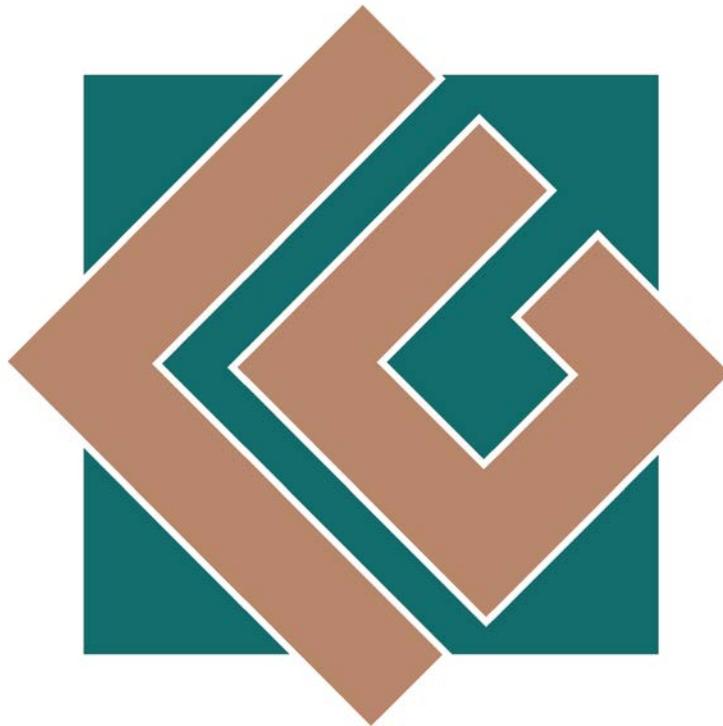


City of Casa Grande

City of Casa Grande Building and Technical Administrative Code 2014 Edition

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Part 1 - Scope and Application

Section 101 General

101.1 Title. These regulations shall be known as the City of Casa Grande Building and Technical Administrative Code, hereinafter referred to as "this code."

101.2 Scope. The provisions of this code shall apply to the administration of the codes regulating the construction, alteration, relocation, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal, and/or demolition of every building or structure or any appurtenances connected or attached to such buildings or structures, mechanical systems, electrical systems and wiring, and plumbing systems connected or attached to such structures. Such codes may be referred to as the 'construction codes' and are listed in Section 104 and the City of Casa Grande Municipal Code Title 8 Section 8.15-010 and Title 15 Section 15.04-010.

101.2.1 Appendices. Provisions in the appendices to the construction codes shall not apply unless specifically adopted.

101.3 Intent. The purpose of this code, and the construction codes, is to establish the minimum requirements to safeguard the public health, safety, and general welfare through structural strength, means of egress facilities, stability, sanitation, adequate light and ventilation, energy conservation, and safety to life and property from fire and other hazards attributed to the built environment and to provide safety to fire fighters and emergency responders during emergency operations.

101.3.1 Quality Control. Quality control of materials and workmanship is not within the purview of the construction codes except as it relates to the purposes stated therein.

101.4 Referenced Codes. The codes listed in Sections 101.4.1 through 101.4.10 and/or referenced elsewhere in this code or the construction codes shall be considered part of the requirements of this code to the prescribed extent of each such reference. These codes may be amended and updated from time to time by the Mayor and City Council. The edition of the currently adopted construction codes shall be listed on the City's web site with three copies filed with the City Clerk's Office.

101.4.1 Buildings or Structures. The provisions of the International Building Code as adopted and amended by the Mayor and Council of the City of Casa Grande shall apply to the construction, alteration, relocation, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal, and/or demolition of every building or structure or any appurtenances connected or attached to such buildings or structure.

Exception: Detached one- and two-family dwellings and attached single-family dwellings (townhouses) not more than three stories above grade plane in height with a separate means of egress and their accessory structures shall comply with the International Residential Code for One- and Two-family Dwellings.

101.4.2 One- and Two-family Dwellings and Attached Single-family Dwellings.

The provisions of the International Residential Code for One- and Two-family Dwellings (International Residential Code) as adopted and amended by the Mayor and Council of the City of Casa Grande shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, removal, and/or demolition of detached one- and two-family dwellings and attached single-family dwellings (townhouses) not more than three stories above grade plane in height with a separate means of egress and their accessory structures.

101.4.3 Existing Buildings. The provisions of the International Existing Building Code as adopted and amended by the Mayor and Council of the City of Casa Grande shall apply to the re-construction, alteration, relocation, enlargement, replacement, repair, equipment, use and occupancy, location, removal, and demolition of every existing building or structure or any appurtenances connected or attached to such buildings or structure.

101.4.4 Gas. The provisions of the International Fuel Gas Code as adopted and amended by the Mayor and Council of the City of Casa Grande shall apply to the installation of fuel-gas piping systems, fuel gas appliances, gaseous hydrogen systems and related accessories as covered in this code. These requirements apply to gas piping systems extending from the point of delivery to the inlet connections of appliances and the installation and operation of residential and commercial gas appliances and related accessories.

Exception: Detached one- and two-family dwellings and multiple single-family dwellings (townhouses) not more than three stories high with separate means of egress and their accessory structures shall comply with the International Residential Code for One- and Two-family Dwellings.

101.4.5 Mechanical. The provisions of the International Mechanical Code as adopted and amended by the Mayor and Council of the City of Casa Grande shall apply to the installation, alterations, repairs and replacement of mechanical systems, including equipment, appliances, fixtures, fittings and/or appurtenances, including ventilating, heating, cooling, air-conditioning and refrigeration systems, incinerators, and other energy-related systems.

Exception: Detached one- and two-family dwellings and multiple single-family dwellings (townhouses) not more than three stories high with separate means of egress and their accessory structures shall comply with the International Residential Code for One- and Two-family Dwellings.

101.4.6 Plumbing. The provisions of the International Plumbing Code as adopted and amended by the Mayor and Council of the City of Casa Grande shall apply to the installation, alteration, repair and replacement of plumbing systems, including equipment, appliances, fixtures, fittings and appurtenances, and where connected to a

water or sewage system, and all aspects of a medical gas system.

