

1 When recorded, return to:
2 Paradise Valley Town Attorney
3 6041 E. Lincoln Drive
4 Paradise Valley, AZ 85253
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8 **ORDINANCE NUMBER 2016-11**
9

10
11 **AN ORDINANCE OF THE TOWN OF PARADISE VALLEY,**
12 **ARIZONA; AMENDING CHAPTER 5 BUILDING AND**
13 **CONSTRUCTION INCLUDING ARTICLE 5-1, BUILDING CODE;**
14 **ARTICLE 5-2, RESIDENTIAL CODE;** **ARTICLE 5-3, NATIONAL**
15 **ELECTRIC CODE;** **ARTICLE 5-4, MECHANICAL CODE;** **ARTICLE 5-**
16 **5 PLUMBING CODE;** **ARTICLE 5-6, PROPERTY MAINTENANCE**
17 **CODE;** **ARTICLE 5-7, FUEL GAS CODE** **AND ARTICLE 5-9, ENERGY**
18 **CONSERVATION CODE.**
19

20
21 **WHEREAS**, the Town of Paradise Valley adopted Ordinance Number 27 on February 13,
22 1964, which adopted the Code of the Town of Paradise Valley, including “Chapter 5 –
23 Building”; and
24

25 **WHEREAS**, A.R.S. §9-240(28)(a) establishes the authority to make, amend, or repeal all
26 ordinances necessary or proper for the carrying into effect of the powers vested in the
27 corporation, or any department or officer thereof, and Article 2-6 of the Town Code
28 establishes procedures for amending the Town Code; and
29

30 **WHEREAS**, the Mayor and Council deem it necessary, in order to protect the public
31 health, safety and welfare and public and private property, to adopt certain rules and
32 regulations controlling the design, construction, quality of materials, erection, installation,
33 alteration, repair, location, relocation, replacement, addition to, use and maintenance of
34 heating, cooling, ventilating, process piping, refrigerator systems, incinerator or other heat-
35 producing appliance and to adopt certain rules and regulations to regulate the erection,
36 construction, enlargement, alteration, repair, moving, removal, and demolition, conversion,
37 occupancy, equipment, use, height, area and maintenance of all buildings, structures, or
38 premises, and;
39

40 **WHEREAS**, in 2007 the Mayor and Town Council adopted the 2006 set of International
41 Codes, and;
42

43 **WHEREAS**, the 2012 set of International Codes was meant to replace the 2006 series
44 previously adopted by the Mayor and Town Council, and;
45

46 **WHEREAS**, the 2015 set of International Codes was meant to replace the 2012 series
47 previously adopted by the Mayor and Town Council, and;

1
2 **WHEREAS**, this family of codes has been supported by organizations such as the Arizona
3 Building Officials, Inc., the National Association of Homebuilders, the Federal Emergency
4 Management Agency and the American Institute of Architects, and;

5
6 **NOW THEREFORE BE IT ORDAINED** BY THE MAYOR AND TOWN COUNCIL
7 OF THE TOWN OF PARADISE VALLEY, ARIZONA AS FOLLOWS:
8

9 **Section 1.** Article 5-1 International Building Code, is updated as follows to reflect changes
10 in section numbers because new sections were added or existing sections were eliminated.
11

- 12 A. 10. Section 106.5 becomes 107.5
- 13 A. 11. Section 108.2 becomes 109.2
- 14 A. 12. Section 108.3 becomes 109.3
- 15 A. 13. Section 108.4 becomes 109.4
- 16 A. 14. Section 108.6 becomes 109.6
- 17 A. 15. Section 112.1 becomes 113.1
- 18 A. 16. Section 112.3 becomes 113.3
- 19 A. 17. Section 114.1 becomes 115.1
- 20 A. 18. Section 114.2 becomes 115.2
- 21 A. 19. Section 114.3 becomes 115.3
- 22 A. 20. Section 114.4 becomes 115.4
- 23 C. 1. Section 308.2 becomes 308.3
- 24 C. 2. Section 308.3 becomes 308.4
- 25 C. 3. Section 310.1 becomes 310.6
- 26 C. 4. Section 310.2 becomes 310.7
- 27 D. 1. Section 421 becomes 427
- 28 F. 1. Section 1008.1.2 becomes 1010.1.2
- 29 G. 3. Section 1103.2.6 becomes 1103.2.5

30
31 Article 5-2 International Residential Code, is updated as follows to reflect changes in section
32 numbers because new sections were added or existing sections were eliminated.
33

- 34 B. 3 Section R309.1 becomes 302.5.1
- 35 D. 1 Sections G2415.9 and G2415.9.1 become G2415.12 and G2415.12.1
- 36 E. 1 Section E3603.2 becomes E3703.2

37
38 Article 5-5 International Plumbing Code, is updated as follows to reflect changes in section
39 numbers because new sections were added or existing sections were eliminated.
40

- 41 B. 2. Section 410.1 becomes 410.4

42
43 Article 5-5 International Fuel Gas Code, is updated as follows to reflect changes in section
44 numbers because new sections were added or existing sections were eliminated.
45

- 46 A. 2. Section 106.5.2 becomes 106.6.2

1
2 **Section 2.** Article 5-1 International Building Code, is updated as follows, showing text to be
3 updated in underline and text to be deleted in strikethrough.

