

32-1473

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CHANDLER, ARIZONA, REPEALING CHAPTERS 7, 10, 19, 19A, 24B, OF THE CHANDLER CITY CODE RELATING TO THE BUILDING CODE, THE ELECTRICAL CODE, THE PLUMBING CODE, THE MECHANICAL CODE, THE SWIMMING POOL CODE, THE ABATEMENT CODE AND THE UNIFORM HOUSING CODE RESPECTIVELY; ESTABLISHING A NEW CHAPTER 7, BUILDING SAFETY REGULATIONS OF THE CITY OF CHANDLER CITY CODE, ADOPTING FOR THE PURPOSE OF REGULATING THE ERECTION, CONSTRUCTION, ENLARGEMENT, ALTERATION, REPAIR, MOVING, REMOVAL, CONVERSION, DEMOLITION, OCCUPANCY, EQUIPMENT, USE, HEIGHT, AREA AND MAINTENANCE OF BUILDINGS OR STRUCTURES IN THE CITY, THE UNIFORM ADMINISTRATIVE CODE, THE UNIFORM BUILDING CODE, THE NATIONAL ELECTRIC CODE, THE UNIFORM PLUMBING CODE, THE UNIFORM MECHANICAL CODE, THE UNIFORM SWIMMING POOL CODE, THE UNIFORM CODE FOR THE ABATEMENT OF DANGEROUS BUILDINGS AND THE UNIFORM HOUSING CODE.

BE IT ORDAINED by the City Council of the City of Chandler, Arizona as follows:

Section 1. The existing Chapters 7, 10, 19, 19A, and 24B of the Chandler City Code are hereby repealed in their entirety.

Section 2. The following Chapter 7 is hereby created, added to the Chandler City Code and adopted as herein written:

CHAPTER 7 BUILDING SAFETY REGULATIONS

ARTICLE I. BUILDING ADMINISTRATIVE CODE

Sec. 7-1. Uniform Administrative Code Adopted

That certain document known and titled "Uniform Administrative Code", 1985 Edition, as published by the International Conference of Building Officials (ICBO) is hereby adopted as though incorporated in and set out at length herein.

Sec. 7-1.1 Local Amendments of the Uniform Administrative Code.

The Uniform Administrative Code, 1985 Edition, is hereby modified as follows:

(a) Chapter 1, Section 103 Scope; is hereby amended by the addition of the following paragraphs:

Technical codes are hereby defined as those codes, ordinances and resolutions which regulate site development of all properties within the city which are

not owned by the State of Arizona or the Federal Government, except that development of all schools and colleges shall be regulated by the city as provided by Arizona State Law.

The technical codes shall be inclusive of the Zoning and Engineering Codes and Standards.

(b) Chapter 1, Sec. 104(d) Existing Occupancy; is hereby amended by the addition of the following paragraph:

Buildings in existence at the adoption of this code and buildings annexed shall be designated as "legal non-conforming", when such buildings do not comply with all provisions of this code. Such legal non-conforming buildings shall be permitted to be added to, remodeled, altered or expanded provided such work does not further add to or increase the non-conformity of said building or building equipment. All annexed buildings shall be subject to inspection and designation of the occupancy, occupant load and the life Safety provisions of Appendix Chapter I of the 1985 UBC as adopted.

(c) The first paragraph of the existing Chapter 1, Section 104(f), is hereby deleted in its entirety and a new paragraph is adopted as follows:

Sec. 104(f) Moved Buildings and Temporary Structures. Buildings or structures moved into or within the jurisdiction shall comply with the provisions of this code for new buildings or structures and other applicable codes of the city. Where residential buildings are moved, written notarized permission shall be given by all adjacent property owners and submitted to the building official with the application for permit. Before a permit for moving any building may be issued, Planning and Zoning Commission approval shall first be obtained based on the qualification that moving of the building must improve both the location from which the building is moved and the location to which it is moved.

(d) The following paragraph is hereby created and added to Chapter 2, Section 205 Violations:

Such person, firm or corporation shall severally for each and every such violation and noncompliance be punished as provided by Section 1-7. This imposition of penalty for a violation of this code shall not excuse the violation or permit it to continue; such violation shall be remedied within a reasonable time, and each day that such violation continues unabated shall constitute a separate offense.

