy shall not apply to purchases made by, through or with agencies of the United States government, the State of Arizona or its political subdivisions. The District may make purchases or award contracts for services without a formal bidding process whenever other governmental units have completed a formal bidding process compliant with state and federal laws, or updated the underlying contract, for the same item or service within eighteen months of the proposed award date and if, in the opinion of the district manager, a separate bidding process is not likely to result in a lower price for such items or services.

SOLE SOURCE PROCUREMENT

The district manager may make the determination that the sole source procedure set forth herein shall be used if a purchase or service is available from only one vendor or contractor, and the purchase is estimated to cost not more than \$500. The written documentation of the basis for the sole source procurement shall be included in the procurement file for the vendor or contractor.

For procurement in excess of \$500 but less than \$15,000, the district manager may prepare a scope of work and instructions and may award a contract for a purchase or service that is available from more than one vendor or contractor without competition based on written documentation submitted by the district manager that while the good or service is available from other sources, competition is impractical, unnecessary, or contrary to the public interest because of standardization, warranty, or other factors as approved by the board. The written documentation supporting the sole source procurement shall be included in the procurement file for the vendor or contractor.

The provisions of this Policy apply to all sole source procurement unless emergency conditions exist as defined in this Policy.

EMERGENCY PROCUREMENT

Notwithstanding any other provisions of this Policy, upon declaration of an emergency or other approval as required under this Policy, the board may make or authorize the district manager to make emergency procurements as set forth in the emergency procurement procedure below if there exists a

threat to public health, welfare, property or safety or if a situation exists which makes compliance with non-emergency purchasing impracticable, unnecessary or contrary to the public interest. Such emergency procurements shall be made with such competition that is practicable under the circumstances. A written determination of the basis for the emergency and for the selection of the particular vendor or contractor shall be included in the procurement file.

Emergency conditions may arise from, but are not limited to, floods, epidemics, riots or equipment failures. An emergency condition creates an immediate and serious need for goods or services that cannot be met through non-emergency procurement methods and that seriously threatens the functioning of the District, the preservation of property or the public health or safety. An emergency procurement shall be limited in time and quantity to those good or services necessary to satisfy the emergency need.

EMERGENCY PROCUREMENT PROCEDURE

The district manager in seeking an emergency procurement shall prepare a written proposal documenting the existence of an emergency condition, how it arose and explaining the extent of the procurement needed.

All emergency procurements in excess of \$5,000 must be approved by the board. Those emergency procurements not exceeding \$5,000 may be approved by the district manager. A copy of each written proposal processed under this procedure shall be kept on file in the District's records including the board's reasoning in the determination. If the nature of the emergency does not permit submission of a timely written proposal, the district manager may make an oral request to the board president who may make an oral determination and delegation. The written proposal required under this section shall be subsequently submitted to the board for formal approval.

The written proposal required in the emergency procurement procedure shall be submitted to the board for formal approval. The board may approve a written request after the procurement if the emergency necessitated immediate response and it was impracticable for the board to convene for the emergency procurement, the procurement was made with as much competition as was practicable under the circumstances, and the price paid was reasonable under the emergency circumstances.

Sole Source and Emergency Procurement added to Policy Requirements per MFCD Board at 3.14.18 board meeting by KN

Updated Procurement Policy approved by MFCD Board at 09.09.25 Special Public Meeting (KN)

EXHIBIT B

FACILITATING BOARD PUBLIC MEETING FOR MFCD

1. Draft proposed agenda and send to president/District General Counsel at least three (3) days prior to the scheduled Public Meeting.
2. When approved, agenda must be posted at Maricopa Post Office and Headquarters Restaurant at least 24hours prior to the meeting. (Weekends and holidays do not count in the 24-hour period.)
3. Post agenda at maricopafcd.com under the MEETING NOTICES tab.
4. Write newsletter, which is a summary of the major Public Meeting topics and schedule for delivery to the database 12 to 24 hours prior to the Public Meeting time. (This is not required per the open meeting law.)
5. If pertinent, balance the financials from the Pinal County Treasurer and Wells-Fargo for inclusion in the Directors Meeting folder.
6. Write District Manager report, which describes updates/progress concerning ongoing issues that may or may not need discussion.
7. Develop Directors Meeting folder, to include:
 - a. Final agenda
 - b. Minutes needing approval
 - c. District Manager report
 - d. Updated budget spreadsheet (ledger, actual y-t-d, Wells Fargo)
 - e. PC Treasurer statement
 - f. Wells-Fargo statement
 - g. Contracts and/or proposals for review
 - h. Other documents for directors' review prior to the meeting,
8. Set up Dropbox for Meeting folder documents and populate. Send link to board members and District General Counsel. This should be at least 48 hours prior to Public Meeting time.
9. Set up Public Meeting time using Zoom. Send link to Public Meeting to directors/District General Counsel.
10. Discuss any issues pertaining to the Public Meeting with District General Counsel, if necessary.
11. Start Public Meeting at five (5) minutes before scheduled time.
12. President will conduct the Public Meeting agenda items. Offer context, background etc. as required. Answer questions from board members. Good knowledge of each item is necessary.
13. Take notes in order to write minutes. Note which board member proposed each motion and second, and the third board member's vote, and record.
14. Draft minutes within two (2) business days of meeting, if possible and send to District General Counsel for review.