Exception: Detached one- and two-family dwellings and multiple single-family dwellings (townhouses) not more than three stories high with separate means of egress and their accessory structures shall comply with the International Residential Code for One- and Two-family Dwellings.

101.4.7 Property Maintenance. The provisions of the International Property Maintenance Code as adopted and amended by the Mayor and Council of the City of Casa Grande shall apply to existing structures and premises; equipment and facilities; light, ventilation, space heating, sanitation, life and fire safety hazards; responsibilities of owners, operators and occupants; and occupancy of existing premises and structures.

101.4.8 Fire Prevention. The provisions of the International Fire Code as adopted and amended by the Mayor and Council of the City of Casa Grande shall apply to matters affecting or relating to structures, processes and premises from the hazard of fire and explosion arising from the storage, handling or use of structures, materials or devices; from conditions hazardous to life, property or public welfare in the occupancy of structures or premises; and from the construction, extension, repair, alteration or removal of fire suppression, automatic sprinkler systems and alarm systems, or fire hazards in the structure or on the premises from occupancy or operation. This code is primarily administered by the Fire Marshal.

101.4.9 Energy. The provisions of the International Energy Conservation Code as adopted and amended by the Mayor and Council of the City of Casa Grande shall apply to all matters governing the design and construction of buildings for energy efficiency.

101.4.10 Electrical. The provisions of the National Electrical Code (National Fire Protection Association (NFPA) 70) as adopted and amended by the Mayor and Council of the City of Casa Grande shall apply to the installation of electrical wiring from the point of delivery, electrical appliances, and related accessories as covered in this code. These requirements apply to electrical wiring systems extending from the point of delivery to the connections of appliances and the installation and operation of residential and commercial appliances and related accessories.

Section 102 Applicability

102.1 General. Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall be applicable. Where, in any specific case, different sections of an adopted code specify different materials, methods of construction or other requirements, the most restrictive shall govern.

102.2 Other laws. The provisions of the construction codes shall not be deemed to nullify any provision of local, state, or federal law.

102.3 Application of references. References to chapter or section numbers, or to provisions not specifically identified by number, shall be construed to refer to such chapter,

section, or provision of this code.

102.4 Referenced codes and standards. The codes and standards referenced in this code shall be considered part of the requirements of this code to the prescribed extent of each such reference and as further regulated in Sections 102.4.1 and 102.4.2.

102.4.1 Conflicts. Where conflicts occur between provisions of the construction codes and referenced codes and standards, the provisions of the construction code shall apply.

102.4.2 Provisions in referenced codes and standards. Where the extent of the reference to a referenced code or standard includes subject matter that is within the scope of this code or the codes listed in Section 101.4, the provisions of this code or the codes listed in Section 101.4, as applicable, shall take precedence over the provisions in the referenced code or standard.

102.5 Partial invalidity. In the event that any part or provision of this code or any construction code is held to be illegal or void, this shall not have the effect of making void or illegal any of the other parts or provisions.

102.6 Existing structures. The legal occupancy of any structure existing on the date of adoption of this code shall be permitted to continue without change, except as is specifically covered in this code, the construction codes, or as is deemed necessary by the Building Official for the general safety and welfare of the occupants and the public.

102.7 Change of Use or Occupancy. No change shall be made in the use or occupancy of any structure that would place the structure in a different division of the same group or occupancy or in a different group of occupancies, unless such structure is made to comply with the requirements of this code and the Construction Codes. Subject to the approval of the Building Official and the Fire Marshal, the use or occupancy of an existing structure shall be allowed to be changed and the structure is allowed to be occupied for purposes in other groups without conforming to all of the requirements of this code and the Construction Codes for those groups, provided the new or proposed use is less hazardous, based on life and fire risk, than the existing use.

Part 2 - Administration and Enforcement

Section 103

Development Center – Building Safety Division

103.1 Creation of enforcement agency. The Building Safety Division is hereby created and the official in charge thereof shall be known as the Building Official.

103.2 Appointment. The Building Official shall be appointed as provided for in the policies and procedures of the City of Casa Grande.

Section 104

Duties and Powers of the Building Official

104.1 General. The Building Official is hereby authorized and directed to enforce the provisions of this code and the construction codes. The Building Official shall have the authority to render interpretations of this code and the construction codes 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 or the construction codes. Such policies and procedures shall not have the effect of waiving requirements specifically provided for in this code or the construction codes.

104.2 Applications and permits. The Building Official shall receive applications, review construction documents and issue permits for the erection, and alteration, demolition and moving of buildings and structures, inspect the premises for which such permits have been issued and enforce compliance with the provisions of this code and the construction codes.

104.3 Notices and orders. The Building Official shall issue all necessary notices or orders to ensure compliance with this code and the construction codes.

104.4 Inspections. The Building Official shall make or cause to be made, all of 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 upon unusual technical issues that arise.

104.5 Identification. The Building Official shall carry proper identification when inspecting structures or premises in the performance of duties under this code.

104.6 Right of entry. Where it is necessary to make an inspection to enforce the provisions of this code or the construction codes, or where the Building Official has reasonable cause to believe that there exists in a structure or upon a premises a condition which is contrary to or in violation of this code or the construction codes which makes the structure or premises unsafe, dangerous or hazardous, the Building Official is authorized to enter the structure or premises at reasonable times to inspect or to perform the duties imposed by this code and the construction codes, provided that if such structure or premises be occupied that credentials be presented to the occupant and entry requested. If such structure or premises is unoccupied, the Building Official shall first make a reasonable effort to locate the owner or other person having charge or control of the structure or premises and request entry. If entry is refused, the Building Official shall have recourse to the remedies provided by law to secure entry. The issuance of a building or trade permit is de facto evidence of permission to enter the property to perform inspections as required by the construction codes. However, on any occupied structure a responsible adult shall be present for the inspection or a notice will be left stating "no inspection - no access".

104.7 Interference with Building Official. It shall be and is hereby declared to be unlawful for any person to willfully interfere with, hinder or obstruct the Building Official in the discharge of his duties.

