



City Code Chapter 7 Update

Martin Scribner, Development Services

Bill Fay, Public Works

Brady Leffler, Fire & Medical

City Code Chapter 7: Building Regulations

- Update to 2018 International Building Code and Fire Code
- Update Building Fees, Planning & Zoning Fees, Engineering Plan Review Fees and Fire Review and Inspection Fees

City Code Chapter 7: Building Regulations

Building and Fire Code Update

- International Code Council updates their model code every 3 years (reasonable updates happen every 6 years)
- Maricopa is still operating on the 2012 code, with amendments (the most recent update was in 2014)

City Code Chapter 7: Building Regulations

Building and Fire Code Update

- In general, code updates are made to clarify and keep up with changes in technology, methods and trends
- The City is allowed to modify
- Consolidating codes related to building

City Code Chapter 7: Building Regulations

Building and Fire Code Update

- Requested amendments:
 - Change definition to R3 occupancy to allow for up to 10 children in at-home daycares
 - Remove sprinkler requirement for most commercial uses under 4000 square feet
 - Changes necessary to be consistent with recent code amendments
 - All others that carry over from last code update

City Code Chapter 7: Building Regulations

Fee Update

- Building Permit Review and Inspection Fees
- Planning & Zoning Review Fees
- Engineering Plan Review Fees
- Fire Plan Review and Inspection Fees
 - Added to Chapter 7

City Code Chapter 7: Building Regulations

Fee Update

- Building, Planning & Zoning and Engineering Fees
 - As presented to BFO in the spring
- Last change was in 2014
- Research conducted
 - Mesa, Phoenix, Chandler, Casa Grande, Tempe

City Code Chapter 7: Building Regulations

Fee Update

- Building, Planning & Zoning Fee Increase Proposed:
 - 10% for FY 18/19
 - 15% for FY 19/20
 - 20% for FY 20/21
 - Increase according to Consumer Price Index for subsequent years

City Code Chapter 7: Building Regulations

Fee Update

	Low	Maricopa	High
Building			
SFR (\$300,000 Value)	\$1,100.00	\$2,140.00	\$3,005.00
		10% - \$2,354 15% - \$2,461 20% - \$2,568	
Commercial (\$1,000,000 value)	\$5,018.00	\$5,635.25	\$8,608.10
		10% - \$6,199 15% - \$6,481 20% - \$6,762	
Planning			
Subdivision Preliminary Plat (50 LOTS)	\$1,177.50	\$1,800.00	\$5,194.00
		10% - \$1,980 15% - \$2,070 20% - \$2,160	
Lot Split	\$300	\$300	\$648.00
		10% - \$330 15% - \$345 20% - \$360	

City Code Chapter 7: Building Regulations

Fee Update

- Engineering Fees
 - Allow revisions to approved plans without necessitating a new review cycle
 - Modifies utility inspection fees and encroachment permits to be more in line with neighboring cities
 - Provide protections against cutting new pavement
 - Pavement cuts can reduce pavement life between 15 and 23%

City Code Chapter 7: Building Regulations

Fee Update

- Engineering Fees
 - Revisions to approved plans – New fee
 - Encroachment base fee – New fee
 - Annual Maintenance Permit – New fee
 - Utility Inspection Fee
 - License application base fee

City Code Chapter 7: Building Regulations

Fee Update

- Fire/Medical Fees
 - Last change was in 2012
 - Fee comparison completed May 2018
 - Jurisdictions - Gilbert, Chandler, Casa Grande, State Fire Marshal's Office
 - Comparison identified a few increases

City Code Chapter 7: Building Regulations

Fee Update

- Fire/Medical Fees
 - Expedited plan review
 - Business violation re-inspection
 - Construction violation re-inspection
 - LP gas exchange
 - New LP Gas systems
 - Spray or Dipping
 - Carnival/Fair Permits, & False Activation Alarms