(e) A second, third and fourth paragraph is hereby created and added to Chapter 3, Section 301(a) Permits Required:

The building official shall require that contractors be licensed as required by Arizona State Law before issuing permits to same. The building official may also require contractors or builders to either be licensed or otherwise retain the services of someone who is so licensed or certified, as may be necessary to assure the proper installation of building components, equipment or appliances consistent with the technical codes or the approved installation specifications and standards.

Homeowner builders may construct, add to, alter and remodel their own Group R, Division 3 homes subject to the provisions of Chapter 7, provided they are personally occupying or occupy upon completion within thirty days of the final inspection. Non-occupancy or discontinued occupancy until a period of one year has lapsed, shall constitute a violation of this code, unless an affidavit in proper form has been submitted to and approved by the building official stating the conditions thereof. Disapproval of said affidavit shall be cause for the building official to commence enforcement proceedings inclusive of ordering the power and other utilities discontinued. The building official may furthermore report such activities to the Registrar of Contractors.

The building official may require homeowner builders to acquire the services of a competent licensed contractor for certain work where an inspection for such work has been disapproved by a city building inspector no less than three consecutive times.

(f) Chapter 3, Subsections 301(b)1A and 1B Exempted Work, are hereby amended to read:

Sec. 301(b)1A.

One-story detached buildings used as tool and storage sheds, playhouses and similar uses, provided the projected roof area does not exceed 120 square feet and does not exceed seven (7) feet high at the highest point of the roof or wall and has no electrical or plumbing.

Sec. 301(b)1B.

Fences not over 30 inches high.

(g) Chapter 3, Section 302(a)2 Application, is hereby amended by the addition of the following sentence:

Building addresses placed on building permits shall not be changed unless approved by the building official or his designate.

(h) Chapter 3, Section 302(b), Plans and Specifications, is hereby amended to read:

Plans, engineering calculations, diagrams, easements, covenants and other data shall be submitted in one or more sets with each application for a permit. The building official may require plans, computations, specifications, easements or covenants to be prepared by an engineer, architect or attorney as may be appropriate and licensed by the State of Arizona to practice as such, and may require and approve restrictive covenants as necessary to assure the continuance and maintenance of required yards and easements as may be necessary consistent with the spirit and intent of the code.

(i) Chapter 3, Section 302(d), a new section, is hereby created and adopted as follows:

Sec. 302(d). Archiving of plans/microfilming.

Applicants to whom permits have been issued, shall provide at their expense, to the city, microfilmed documents as herein specified, and shall utilize the services of a city contracted vendor when available, unless otherwise approved by the building official.

A 35mm aperture card with a single image per card, shall be provided for each page of the approved plans. Multiple images may be permitted where required plans, calculations or other documents have no dimension greater than twenty inches, however partial pages will not be accepted. Such microfilmed documents shall be submitted prior to the issuance of a Certificate Of Occupancy or within 30 days of the issuance date of the permit, whichever occurs first. The building official may approve deviations to microfilm medium or waive these requirements for projects of a minor nature.

(j) In Chapter 3, Section 303(a). Issuance, the second paragraph is hereby deleted in its entirety and a new paragraph is adopted as follows:

When the building official issues a permit where plans are required, he shall endorse in writing or stamp the plans and specifications "Approved". Such approval shall only mean that said plans may be used in conjunction with a building permit for construction. Any omission or error in said plans shall not be grounds to waive any city, state, federal or safety

requirements. The designer and/or builder is hereby charged with the legal and financial responsibility to comply with all said requirements. Approved plans, specifications, building address(es), legal descriptions and permits shall not be changed, modified or altered without authorization from the building official and all work shall be done in accordance with the approved plans and permits. Land splits or subdivisions of land made on property(s) for which a building permit has been issued, shall be approved by the building official prior to recording.

(k) Chapter 3, Section 304 (b). Permit Fees, is hereby amended by the addition of the following exceptions to the first paragraph:

EXCEPTION NO. 1. No plumbing, electrical or mechanical fees shall be assessed for Group R Occupancies where such permits are issued in conjunction with a Building Permit.

EXCEPTION NO. 2. Building Permits shall be issued for all pools and spas subject to regulation by Chapter 7, and where issued in conjunction with a Group R, Division 3, occupancy fees shall be assessed as follows:

1. Fees for permanent pools over 5000 gallons shall be \$100.00

2. Fees for other pools and spas shall be \$50.00

Fees for commercial and public pools shall be assessed as for a building or structure and subject to electrical, mechanical and plumbing fees as per tables 3A, 3B, 3C and 3D respectively.