104.8 Police to Assist Building Official. The Building Official may request that the Police Department of the City of Casa Grande assist in the enforcement of the provisions of this Code as required.

104.9 Department records. The Building Official shall keep official records of applications received, permits and certificates issued, fees collected, reports of inspections, and notices and orders issued. Such records shall be retained in the official records for the period required for retention of public records.

104.10 Liability. The Building Official, Fire Marshal, member of the Board of Appeals or employee charged with the enforcement of this code, while acting for the jurisdiction in good faith and without malice in the discharge of the duties required by this code or other pertinent law or ordinance, shall not thereby be rendered liable personally and is hereby relieved from personal liability for any damage accruing to persons or property as a result of any act or by reason of an act or omission in the discharge of official duties. Any suit instituted against an officer or employee because of an act performed by that officer or employee in the lawful discharge of duties and under the provisions of this code shall be defended by legal representative of the jurisdiction until the final termination of the proceedings. The Building Official, Fire Marshal, or any subordinate shall not be liable for cost in any action, suit or proceeding that is instituted in pursuance of the provisions of this code.

104.11 Materials and equipment. Materials, equipment and devices reviewed for codes compliance by the Building Official shall be constructed and installed in accordance with such review.

104.11.1 Used materials and equipment. The use of used materials which meet the requirements of this code for new materials is permitted. Used equipment and devices shall not be reused unless such reuse is approved by the Building Official.

104.12 Modifications. Wherever there are practical difficulties involved in carrying out the provisions of this code or the construction codes, the Building Official shall have the authority to grant modifications for individual cases, upon application of the owner or owner's representative, provided the Building Official shall first find that special individual reason makes the strict letter of this code or the construction codes impractical and the modification is in compliance with the intent and purpose of this code or the construction codes and that such modification does not lessen health, accessibility, life and fire safety, or structural requirements. The details of action granting modifications shall be recorded and entered in the files of the department.

104.12.1 Flood hazard areas. The Building Official shall not grant modifications to any provision required in flood hazard areas. Variances and appeals from flood hazard requirements shall be subject to the review and approval of the Floodplain Board as set forth in Article XI of Chapter 15.40.

104.13 Alternative materials, design, and methods of construction and

equipment. The provisions of this code are not intended to prevent the installation of any material or to prohibit any design or method of construction not specifically prescribed by this code or the construction codes, provided that any such alternative has been reviewed and authorized by the Building Official. An alternative material, design or method of construction may be authorized where the Building Official finds that the proposed design is satisfactory and complies with the intent of the provisions of this code, and that the material, method or work offered is, for the purpose intended, at least the equivalent of that prescribed in this code in quality, strength, effectiveness, fire resistance, durability, and safety.

104.13.1 Research reports. Supporting data, where necessary to assist in the authorization of materials or assemblies not specifically provided for in this code, shall consist of valid research reports from approved sources.

104.13.2 Tests. Whenever there is insufficient evidence of compliance with the provisions of this code or the construction codes, or evidence that a material or method does not conform to the requirements of this code or the construction codes, or in order to substantiate claims for alternative materials or methods, the Building Official shall have the authority to require tests as evidence of compliance to be made at no expense to the jurisdiction. Test methods shall be as specified in this code, the construction codes or by other recognized test standards. In the absence of recognized and accepted test methods, the Building Official shall review and may approve the testing procedures. Tests shall be performed by an approved agency. Reports of such tests shall be retained by the Building Official for the period required for retention of permit records.

Section 105 Permits

105.1 Required. Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code or the construction codes, or to cause any such work to be done, shall first make application to the Building Official and obtain all required permits. The owner is responsible to assure required permits are obtained.

Exception:

Governmental entities that are, as a matter of law, immune from having to obtain a permit.

105.1.1 Registered Industrial Plant. In lieu of an individual permit for each alteration to an already approved electrical, gas, mechanical or plumbing installation, the Building Official is authorized to issue a registered industrial plant permit upon application therefor to any person, firm or corporation regularly employing one or more qualified trade-persons in the building, structure or on the premises owned or operated by the applicant for the permit.

105.1.2 Registered Industrial Plant permit records. The person or firm to whom a Registered Industrial Plant permit is issued shall keep a detailed record of alterations made under such permit. The Building Official shall have access to such records at all times or such records shall be filed with the Building Official as designated.

105.2 Work exempt from permit. Exemptions 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:

A. Building:

1. One-story detached accessory structures used as storage sheds, shade structures and similar uses, provided the floor area is not greater than 120 square feet for commercial occupancies, and not greater than 200 square feet for residential occupancies, provided that the structure:
 - a) Is 12 feet or less in height.
 - b) Is not serviced by utilities.
 - c) Is not used for habitable space.
 - d) Is set on a foundation system that meets manufacture's installation/engineering requirements or consists of a concrete slab with a minimum thickness of 3.5 inches.
 - e) Meets all required setbacks and other zoning standards as determined by a Site Plan approval.
2. Fences not over 6 feet (2134 mm) high.
3. Residential decks that meet the following conditions:
 - a) Are no larger than 200 sq. ft.
 - b) Are not more than 30 inches (762 mm) above adjacent grade
 - c) Are not over any basement or story below
 - d) Do not have elements which provide roof structure support.
4. Oil derricks.
5. 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 or impounding Class I, II or IIIA liquids.
6. Water tanks supported directly on grade if the capacity is not greater than 5,000 gallons (18,925 L) and the ratio of height to diameter or width is not greater than 2:1.
7. Sidewalks and driveways not more than 30 inches (762 mm) above adjacent grade, and not over any basement or story below and are not part of an accessible route.
8. Painting, papering, tiling, carpeting, cabinets, counter tops, and similar finish work.
9. Temporary motion picture, television, and theater stage sets and scenery.
10. Prefabricated swimming pools accessory to a Group R-3 occupancy that are less than 18 inches (457 mm) deep, less than 8 feet (2.44 meters) wide at any point, are not greater than 5,000 gallons (18 925 L) and are installed entirely above ground.
11. Shade cloth structures constructed for nursery or agricultural purposes, not including service systems.
12. Swings and other playground equipment accessory to detached one- and two-family dwellings.
13. Window awnings in Group R-3 and U occupancies, 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.