City of Maricopa

Text File

File Number: APP 26-02

Agenda Date: 1/20/2026

Version: 1

Status: Approved

In Control: City Council Regular Meeting

File Type: Appointment

Agenda Number: 8.1

TITLE

The Mayor and City Council shall discuss and take action on making an appointment to fill the vacancy on the Cultural Affairs and Arts Advisory Committee. Discussion and Action.

..AGENDA ITEM DESCRIPTION

This is Councilmember Liermann's nomination which she is prepared to make a nomination for.



City of Maricopa

Text File

File Number: MISC 26-01

Agenda Date: 1/20/2026

Version: 1

Status: Regular Agenda

In Control: City Council Regular Meeting

File Type: Miscellaneous Item

Agenda Number: 8.2

TITLE

The Mayor and City Council shall discuss and take action on approving the 2026 Legislative Platform. Discussion and Action.

..AGENDA ITEM DESCRIPTION

Presentation of the 2026 Legislative Platform to the City Council for approval. This document lays out the priority items for the City as it pertains to the state legislature, Congress, and state and federal agencies. Approval of this document provides guidance to staff as they engage at the state and federal level.

..PRESENTER

This item will be presented by Katy Proctor, Intergovernmental Affairs Director.

..STAFF RECOMMENDATION

Staff recommends that the City Council approve the 2026 Legislative Platform.



City of Maricopa 2026 Legislative Platforms

The 2026 Legislative Platform reflects the City Council's legislative positions and priorities at both the state and federal level. This Platform guides staff in aligning engagement on state and federal issues with these positions and priorities. Staff will provide regular updates to the City Council throughout the legislative session and seek specific feedback on issues of major importance to the City.

2026 STATE LEGISLATIVE PLATFORM

REVENUE AND FINANCE

Oppose legislation that eliminates revenue options or results in the reduction of revenues collected by the City.

Encourage the State to maintain its transportation network to minimize unfunded financial burdens on local agencies.

GOVERNANCE

Oppose legislation that reduces the City's local authority and support legislation that strengthens or increases local control.

Advocate for legislation that respects the autonomy and unique nature of each community, instead of issuing statewide mandates that treat all communities the same.

Support legislation that protects local decision-making in zoning.

QUALITY SERVICES

Support legislation that enhances or incentivizes economic development within the City and oppose legislation that restricts economic development tools.

Support legislation that enhances public safety and efforts that will allow the City to expand or improve parks, recreation, and library services.

INFRASTRUCTURE

Continue to support legislation that advances the timely planning, design, and completion of infrastructure projects.

Oppose legislation that will negatively impact infrastructure projects, including any legislation that would redirect funds away from projects that benefit City residents.

2026 FEDERAL LEGISLATIVE PLATFORM

Pursue federal funding for transportation infrastructure and other municipal improvement projects through the appropriations and grant processes.

Advocate with federal agencies to enhance the City's ability to receive its appropriate share of federal aid programs.

Advocate for project delivery options that reduce costs and streamline process for projects that utilize federal funds within the City.



39700

2026 Legislative Platform

January 2026

CITY OF
MARICOPA[®]
PROUD HISTORY • PROSPEROUS FUTURE

State Level Logistics

House of Representatives: 33 Republicans / 27 Democrats

- Speaker: Steve Montenegro, LD 29
- Speaker Pro Tem: Neal Carter, LD 15
- Majority Leader: Michael Carbone, LD 25
- Majority Whip: Julie Willoughby, LD 13
- Minority Leader: Oscar De Los Santos, LD 11
- Assistant Minority Leader: Nancy Gutierrez, LD 18
- Minority Co-Whips: Quantá Crews, LD 26 & Stacey Travers, LD 12

State Senate: 17 Republicans / 13 Democrats

- President: Warren Petersen, LD 14
- President Pro Tem: T.J. Shope, LD 16
- Majority Leader: John Kavanagh, LD 3
- Majority Whip: Frank Carroll, LD 28
- Minority Leader: Priya Sundareshan, LD 18
- Assistant Minority Leader: Flavio Bravo, LD 26
- Minority Whip: Rosanna Gabaldón, LD 21
- Minority Caucus Chair: Lela Alston, LD 5