(l) Sec. 304 (c) is hereby amended by the addition of the following:

Fees for public schools shall be as established by Arizona State Law.

(m) Chapter 3, Section 308(c)2 Certificate Issued, is hereby amended by the addition of the following sentence:

An address shall not be changed from that displayed on the Certificate of Occupancy unless approved by the building official.

(n) Chapter 3, Section 308(d), is hereby deleted in its entirety and a new section is adopted as follows:

Sec. 308(d) Certificate Classification I, II, III, IV and V. Every building, structure, site, or tenant space occupied within the city shall first be certified by a Certificate of Occupancy classified as Class I, II, III, IV or V and subject to the limitations as herein described. Certificates shall be issued by the Building Official only after verification of compliance with applicable Zoning, Engineering, Fire and Building regulations have been made. The Building Official shall accept completed applications for certificates on approved forms. Such applications shall serve as authorization for the building official to conduct inspections of the site, buildings or structures as may be necessary to verify compliance with Chapter 7.

1. Class I - Tenant Certification. A business license shall be issued only after a Class I Certificate of Occupancy has been issued. Every tenant of every building or structure, except Group R, occupancies, must first obtain a Class I certificate prior to opening for business or opening to the public. Such certificates shall be non-transferable from one building to another or one tenant to another and posted on the premises with required business licenses.

2. Class II - Limited Occupancy Certification. A Class II Certificate shall permit the limited occupancy of a building, trailer or site for the purpose of facilitating fixturing, stocking, equipment installation, temporary storage, or construction, for not more than a period of 30 days unless extended by the building official. Such Certificate shall be posted on the premises and is non-transerrable.

3. Class III - Certification of Compliance. A Class III Certificate shall serve to only verify compliance with city regulations to the extent of a projects completion.

4. Class IV - Residential Rental Certification. Owners of residential rental property shall obtain a Class IV Certificate for each building, and display it on the building premises prior to the initial occupancy or acquisition of ownership of Group R, Division 1, and Group R, Division 3 rental occupancies. Such Certificates shall be non-transferable from one owner to another. Each new owner shall obtain a new Class IV Certificate and shall be subject to the provisions of the Housing Code in Article VIII.

5. Class V - Site Certification. A Class V Certificate shall first be obtained before a site

is occupied for any purpose regulated by City Codes inclusive of but not limited to the following provisions:

- a. Carnival and circus activities.
- b. Public assembly.
- c. Storage of Vehicles regardless of their condition.
- d. Storage, use, or dispensing of combustible, flammable, toxic or explosive substances in volumes as specified in table 9A.
- e. Christmas Tree lots.
- f. Produce stands.
- g. Other stands.
- h. Other storage yards.

Such certificates shall be valid for the time specified and are non-transferable from one tenant to another or one owner to another and shall be posted on the premises.

(o) Table No. 3-E -- Elevator Permit fees, is hereby deleted in its entirety.

(p) Table No. 3-F -- Elevator Certification fees, is hereby deleted in its entirety.

Sec. 7-1.2 Board of Appeals Established/Procedural Rules

In accordance with Section 204 of the Uniform Administrative Code as adopted, a Board of Appeals is hereby established. The Board of Appeals shall provide a means by which persons who feel aggrieved by the regulations set forth in Chapter 7 may have a method by which to appeal interpretations made by the building official of these regulations or to consider alternate means, methods or materials. The following rules and regulations governing the establishment and procedures of the Board of Appeals are hereby adopted. The procedures set forth herein shall supersede any previous rules and procedures.

(a) Creation and Appointment

The Board of Appeals shall consist of five members who are qualified by experience and training to pass upon matters pertaining to building construction. Such Board shall be structured as set forth in Section 6.01 of the City Charter. Only one member may be appointed from any single company, corporation, business or organization concurrently. The provisions of this section are notwithstanding those persons who are currently Board members who shall continue to hold their positions pursuant to the terms and conditions of said Section 6.01.

The secretary of the board shall be an ex-officio member as appointed by the Mayor and Council, or shall be the building official.

(b) Term of Office

The term of office of members shall be as set forth in Section 6.01 of the City Charter.