14. Non-fixed and movable fixtures, cases, racks, counters, and partitions not over 5 feet 9 inches (1753 mm) in height.
15. Radio and Television antennas in Group R3 occupancies not exceeding fourteen (14) feet (4.26 Meters) in height.
16. The replacement of asphalt shingle roofing materials on one- and two-family dwellings and their accessory structures. The replacement roofing must be the same material as what was removed. (Three tab, architectural, or mineral roll) Replacement with other roofing materials or any structural repairs shall require permitting. Up to three sheets of structural sheathing or 96 square feet of other wood decking material may be replaced at this time without permits.
17. Replacement of existing equipment or fixtures with like equipment or fixtures in accordance with the provisions of 105.2.3.
18. Installation of manufactured homes and buildings under the permitting and inspection jurisdiction of the Arizona Office of Manufactured Housing.

B. Electrical:

1. Minor repair work, including the replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles.
2. Electrical equipment used for radio and television transmissions, but do apply to equipment and wiring for a power supply and the installations of towers and antennas.
3. Installation of any temporary system required for the testing or servicing of electrical equipment or apparatus.
4. Listed cord and plug connected temporary decorative lighting.
5. Re-installation of attachment plug receptacles, but not the outlets therefor.
6. Repair or replacement of branch circuit over-current devices of the required capacity in the same location.
7. Temporary wiring for experimental purposes in suitable experimental laboratories.
8. Electrical wiring, devices, appliances, apparatus or equipment operating at less than 25 volts and not capable of supplying more than 50 watts of energy.

C. Gas:

1. Portable heating appliance.
2. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.
3. Portable LP-gas appliances and equipment of all types that is not connected to a fixed fuel piping system.
4. Temporary LP-gas piping for buildings under construction or renovation that is not to become part of the permanent piping system.
5. Portable fuel cell appliances that are neither connected to a fixed piping system nor interconnected to a power grid.

D. Mechanical:

1. Portable heating appliances
2. Portable ventilation appliances and equipment
3. Portable cooling units
4. Steam, hot water, or chilled water piping within any heating or cooling equipment or appliances regulated by this code
5. The replacement of any minor part that does not alter the approval of equipment or

- an appliance or make such equipment or appliance unsafe
6. Portable evaporative coolers
 7. Self-contained refrigeration systems that contain 10 pounds (4.5 kg) or less of refrigerant, or that are actuated by motors of 1 horsepower (0.75 kW) or less
 8. Portable fuel cell appliances that are not connected to a fixed piping system and are not interconnected to a power grid.

E. Plumbing:

1. The stopping of leaks in drains, water, soil, waste, or vent pipe, provided, however, that if any concealed trap, drain pipe, water, soil, waste, or vent pipe becomes defective and it becomes necessary to remove and replace the same with new material, such work shall be considered as new work and a permit shall be obtained and inspection made as provided in this code.
2. The clearing of stoppages or the repairing of leaks in pipes, valves, or fixtures and the removal and re-installation of water closets, provided such repairs do not involve or require the replacement or rearrangement of valves, pipes or fixtures.

105.2.1 Emergency repairs. Where equipment replacements and repairs must be performed in an emergency situation, the permit application shall be submitted within the next working business day to the Building Official.

105.2.2 Repairs. Application or notice to the Building Official is not required for ordinary repairs to structures, replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles. Such repairs shall not include the cutting away of any wall, partition, or portion thereof, the removal or cutting of any structural beam or load-bearing support, or the removal or change of any required means of egress, or rearrangement of parts of a structure affecting the egress requirements; nor shall ordinary repairs include addition to, alteration of, replacement or relocation of any standpipe, water supply, sewer, drainage, drain leader, gas, soil, waste, vent, or similar piping, electric wiring, equipment, or mechanical or other work affecting public health or general safety.

105.2.3 Replacement of existing equipment or fixtures. The replacement of any existing equipment or fixture with the identical equipment or fixture is exempted from permitting requirements. This waiver is limited to installations that do not require structural modifications, changes to gas, plumbing, or electrical connections, and are listed in the City of Casa Grande Building Division Policies and Procedures.

This waiver from the 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. Any equipment or fixtures installed under this waiver shall be installed per manufacture's installation instructions and the requirements of the applicable codes.

Exceptions:

1. Commercial exhaust systems required by International Mechanical Code Chapters 4 or 5.
2. Any equipment for a Solar Photovoltaic Power System or Solar Water Heating System.

105.2.4 Public service agencies. A permit shall not be required for the installation, alteration or repair of generation, transmission, distribution or metering or other related equipment that is under the ownership and control of public service agencies by established right.

105.3 Application for permit. To obtain a permit, the applicant shall first file an application therefor in writing on a form furnished by the department of building safety for that purpose. Such application shall include the information required on the form and any additional documentation as described in Section 107, in the building permit handouts, and as may be revised from time to time by the Building Official.

105.3.1 Action on application. The Building Official shall examine or cause to be examined applications for permits and amendments thereto within a reasonable time after filing. If the application or the construction documents do not conform to the requirements of pertinent laws, the Building Official shall reject such application in writing, stating the reasons therefor. If the Building Official is satisfied that the proposed work conforms to the requirements of this code and laws and ordinances applicable thereto, the Building Official shall issue a permit therefor as soon as practicable and all fees are paid in full.

105.3.2 Time limitation of application. An application for a permit for any proposed work shall be deemed to have been abandoned 180 days after the date of filing, unless such application has been pursued in good faith or a permit has been issued; except that the Building Official is authorized to grant one or more extensions of time for additional periods not exceeding 90 days each. The extension shall be requested in writing and justifiable cause demonstrated. If the permit is deemed abandoned all plans and other paperwork submitted may be discarded or destroyed with no liability to the City of Casa Grande, Building Official or other employee.