Federal Logistics

House of Representatives: 218 Republicans / 213 Democrats

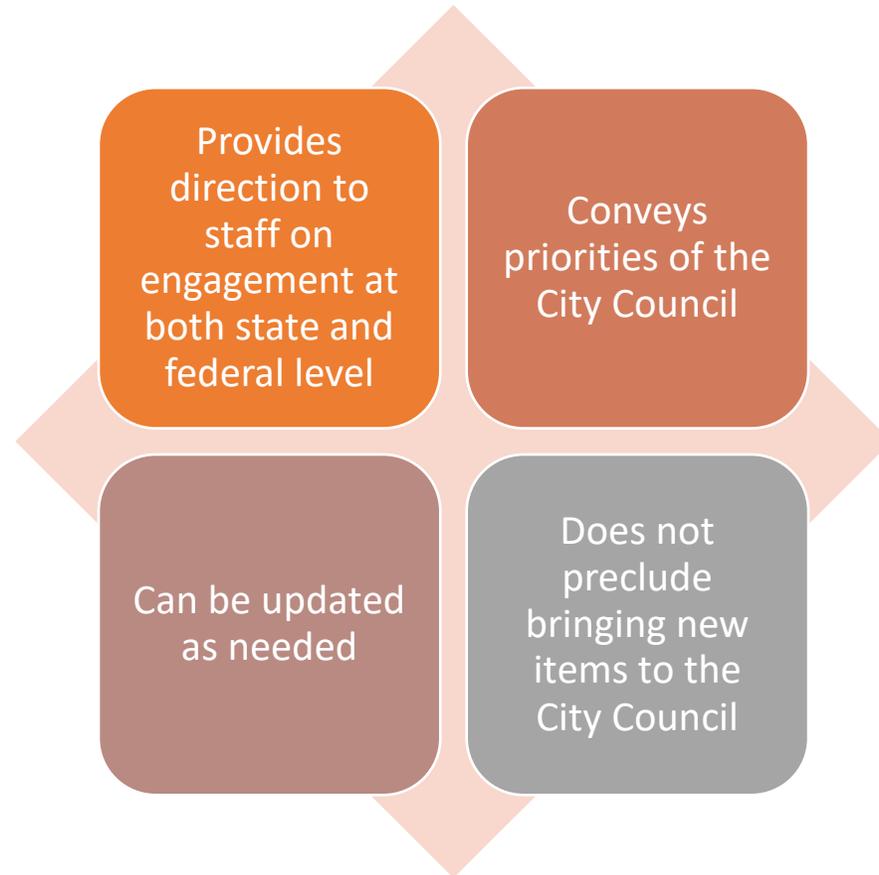
- Speaker Mike Johnson
- House Minority Leader Hakeem Jeffries

US Senate: 53 Republicans / 45 Democrats / 2 Ind

- Majority Leader John Thune
- Democratic Leader Chuck Schumer



What is the Platform?



2026 State Legislative Platform

REVENUE AND FINANCE

- Oppose legislation that eliminates revenue options or results in the reduction of revenues collected by the City.
- Encourage the State to maintain its transportation network to minimize unfunded financial burdens on local agencies.

GOVERNANCE

- Oppose legislation that reduces the City's local authority and support legislation that strengthens or increases local control.
- Advocate for legislation that respects the autonomy and unique nature of each community, instead of issuing statewide mandates that treat all communities the same.
- Support legislation that protects local decision-making in zoning.

2026 State Legislative Platform

QUALITY SERVICES

- Support legislation that enhances or incentivizes economic development within the City and oppose legislation that restricts economic development tools.
- Support legislation that enhances public safety and efforts that will allow the City to expand or improve parks, recreation, and library services.

INFRASTRUCTURE

- Continue to support legislation that advances the timely planning, design, and completion of infrastructure projects.
- Oppose legislation that will negatively impact infrastructure projects, including any legislation that would redirect funds away from projects that benefit City residents.



2026 Federal Platform

- Pursue federal funding for transportation infrastructure and other municipal improvement projects through the appropriations and grant processes.
- Advocate with federal agencies to enhance the City's ability to receive its appropriate share of federal aid programs.
- Advocate for project delivery options that reduce costs and eliminate red tape for projects that utilize federal funds within the City.





Questions?



City of Maricopa

Text File

File Number: ES 26-01

Agenda Date: 1/20/2026

Version: 1

Status: Executive Session

In Control: City Council Regular Meeting

File Type: Executive Session

Agenda Number: 9.1

TITLE

The Maricopa City Council may go into executive session for the purpose of discussion or consultation with the City Attorney and designated representatives of the City in order to consider its position and instruct its representatives regarding updates on the status of current agreements, amendments to those agreements and possibly entering into new agreements for the purchase, sale, lease or exchange of real property, the potential terms thereof, and for legal advice regarding same, pursuant to A.R.S. §38-431.03(A)(3), (A)(4) and (A) (7).