(c) Removal

The Mayor and Council shall at their discretion remove any member from the Board after three consecutive absences from meetings of the Board. Vacancies shall be filled for an unexpired term in the manner in which original appointments are required to be made. A member whose term has expired, or who otherwise becomes ineligible, shall serve on the Board until a successor has been appointed and qualified.

(d) Procedure

The Board shall meet on the fourth Tuesday of the month at 7 P.M. in the council chambers upon receiving notice of appeal as required by the time limits set forth in 7-1.2(g). Alternate meeting locations and times may be at the pleasure of the board. All such meetings shall be open to the public. It shall elect a Chairman in September of each year who shall have the power to administer oaths and take evidence, and appoint any such other officers deemed desirable. The Chairman may serve for a term of one year. No Board Member may be elected or serve as Chairman in consecutive years. The Secretary of the Board shall keep a record of its actions and render a report to the Mayor and Council of each meeting. Any finding, ruling or decision of said Board shall be fully reported in the minutes of Council.

Notice of the time and place of any regular and special meeting, including a general explanation of the matter to be affected, shall be given at least seven (7) days prior to the meeting by posting notice to the general public. The Secretary shall notify the Board at least seven (7) days prior to the meeting.

Written minutes of Board proceedings, showing the vote of each member and all actions taken shall be kept. Records of its examinations, minutes, and other official actions shall be open to public inspection except as otherwise specifically provided by law.

(e) Powers.

The Board shall interpret Chapter 7 when the meaning of any word or phrase of a section is in doubt, when there is dispute as to such meaning between the appellant and the enforcing officer, or when it is alleged there is error in any order, requirement, decision or determination made by the building official or designates in the enforcement of this Chapter.

The Board may approve alternate materials, design, or methods of construction, provided it finds that the proposed design is satisfactory and complies with the intent of this Chapter and the material, method or work offered is, for the purposes intended, at least the equivalent of that prescribed in Chapter 7 in quality, strength, effectiveness, fire resistance, durability and safety.

The Board may recommend amendments of Chapter 7 to the City Council, however may not waive any provision(s).

(f) Quorum and Voting

Three members of the Board shall constitute a quorum. The vote on any question shall be by ayes and nays, and each member must vote on every issue except on such matters as the member may have a conflict of interest as set forth in existing state law. In recommending the approval of an appeal the affirmative vote of three members shall be required. If recommending amendments to this Chapter or new legislation, the affirmative vote of four members is required. Decisions as to alternate materials or methods of construction may be by a majority vote.

(g) Appeals

An appeal to the Board may be taken by persons aggrieved or by any officer, department, board or bureau of the municipality affected by Chapter 7 or by a decision of the building official or designate(s) within thirty (30) days from receiving notice of such action by filing with the Secretary and with the Board a notice of appeal specifying the grounds. The Secretary shall transmit to the board all records pertaining to the appealed action.

Upon receipt of the notice of appeal, in proper form, and upon proper public notice, the Board shall proceed to hold a public hearing upon the appeal at their next regular meeting. However self imposed hardships shall not be grounds for an appeal.

An appeal stays all proceedings in the matter appealed from, unless the building official certifies to the Board that, in his opinion by the facts stated in the certificate, a stay would cause imminent peril to life or property.

Upon such certification, proceedings shall not be stayed, except by restraining order by a Court of Record to the building official or as may be determined by the Board in a special meeting, which may be held after twenty-four hours posting.

(h) Board Decision - When Final

The Board shall decide on any matter within 30 days after the date of said hearing. Decision in favor of any appellant shall be an order to the building official to carry out such action subject to any conditions required by the Board.

(i) Court Review

Review by a court of record of any decision by the Board, upon petition to said court by any person or persons, jointly or severally aggrieved by said decision, shall be as provided by law.

(j) Reapplication

In the event that an appeal is denied or technically denied by the Board, the Board shall reserve the right to refuse to consider another appeal on the same subject matter under like circumstances within one year from the date of hearing on the previous appeal.

(k) Executive Sessions

Executive sessions of the Board of Appeals may be held for only those reasons and pursuant to those conditions authorized by State law or the City Charter. No executive session may be held for the purpose of taking any final action or making any final decision.

Such sessions may be held upon twenty-four hours posting and notification of the Board.