105.4 Validity of permit. The issuance or granting of a permit shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of this code, the construction codes, or of any other ordinance of the City of Casa Grande. Permits presuming to give authority to violate or cancel the provisions of this code, the construction codes, or other ordinances of the the City of Casa Grande shall not be valid. The issuance of a permit based on construction documents and other data shall not prevent the Building Official from requiring the correction of errors in the construction documents and other data. The Building Official is also authorized to prevent occupancy or use of a structure where in violation of this code, the construction codes, or of any other ordinances of the City of Casa Grande.

105.5 Expiration. Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 180 days after its issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced. The project is deemed to have been abandoned if there is a period exceeding 180 days without passing a required inspection. The Building Official is authorized to grant, in writing, no more than two extensions of time, for periods not more than 180 days each, except under special circumstances to the satisfaction of the Building Official. The extension shall be requested in writing, justifiable cause demonstrated, and must be requested before the expiration date of the permit.

105.5.1 Renewal of expired permits. If a permit has expired without a requested extension, the permit may, at the discretion of the Building Official, be renewed. The renewal shall be requested in writing, justifiable cause demonstrated, with a new permit application, and payment of one-half (½) of the total building fees for the original permit. The project must be within 180 days of the expiration date and originally permitted under the currently adopted codes. Any permit that has expired for more than 180 days must be permitted as a new project. If the adopted codes have not changed new documentation will not be required.

105.6 Suspension or revocation. The Building Official is authorized to suspend or revoke a permit issued under the provisions of this code wherever the permit is issued in error or on the basis of incorrect, inaccurate, or incomplete information, or in violation of any ordinance or regulation or any of the provisions of this code.

105.7 Placement of permit. The building permit shall be kept on the site of the work until the completion of the project.

105.8 Dismissal of contractor or subcontractor. Should an owner dismiss either a contractor or subcontractor for any reason:

- A. Upon hiring a new contractor or subcontractor, the owner shall file an application for an amended permit which shall include the names, addresses and any licenses or registrations required of the new contractor or subcontractor; as well as any changes needed to complete the work in accordance with the reviewed plans and specifications or to remedy any outstanding code violations
- B. The new contractor or subcontractor shall provide the Building Official a letter stating:
 1. They have been hired to complete the work according to the reviewed plans,
 2. They have inspected the job and reviewed the existing work, and
 3. They have assumed responsibility for the existing work as well as their work.
- C. Upon receipt of the above application for an amended permit the Building Official shall conduct an inspection to determine the extent of the work done to date and whether any corrective work is necessary to complete the project in accordance with the reviewed plans and specifications or to remedy any code violations.
- D. Any work required to repair deficiencies in the structure or correct code violations must be completed and re-inspected before work may resume.

Section 106 Floor and Roof Design Loads

106.1 Live loads posted. Where the live loads for which each floor or portion thereof of a commercial or industrial building is or has been designed to exceed 50 psf (2.40 kN/m²), such design live loads shall be conspicuously posted by the owner in that part of each story in which they apply, using durable signs. It shall be unlawful to remove or deface such notices.

106.2 Issuance of certificate of occupancy. A certificate of occupancy required by Section 111 shall not be issued until the floor load signs, required by Section 106.1, have been installed.

106.3 Restrictions on loading. It shall be unlawful to place, or cause or permit to be

placed, on any floor or roof of a building, structure, or portion thereof, a load greater than is permitted by the construction codes.

Section 107 Submittal Documents

107.1 General. Submittal documents consisting of construction documents, statement of special inspections, geotechnical report, and other data shall be submitted in three sets with each permit application. The construction documents shall be prepared by a registered design professional. Where special conditions exist, the Building Official is authorized to require additional construction documents to be prepared by a registered design professional.

Exception: The Building Official is authorized to waive the submission of construction documents and other data not required to be prepared by a registered design professional if it is found that the nature of the work applied for is such that review of construction documents is not necessary to obtain compliance with this code.

107.2 Construction documents. Construction documents shall be in accordance with Sections 107.2.1 through 107.2.6.

107.2.1 Information on construction documents. Construction documents shall be dimensioned and drawn upon suitable material. Electronic media documents are permitted to be submitted when approved by the Building Official. Construction documents shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of this code, the construction codes, and relevant laws, ordinances, rules and regulations, as determined by the Building Official.

107.2.2 Fire protection system shop drawings. Shop drawings for the fire protection system(s) shall be submitted to indicate conformance to this code, the construction codes, and the construction documents and shall be approved prior to the start of system installation. Shop drawings shall contain all information as required by the referenced installation standards in International Building Code Chapter 9.

107.2.3 Means of egress. The construction documents shall show in sufficient detail the location, construction, size and character of all portions of the means of egress including the path of the exit discharge to the public way in compliance with the provisions of this code and the construction codes, . In other than occupancies in Groups R-2, R-3, and I-1, the construction documents shall designate the number of occupants to be accommodated on every floor, and in all rooms and spaces.

107.2.4 Exterior wall envelope. Construction documents for all buildings shall describe the exterior wall envelope in sufficient detail to determine compliance with this code and the construction codes, . The construction documents shall provide details of the exterior wall envelope as required, including flashing, intersections with dissimilar materials, corners, end details, control joints, intersections at roof, eaves or parapets, means of drainage, water-resistive membrane and details around openings. The construction documents shall include manufacturer's installation instructions that

provide supporting documentation that the proposed penetration and opening details described in the construction documents maintain the weather resistance of the exterior wall envelope. The supporting documentation shall fully describe the exterior wall system which was tested, where applicable, as well as the test procedure used.

107.2.5 Site plan. The construction documents submitted with the application for permit shall be accompanied by a site plan showing to scale the size and location of new construction and existing structures on the site, distances from lot lines, the established street grades and the proposed finished grades and, as applicable, flood hazard areas, flood-ways, and design flood elevations; and it shall be drawn in accordance with an accurate boundary line survey. In the case of demolition, the site plan shall show construction to be demolished and the location and size of existing structures and construction that are to remain on the site or plot. The Building Official is authorized to waive or modify the requirement for a site plan when the application for permit is for alteration or repair or when otherwise warranted. Site plans that show less than a one foot clearance to the required building set backs shall provide an “as built” survey of the foundation showing no encroachments into the setbacks.