4
5 **Article 5-1 BUILDING CODE**

6
7 Section 5-1-2 Amendments

8
9 **A. Chapter 1 SCOPE AND ADMINISTRATION**, of the International Building Code is
10 updated to read:

11
12 8. **[A] 105.4 Validity of Permit**, delete the words “issuance of” in the first
13 sentence and delete the word “issuance” and replace with “grant” in the ~~fourth~~
14 third sentence. Add the following sentence to the end of the section:
15 “All nonconformities which may affect health, safety, and welfare must be
16 corrected to the satisfaction of the Director of Building Inspection prior to
17 issuance of a permit.”

18
19 H. 1. **Table 1607.1 MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS**
20 **AND MINIMUM CONCENTRATED LIVE LOADS**, for item ~~28~~ 25
21 Residential, replace the 30 psf for One- and two-family dwellings Habitable attics
22 and sleeping rooms with 40 psf.

23
24 K. 1. Delete this section in its entirety.

25
26 **Section 3.** Article 5-2 International Residential Code, is updated as follows, showing text to
27 be updated in underline and text to be deleted in strikethrough.

28
29 **Article 5-2 RESIDENTIAL CODE**

30
31 Section 5-2-2 Amendments

32
33 **A. Chapter 1 SCOPE AND ADMINISTRATION**, of the International Residential Code
34 is updated to read:

35
36 2. **Section R102.5 Appendices**, add the following sentence: “The provisions of
37 appendices A Sizing and Capacities of Gas Piping, B Sizing of Venting Systems
38 Serving Appliances Equipped with Draft Hoods, Category I Appliances, and
39 Appliances Listed or Use with Type B Vents, C Exit Terminals of Mechanical Draft
40 and direct-Vent Venting Systems, D Recommended Procedure for Safety Inspection
41 of an Existing Appliance Installation, ~~G (as amended)~~, H Patio Covers, J Existing
42 Buildings and Structures, and M Home Day Care – R-3 Occupancy ~~and P~~ are
43 hereby adopted.”

44
45 A. 7 **Section R105.4 Validity of Permit**, delete the words “issuance of” in the first
46 sentence and delete the word “issuance” and replace with “grant” in the ~~fourth~~ third

1 sentence. Add the following sentence to the end of the section: "All
2 nonconformities which may affect health, safety, and welfare must be corrected to
3 the satisfaction of the Director of Building Inspection prior to issuance of a
4 permit."
5

6 **Section 4.** Article 5-3 National Electric Code, is updated as follows, showing text to be
7 updated in underline and text to be deleted in strikethrough.
8

9 **Article 5-3 ELECTRICAL CODE**

10
11 Section 5-3-1 National Electrical Code 2014; ~~International Code Council Electrical~~
12 ~~Code Administrative Provisions~~

13
14 Section 5-3-2 Amendments
15

16 A. Delete this section in its entirety.
17

18 **Section 5.** Any person found guilty of violating any of the provisions of this ordinance
19 shall be guilty of a misdemeanor, and upon conviction thereof shall be punished by a fine
20 not to exceed \$2,500, or imprisonment not to exceed six months, or by both such fine and
21 imprisonment. Each day that a violation continues shall be a separate offense punishable as
22 described. A violation of the provisions of this Code or amendments thereto may constitute a
23 civil offense, and any person who is served with a citation charging such violation and who
24 admits, or is found responsible for such offense shall be liable to pay to the Town a civil
25 sanction in an amount as specified in Town of Paradise Valley Town Code Section 1-9-3.
26 Each day that a violation continues shall be a separate offense punishable as described.
27

28 **Section 6.** All former ordinances or parts thereof conflicting or inconsistent with the
29 provisions of this ordinance or of the Code or Standards hereby adopted are hereby
30 repealed.
31

32 **Section 7.** If any section, subsection, sentence, clause, phrase or portion of this
33 ordinance or any part of "Chapter 5 – Building and Construction" is for any reason held to
34 be invalid or unconstitutional by the decision of any court of competent jurisdiction, such
35 decision shall not effect the validity of the remaining portion(s) thereof.
36

37 **Section 8.** This Ordinance and the rules, regulations, provisions, requirements, orders and
38 matters established and adopted hereby shall become effective in thirty days.
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40
41 PASSED AND ADOPTED by the Mayor and Council of the TOWN OF PARASDISE
42 VALLEY, Arizona, this _____ day of _____, 2016.
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45 _____
46 Michael Collins, Mayor
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ATTEST:

APPROVED AS TO FORM:

Duncan Miller, Town Clerk

Andrew Miller, Town Attorney

CERTIFICATION

I, Duncan Miller, Town Clerk hereby certify that the foregoing is a full, true and correct copy of Ordinance 2016-11 duly and regularly passed and adopted by vote of the Town Council of Paradise Valley at a meeting duly called and held on the ____ day of _____, 2012. That said Resolution appears in the minutes of said meeting, and that the same has not been rescinded or modified and is now in full force and effect.

I further certify that said Municipal Corporation is duly organized and existing, and has the power to take the action called for by the foregoing Ordinance.

Duncan Miller, Town Clerk