(l) Financial

The Board of Appeals shall not incur debts, nor make any purchases or enter into any contracts binding the City. All matters coming before the Board involving the expenditures of money or making of agreements or contracts shall be referred to the City Council with the recommendation of the Board.

(m) Conflict of Interest

Any member of this Board who has a conflict of interest in any matter brought before this Board of Appeals shall make known such interest in the minutes of the Board and shall refrain from voting upon or otherwise participating in any manner in such matter. The existence of a conflict of interest shall be determined by reference to State law and/or the City Charter.

(n) Amendments of Procedural Rules

Any proposed amendments of these procedural rules shall be considered at a public meeting of the Board for which notice has been given.

ARTICLE II. BUILDING CODE

Sec. 7-2. Uniform Building Code Adopted

That certain document known and titled "Uniform Building Code", 1985 Edition, as published by the International Conference of Building Officials, is hereby adopted as though incorporated in and set out at length herein, inclusive of the following listed Appendix Chapters:

Chapter 1, Division I - Life Safety Requirements for Existing Buildings.

Chapter 7, Division I - Covered Mall Buildings

Chapter 7, Division II - Aviation Control Towers

Chapter 11 - Agricultural Buildings

Chapter 12 - One and Two Family Dwelling Code

Chapter 32 - Re-Roofing

Chapter 49 - Patio Covers

Chapter 55 - Membrane Structures

Chapter 57 - Regulations Governing Fallout Shelters

Chapter 70 - Excavation and Grading

Sec. 7-2.1 Local Amendments of the Uniform Building Code.

The Uniform Building Code is hereby amended as follows:

(a) Chapter 5, Section 505(e)1 is hereby amended by the addition of the following qualifying sentence at the end of the section as follows:

Sec. 505(e)1 Area Separation Walls. Area separation walls shall be constructed of concrete or masonry of equivalent thickness as specified in table 43B for the required fire resistive period.

- (b) The first paragraph of Chapter 5, Section 508, is hereby amended to read:

Where one-hour fire-resistive construction throughout is required by this code, an approved automatic sprinkler system, as specified in Chapter 38, may be substituted, provided such system is not otherwise required throughout the building by the unamended UBC edition. (see exceptions as noted in Sec. 508)

- (c) Chapter 5, Section 513, there is hereby amended by the creation an additional paragraph and is adopted as follows:

Sec. 513 Premises Identification. Building addresses once issued shall not be changed without approval of the building official.

- (d) Sec. 2407(i)6 - Unburned Clay Masonry (Adobe) - is hereby deleted in its entirety and the following new section is hereby adopted:

1. General. The use of unreinforced masonry of unburned clay units shall be limited to buildings of Group R Division 3 and M occupancies of no more than one (1) story in height, unless design and structural calculations are submitted by a registered architect or engineer and approved by the building official.

2. WALLS. The height of every laterally unsupported wall of unburned clay units shall be not more than ten (10) times the thickness of such walls. Exterior walls, which are laterally supported with those supports located no more than twenty four (24) feet apart, are allowed a minimum thickness of twelve inches (12"). Designed walls may be a minimum thickness of ten inches (10") provided the h/t ratio of ten (10) is maintained.

3. COMPRESSIVE STRENGTH. The unit(s) shall have an average compressive strength of three hundred (300) pounds per square foot when tested in accordance with ASTM C67. One sample out of five may have a compressive strength of not less than two hundred fifty (250) pounds per square inch.

4. MODULUS OF RUPTURE. The unit shall average fifty (50) pounds per square inch in modulus of rupture when tested according to the following procedure:

- a. A cured unit shall be laid over (cylindrical) supports two inches (2") in diameter, located two

inches (2") from each end, and extending across the full width of the unit.

b. A cylinder two inches (2") in diameter shall be laid midway between and parallel to the supports.

c. Load shall be applied to the cylinder at the rate of five hundred (500) pounds per minute until rupture occurs.

d. The modulus of rupture is equal to $(3WL)/(2Bd^2)$

W = Load of rupture

L = Distance between supports

B = Width of brick

d = Thickness of brick

5. SOIL. The soil used shall contain not less than twenty-five (25) percent and not more than forty-five (45) percent of material passing a No. 200-mesh sieve. The soil shall contain sufficient clay to bind the particles together and shall not contain more than 0.2 percent of water soluble salts.