107.2.5.1 Design flood elevations. Where design flood elevations are not specified, they shall be established in accordance with Chapter 15.40, and Section 15.40.090.

107.2.6 Preapprovals from other agencies. Some plans require preapproval by another authority or department before a permit can be applied for.

107.3 Examination of documents. The Building Official shall examine or cause to be examined the accompanying submittal documents and shall ascertain by such examinations whether the construction indicated and described is in accordance with the requirements of this code, the construction codes, and other pertinent laws or ordinances.

107.3.1 Review of construction documents. Before the Building Official issues a permit, the construction documents shall be reviewed for compliance with the adopted construction codes and other city ordinances. When the Building Official is satisfied that the proposed structure is in general compliance with the construction codes the plans shall be marked, in writing or by stamp, as "Reviewed for Code Compliance." One set of construction documents so reviewed shall be retained by the Building Official. The other set shall be returned to the applicant. This set shall be kept at the site of work, and shall be open to inspection by the Building Official or a duly authorized representative. No inspection will be provided if the plans are not on site for the use of the Building Official, his representative or the Fire Marshal or his representative.

107.3.2 Previous Permits. This code shall not require changes in the construction documents, construction, or designated occupancy of a structure for which a lawful permit has been heretofore issued—and the construction of which has been pursued in good faith—and has not been abandoned.

107.3.3 Phased Permits. The Building Official is authorized to issue a permit for the construction of foundations or any other part of a building or structure before the construction documents for the whole building or structure have been submitted,

provided that adequate information and detailed statements have been filed complying with pertinent requirements of this code. The holder of such permit for the foundation or other parts of a building or structure shall proceed at the holder's own risk with the building operation and without assurance that a permit for the entire structure will be granted. A notarized letter from the property owner acknowledging that the permit is issued "at risk" and the guarantee that the foundation will be removed and the property returned to a 'natural state' if the complete building permit is not issued is required for a foundation only permit.

107.3.4 Design Professional Required. The City requires all building plans and their mechanical, electrical, plumbing, fuel gas, or fire protection systems to be prepared by a design professional. The design professional shall be registered under ARS Title 32 and shall affix his official seal and signature to said drawings and specifications for the all occupancies.

Exceptions:

- A. Detached single family dwelling and their associated out-buildings constructed under the requirements of the International Residential Code for One- and Two-Family Dwellings
- B. Any change to existing buildings or structures or their systems which does not involve a change in occupancy use classification, changes to structural system, fire resistive integrity, means of egress, or the addition of utility equipment or major built-in appliances or their supply or support systems shall not be required to bear the seal of a design professional subject to Building Official approval. Building plans and specifications for work excepted above shall be prepared and submitted by any competent designer or other such responsible person approved by the property owner and shall contain all required information. Plans for excepted work shall bear the designer's printed name, street address, legible signature, and any professional seals held.
- C. Other exceptions authorized under ARS Title 32 Section 144.

107.3.4.1 Engineered structural elements and systems. All engineered building systems and structural elements shall be prepared by a design professional regardless of the occupancy classification of the structure.

107.3.4.2 Professional Seal Requirements. Professional seals must comply with ARS Title 32 and may be either "wet" or computer generated.

107.3.5 Design professional in responsible charge. When it is required that documents be prepared by a registered design professional, the Building Official shall be authorized to require the owner to engage and designate on the building permit application a registered design professional who shall act as the registered design professional in responsible charge. If the circumstances require, the owner shall designate a substitute registered design professional in responsible charge who shall perform the duties required of the original registered design professional in responsible charge. The Building Official shall be notified in writing by the owner if the registered design professional in responsible charge is changed or is unable to continue to perform the duties. The registered design professional in responsible charge shall be responsible for reviewing and coordinating submittal documents prepared by others, including phased and deferred submittal items, for compatibility with the design of the

building.

107.3.6 Deferred submittals. For the purposes of this section, deferred submittals are defined as those portions of the design that are not submitted at the time of the application and that are to be submitted to the Building Official within a specified period. Deferral of any submittal items shall have the prior approval of the Building Official. The registered design professional in responsible charge shall list the deferred submittals on the construction documents for review by the Building Official. Documents for deferred submittal items shall be submitted to the registered design professional in responsible charge who shall review them and deliver them to the Building Official with a notation indicating that the deferred submittal documents have been reviewed and found to be in general conformance to the design of the building. The deferred submittal items shall not be installed until the deferred submittal documents have been reviewed by the Building Official.

107.4 Amended construction documents. Work shall be installed in accordance with the reviewed construction documents, and any changes made during construction that are not in compliance with the reviewed construction documents shall be resubmitted for review as an amended set of construction documents.

107.5 Retention of construction documents. One set of reviewed construction documents shall be retained by the Building Official for a period as required by state or local laws.

Section 108 Temporary Structures and Uses

108.1 General. Permits for temporary structures and temporary uses shall be issued in accordance with the applicable City code provisions.

108.2 Conformance. Temporary structures and uses shall conform to the structural strength, fire safety, means of egress, accessibility, light, ventilation, and sanitary requirements of this code and the construction codes as necessary to ensure public health, safety and general welfare.

108.3 Temporary power. The Building Official is authorized to give permission to temporarily supply and use power in part of an electric installation before such installation has been fully completed and the final certificate of completion has been issued. The part covered by the temporary certificate shall comply with the requirements specified for temporary lighting, heat or power in NFPA 70, as currently enforced by the City of Casa Grande. This request shall be in writing on a form furnished by the City.

108.4 Termination of approval. The Building Official is authorized to terminate such permit for a temporary structure or use and to order the temporary structure or use to be discontinued.

Section 109 Fees

109.1 Payment of fees. A permit shall not be valid until the fees prescribed by the Mayor

and Council of the City of Casa Grande in the Consolidated Fee Schedule, which may be modified from time to time, have been paid, nor shall an amendment to a permit be released until the additional fee, if any, has been paid.