6. CLASSES OF ADOBE.

(a) Treated Adobes. The term "treated" is defined to mean adobes made of soil to which certain admixtures are added in the manufacturing process in order to limit the adobe's water absorption in order for it to comply with paragraph (10) below. Exterior walls constructed of treated adobe require no additional protection. Stucco is not required.

(b) Untreated Adobes. Untreated adobes are adobes which do not meet the water absorption specifications of paragraph (10) below. This shall hold even if some water absorption protective agent has been added. The determination as to whether an adobe is treated or untreated is to test for compliance with paragraph (10) below. Exterior walls of untreated adobe are allowed but must comply with paragraph (15) requiring Portland cement plaster applied to the outside. Use of untreated adobes is prohibited within four inches above the finished floor grade, unless an approved vapor barrier is used between wall and stem. Treated adobes may be used for the first four inches above finished floor grade, without a vapor barrier.

(c) Other Types of Adobe. This chapter applies to construction with all types of adobe including rammed earth and poured earth adobe. The types of adobe shall meet the specifications in this chapter or similar specifications which are approved by the building official.

7. MORTAR: Where treated adobe is required mortar shall be treated or may be Type M or S. Where adobes are allowed to be untreated any adobe mortar may be used or Type M, S or N. Mortar "bedding" joints shall be full SLUSH type, with partially open "head" joints allowable if surface is to be plastered. All joints shall be bonded (overlapped) a minimum of four inches (4").

8. SAMPLING. Each of the tests prescribed in this Section shall be applied to five sample units selected at random from each 5,000 bricks to be used.

9. MOISTURE CONTENT. The moisture content of the unit shall be not more than four (4) percent by weight.

10. ABSORPTION. A dried four inch (4") cube cut from a sample unit shall absorb not more than two and one-half percent moisture by weight when placed upon a constantly water saturated porous surface for seven (7) days.

11. SHRINKAGE CRACKS. No units shall contain more than three shrinkage cracks, and no shrinkage crack shall exceed two inches (2") in length or one-eighth (1/8") in width.

12. USE. No adobe shall be laid in a wall for at least three (3) weeks after making, dependent on weather conditions.

13. FOUNDATIONS. Adobes shall not be used for foundation or basement walls. All adobe walls, except as noted under Group M Buildings, shall have a continuous concrete footing at least eight inches (8") thick and not less than two inches (2") wider on each side than the foundation stem walls above. All foundation walls which support adobe units shall extend to an elevation not less than eight inches (8") above the finished grade.

Foundation walls shall be at least as thick as the exterior wall. Where stem wall insulation is used, a variance is allowed for the stem wall width to be two inches (2") smaller than the width of the adobe wall it supports.

14. BOND BEAM. All exterior adobe walls shall have a continuous concrete beam with a minimum width of ten inches (10"). All concrete bond beams shall be reinforced with a minimum of two (2) No. 4 reinforcing rods.

15. PLASTERING. All untreated adobe shall have all exterior walls plastered on the outside with Portland cement plaster, minimum thickness three-fourths inches (3/4") in accordance with Chapter 47. Protective coatings other than plaster are allowed, provided such coating is equivalent to Portland cement in protecting the untreated adobes against deterioration and/or loss of strength due to water. Metal wire mesh minimum 20 gauge by one inch (1") opening shall be securely attached to the exterior adobe wall surface by nails or staples with minimum penetration of one and one-half inches (1 1/2"). Such mesh fasteners shall have a maximum spacing of sixteen inches (16") from each other. All exposed wood surfaces in adobe walls shall be treated with an approved wood preservative before the application of wire mesh.

16. PIERS. A minimum twenty-eight inch (28") wall section shall be required between openings and openings shall not be placed within twenty-eight inches (28") of exterior corners.

17. PARTITIONS OF WOOD. Shall be constructed as specified in Chapter 25, wood partitions shall be nailed to nailing blocks laid up in the adobe wall or bolted through the adobe wall the height of the partition, with one-half inch (1/2") diameter bolts & twenty-four inch (24") on center with large washers or plates, or other approved methods.

18. WOOD LINTELS. Wood lintels designed to support all imposed loads are permitted up to a maximum span of six feet (6') and shall have a minimum twelve inch (12") bearing.

19. Alternate methods to those provided in this section may be approved pursuant to Section 105 of the Uniform Building Code.

(e) Chapter 29, Section 2905 (a), is hereby amended by the addition of an additional qualifying paragraph and is adopted as follows:

Sec. 2905(a) Foundation Investigation - General. Pursuant to this section a soil investigation shall be conducted and the minimum design standards for footings as displayed in table 29B shall be verified as suitable by a qualified registrant of the State of Arizona prior to approval of subdivision plats in all Group R

subdivisions. The building official may consider alternate designs where appropriate.

TABLE 29B
MINIMUM FOOTING STANDARDS FOR CHANDLER

Footing sizes shall be as specified in table 29A. Minimum reinforcement shall be as herein specified. Soil Zones shall be as specified in the pertinent plates of the report published in 1985 by the Department of Geology, of Arizona State University, pertaining to soil expansion.

	----- ZONE -----				
	I	II	III	IV	
SINGLE STORY	1	1	3	3	See footing -type- codes below.
TWO STORY	1	2	3	3	
THREE STORY	1	2	3	4	

FOOTING TYPE CODES

- TYPE -

- 1 - no special reinforcing
- 2 - w/1-#4 at bottom
- 3 - w/1-#4 at top & 1-#4 at bottom
- 4 - w/1-#4 at top & 2-#4 at bottom

(f) Appendix Chapter 32, Section 3209, the first paragraph is hereby amended to read:

All re-roofing, except in Group R, Division 3 occupancies, shall conform to the applicable provisions of Chapter 32 of this code.

(g) Chapter 38, Section 3802(b), (c), (d) and (e) 1 through 4 are hereby deleted in their entirety and a new section 3802(b) is adopted as follows:

Sec. 3802(b). Except Group R, Division 3 and Group M, occupancies, an automatic sprinkler system shall be installed in all buildings.

EXCEPTION: When building use changes or when an addition to an existing building requires installation of a sprinkler system, but the required fire flow does not exceed 1000 gpm, the sprinkler system may be omitted.

(h) Sec. 3802(f)5 as existing and entitled "Group H, Division 6 Occupancies", is hereby renumbered as Sec.

3802(c).

- (i) Sec. 3802(g) as existing and entitled "Group I Occupancies", is hereby renumbered as Sec. 3802(d).

ARTICLE III. ELECTRICAL CODE

Sec. 7-3. National Electric Code - Adopted

That certain document known and titled "National Electric Code" (NEC), 1984 Edition as published by the National Fire Protection Association (NFPA), is hereby adopted as though incorporated in and set out at length herein.

ARTICLE IV. PLUMBING CODE

Sec. 7-4. Uniform Plumbing Code - Adopted

That certain document known and titled "Uniform Plumbing Code" (UPC), 1985 Edition as published by the International Association of Plumbing and Mechanical Officials (IAPMO), is hereby adopted as though incorporated in and set out at length herein and the following appendix chapters:

Appendix A - Sizing water supply systems

Appendix B - Combination waste and vent systems

Appendix C - Minimum plumbing facilities

Appendix D - Rainwater systems

Appendix E - Mobile home and RV parks

Appendix H - Commercial Kitchen Grease Interceptors

Appendix I - Private sewage disposal systems

Sec. 7-4.1 Local Amendments to the Uniform Plumbing Code.

The Uniform Plumbing Code, 1985 Edition is hereby modified follows:

- (a) Chapter 9, Section 912, - Plumbing Flow Reduction - is hereby created and adopted as follows:

Sec. 912. Plumbing Flow Reduction. The purpose of this section is to establish maximum flow rates for plumbing fixtures in order to reduce water flows. The provisions of this chapter shall apply to the installation of plumbing fixtures in all new building and additions to existing buildings.

(a) Water closets and urinals. All water closets and urinals in all new construction and in all replacements, in all existing buildings and structures will be required to be of a design that provides a maximum flush not to exceed four (4) gallons.

The city may allow the use of standard fixtures, where in the opinion of the building official and where accompanied by documentation, the use of the fixture requires a greater quantity of water to adequately clear the fixture. Such fixtures may only be used upon the prior written approval of the building official.

(b) Shower Heads. All shower heads in all new construction and in all replacements in existing structures, except where provided for safety reasons, will be equipped with flow control devices so as not to exceed a water flow rate of three (3) gallons per minute.

(c) Faucets.