109.2 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 prescribed by the Mayor and Council of the City of Casa Grande in the Consolidated Fee Schedule, which may be modified from time to time.

109.3 Building permit valuations. The valuation of the work to be permitted shall be derived from the International Code Council Building Valuation Data Table published in February of each year and implemented on the following July 1st. Tenant Improvements, Swimming Pools, and other types of construction NOT listed in the ICC Building Valuation Tables shall include total value of work, including materials, labor, and overhead for which the permit is being issued, including sub-contracts for such as electrical, gas, mechanical, plumbing equipment and permanent systems. If, in the opinion of the Building Official, the valuation is underestimated on the application, the permit shall be denied, unless the applicant can show detailed estimates to meet the approval of the Building Official. The signed contract may be required to show the true construction cost of these projects. Final building permit valuation shall be set by the Building Official.

109.4 Work commencing before permit issuance. Any person who commences any work on a building, structure, electrical, gas, mechanical, or plumbing system before obtaining the necessary permits shall be subject to a fee of one-hundred percent (100%) of the total permit and plan review fees and shall be in addition to the required permit and plan review fees. This fee does not relieve the requirements of any fees and/or fines as may be prescribed in the Casa Grande, Arizona Code of Ordinances Chapters 8 and 15.

109.4.1 Investigation Fee. An investigation fee, in addition to the permit fee, shall be collected whether or not a permit is then or subsequently issued. The investigation fee shall be equal to the amount of the permit fee required. The minimum investigation fee shall be the same as the minimum fee established by the Building Official. The payment of such investigation fee shall not exempt any person from compliance with all other provisions of either these provisions or other pertinent codes or from any penalty prescribed by law.

109.5 Related fees. The payment of the fee for the construction, alteration, removal, or demolition for work done in connection to or concurrently with the work authorized by a building permit shall not relieve the applicant or holder of the permit from the payment of other fees that are prescribed by the Mayor and Council of the City of Casa Grande.

109.6 Refunds. The Building Official is authorized to establish a refund policy as approved by the Mayor and Council of the City of Casa Grande which may be modified from time to time.

Section 110 Inspections

110.1 General. Construction or work for which a permit is required shall be subject to inspection by the Building Official and such construction or work shall remain accessible and

exposed for inspection purposes until approved. Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. Inspections presuming to give authority to violate or cancel the provisions of this code or of other ordinances of the jurisdiction shall not be valid. It shall be the duty of the permit applicant to cause the work to remain accessible and exposed for inspection purposes. It shall further be the duty of the permit applicant to have all equipment, etc. to provide an OSHA compliant means of performing the inspection. Neither the Building Official nor the jurisdiction shall be liable for expense entailed in providing required equipment to access the inspection area nor the removal or replacement of any material required to allow inspection.

110.2 Preliminary inspection. Before issuing a permit, the Building Official is authorized to examine or cause to be examined buildings, structures and sites for which an application has been filed.

110.3 Required inspections. The Building Official, upon notification, shall make, or cause to be made, the inspections set forth in Sections 110.3.1 through 110.3.11 and documented in the Building Department handout detailing inspections, which may be revised from time to time by the Building Official.

NOTE: The listed inspections are not an all-encompassing list but rather a guide to the most often requested inspections. The exact inspections required are determined by the specifics of each project.

110.3.1 Special inspections. For special inspections, see International Building Code Chapter 17.

NOTE: Special Inspections are NOT third party inspections instead of city or code required, city performed inspections. All required inspections SHALL be requested and passed by city inspectors before proceeding with construction.

110.3.2 Footing and foundation inspections. Footing and foundation inspections shall be made after excavations for footings are complete and any required reinforcing steel is in place. For concrete foundations, any required forms shall be in place prior to inspection. Materials for the foundation shall be on the job, except where concrete is ready mixed in accordance with ASTM C 94, the concrete need not be on the job.

110.3.3 Concrete slab and under-floor inspection. Concrete slab and under-floor inspections shall be made after in-slab or under-floor reinforcing steel and building service equipment, conduit, piping accessories and other ancillary equipment items are in place, but before any concrete is placed or floor sheathing installed, including the sub-floor.

110.3.4 Lowest floor elevation. In flood hazard areas, upon placement of the lowest floor, including the basement, and prior to further vertical construction, the elevation certification required in 15.40 shall be submitted to the Building Official.

110.3.5 Frame and rough-in inspection. Framing inspections shall be made after the roof deck or sheathing, all framing, fire-blocking and bracing are in place and pipes, chimneys and vents to be concealed are complete and the rough electrical, plumbing, gas, heating wires, pipes and ducts are installed and under test as required.

110.3.6 Lath and gypsum board inspection. Lath and gypsum board inspections shall be made after lathing and gypsum board or other structural sheathing, interior and exterior, is in place, but before any plastering is applied or gypsum board joints and fasteners are taped and finished.

110.3.7 Fire- and smoke-resistant penetrations. Protection of joints and penetrations in fire-resistance-rated assemblies, smoke barriers and smoke partitions shall not be concealed from view until inspected and approved.

110.3.8 Energy efficiency inspections. Inspections shall be made to determine compliance with International Building Code Chapter 13 and International Residential Code for One- and Two-family Dwellings Chapter 11. They shall include, but not be limited to, inspections for: envelope insulation R- and U-values, fenestration U-value, duct system R-value, and HVAC and water-heating equipment efficiency.

110.3.9 Connection to Utilities. Made after all equipment, electrical devices, etc. are in place, under any required tests, and the structure is ready for power and gas. This is for the TEMPORARY connection of permanent utilities to allow testing of the various systems in preparation for the final inspection.

110.3.10 Other inspections. In addition to the inspections specified in Sections 110.3.1 through 110.3.8, the Building Official is authorized to make or require other inspections of any construction work to ascertain compliance with the provisions of this code and other laws that are enforced by the department of building safety.

110.3.11 Final inspection. The final inspection shall be made after all work required by the building permit is completed, all equipment is operating correctly, and the structure is ready for occupancy.

110.4 Inspection agencies. The Building Official is authorized to accept reports of approved inspection agencies, provided such agencies satisfy the requirements as to qualifications and reliability.