1. Kitchen and Lavatories. All lavatory and bar and kitchen faucets in Group R occupancies shall be designed, manufactured and installed, or shall be equipped with flow control devices or aerators so as not to exceed a water flow rate of three and one-half gallons per minute.

2. Public Rest Rooms. Except where designed and installed for use by the physically handicapped, lavatory faucets located in restrooms intended for use by the general public shall be of the metering or self-closing type.

(b) Chapter 13, Section 1310(a) is hereby deleted in its entirety and a new section is adopted as follows:

Sec. 1310(a). Water Heaters/Protection From Damage. Garages containing water heaters shall be equipped with two gravity vents each with minimum dimensions as herein specified and located diagonally apart or otherwise situated to provide for maximum cross draft. The bottom of such openings shall be located within six inches of the garage finish floor elevation and shall be unobstructed except that an exterior grade louvered register with the louvers directed downward shall be installed. The dimensions shall be such that the horizontal dimension exceeds the vertical dimension by two to one and the total area of each opening is forty-eight square inches (48 sq.in.) or greater. Such openings may be used to satisfy lower combustion air requirements where applicable and when located in close proximity of the energy consuming appliance. Where such openings are impractical for residential garages, the provisions of Sec. 1310(a)

shall be met.

ARTICLE V. MECHANICAL CODE

Sec. 7-5. Uniform Mechanical Code - Adopted.

That certain document known and titled "Uniform Mechanical Code" (UMC), 1985 edition as published by the International Conference of Building Officials (ICBO) and the International Association of Plumbing and Mechanical Officials (IAPMO), is hereby adopted as though incorporated in and set out at length herein and inclusive of Appendix B.

ARTICLE VI. UNIFORM SWIMMING POOL CODE

Sec. 7-6. Uniform Swimming Pool Code - Adopted.

That certain document known and titled "Uniform Swimming Pool Code" (USPC), 1985 edition as published by the International Association of Plumbing and Mechanical Officials (IAPMO) is hereby adopted as though incorporated in and set out at length herein.

ARTICLE VII. UNIFORM CODE FOR THE ABATEMENT OF DANGEROUS BUILDINGS.

Sec. 7-7. Uniform Code For The Abatement of Dangerous Buildings - Adopted.

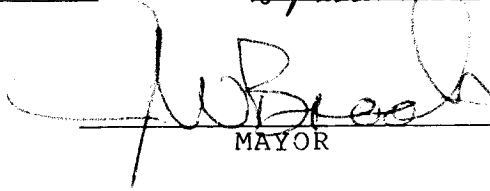
That certain document known and titled "Uniform Code For The Abatement of Dangerous Buildings", 1985 edition as published by the International Conference of Building Officials (ICBO), is hereby adopted as though incorporated in and set out at length herein.

ARTICLE VIII. UNIFORM HOUSING CODE

Sec. 7-8. Uniform Housing Code - Adopted

That certain document known and titled "Uniform Housing Code", 1985 edition as published by the International Conference of Building Officials (ICBO), is hereby adopted as though incorporated in and set out at length herein.

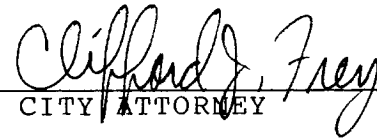
INTRODUCED AND TENTATIVELY APPROVED by the City Council of the
City of Chandler, Arizona, this 25th day of September, 1986.


MAYOR

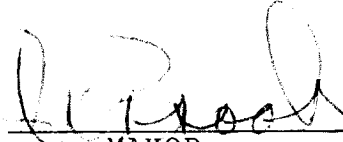
ATTEST:


CITY CLERK

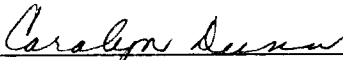
APPROVED AS TO FORM:


CITY ATTORNEY

PASSED AND ADOPTED by the City Council of the City of Chandler,
Arizona, this 9th day of October, 1986.

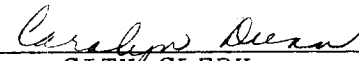

MAYOR

ATTEST:


CITY CLERK

C-E-R-T-I-F-I-C-A-T-I-O-N

I HEREBY CERTIFY that the above and foregoing Ordinance
No. 1687 was duly passed and adopted by the City Council of the
City of Chandler, Arizona, at a regular meeting held on the 9th
day of October, 1986, and that a quorum was present thareat.


CITY CLERK

Published: 10/24/87