110.5 Inspection requests. It shall be the duty of the holder of the building permit or their duly authorized agent to notify the Building Official when work is ready for inspection. It shall be the duty of the permit holder to provide access to and means for inspections of such work that are required by this code.

110.6 Acceptance required. Work shall not be done beyond the point indicated in each successive inspection without first obtaining the acceptance of the Building Official. The Building Official, upon notification, shall make the requested inspections and shall either indicate the portion of the construction that is satisfactory as completed, or notify the permit holder or his or her agent wherein the same fails to comply with this code. Any portions that do not comply shall be corrected and such portion shall not be covered or concealed until

authorized by the Building Official.

Section 111

Certificates of Occupancy and Completion

111.1 Use and occupancy. No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building or structure or portion thereof shall be made, until the Building Official has issued a certificate of occupancy therefor as provided herein. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction.

Exception: Certificates of Occupancy or Completion are not required for work exempt from permits under Section 105.2 or 105.2.3.

111.2 Certificate issued. After the Building Official inspects the building or structure and finds that construction is in substantial compliance with the provisions of this code or other laws that are enforced by the department, and ready for occupancy and use the Building Official shall issue a certificate of occupancy that contains the following:

- A. The building permit number.
- B. The address of the structure.
- C. The name and address of the owner.
- D. A description of that portion of the structure for which the certificate is issued.
- E. A statement that the described portion of the structure has been inspected for compliance with the requirements of this code for the occupancy and division of occupancy and the use for which the proposed occupancy is classified.
- F. The name of the Building Official.
- G. The edition of the code under which the permit was issued.
- H. The use and occupancy, in accordance with the provisions of International Building Code Chapter 3.
- I. The type of construction as defined in International Building Code Chapter 6.
- J. The design occupant load.
- K. If an automatic sprinkler system is provided and whether the sprinkler system is required.
- L. Any special stipulations and conditions of the building permit.

111.2.1 Certificate of Completion. After the Building Official inspects the building or structure and finds that construction is in substantial compliance with the provisions of this code, other laws enforced by the division, and all permitted work has been completed but the building or structure is either, not designed for occupancy, or not complete and ready for occupancy and use (Shell Building) the Building Official shall issue a Certificate of Completion containing the information as required for a Certificate of Occupancy in Section 111.2. A Certificate of Completion does NOT authorize the occupancy of a structure.

111.3 Temporary occupancy. The Building Official is authorized to issue a temporary certificate of occupancy before the completion of the entire work covered by the permit, provided that such portion or portions shall be occupied safely. The temporary certificate of occupancy shall be applied for in writing. The application shall:

- A. Identify the project by permit number, address and project name
- B. List the remaining work to be completed
- C. Document the amount of time required for completion of the remain work
- D. Document cost of the remaining work
- E. Identify the area to be occupied if not the entire area of permitted work
- F. List occupant safety measures as required
- G. Provide the reason(s) for the temporary occupancy
- H. List persons to occupy the structure
- I. Define the length of the temporary certificate of occupancy
- J. Post any surety bonds required
- K. Pay the required fees

No TCO will be issued to any site having unresolved life safety issues. Regardless of reasons for requesting TCO's all permit holders and property owners are advised that the Building Official will not consider, nor issue, any TCO to a site, building, structure, or construction, or area thereof that is deemed "Unsafe" or that presents any "Life Safety Hazard" to the occupants or users thereof in the opinion of building inspectors, fire inspectors, Fire Marshal, or the Building Official.

The issuance of a TCO does not officially end a permitted construction project in the City. It is the property owner's responsibility to assure the completion of the permitted work and request and pass all final inspections for the issuance of a permanent Certificate of Occupancy. The Building Official shall set the time period during which the temporary certificate of occupancy is valid.

111.4 Revocation. The Building Official is authorized to, in writing, suspend or revoke a certificate of occupancy or completion issued under the provisions of this code wherever the certificate is issued in error, or on the basis of incorrect information supplied, or where it is determined that the building or structure or portion thereof is in violation of any ordinance or regulation or any of the provisions of this code.

Section 112 Service Utilities

112.1 Connection of service utilities. No person shall 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 released by the Building Official.

112.2 Temporary connection. The Building Official shall have the authority to authorize the temporary connection of the building or system to the utility, source of energy, fuel, or power.

112.3 Authority to disconnect service utilities. The Building Official shall have the authority to authorize disconnection of utility service to any building, structure or system regulated by this code and the referenced codes and standards set forth in Section 101.4 in case of emergency, where necessary to eliminate an immediate hazard to life or property, where work was done without permits, or when such utility connection has been made without the approval required by Section 112.1 or 112.2. The Building Official shall notify the serving utility, and wherever possible the owner and occupant of the building, structure or service system of the decision to disconnect prior to taking such action. If not notified prior to disconnecting, the owner or occupant of the building, structure or service system shall be notified in writing, as soon as practical thereafter.

Section 113 Board of Appeals

113.1 General. In order to hear and decide appeals of orders, decisions or determinations made by the Building Official relative to the application and interpretation of this code, there shall be and is hereby created a Board of Appeals. The Board of Appeals shall be appointed by the Mayor and City Council of the City of Casa Grande and shall hold office at its pleasure. The board shall adopt rules of procedure for conducting its business.

113.2 Limitations on authority. Any person directly affected by a decision of the Building Official or a notice or order issued under this code shall have the right to appeal to the Board of Appeals, provided that a written application to appeal is filed within twenty (20) days after the decision, notice, or order was served. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply or an equally good or better form of construction is proposed. The board shall have no authority to waive requirements of this code.

113.3 Membership of board. The Board of Appeals shall consist of five members who are qualified by experience and training to pass on matters pertaining to building construction and property maintenance and who are not employees of the jurisdiction. The Building Official shall be an ex-officio member but shall have no vote on any matter before the board. The board shall be appointed by the Mayor and approved by the City Council of the City of Casa Grande, and shall serve staggered and overlapping four year terms.

113.4 Disqualification of member. A member shall not hear an appeal in which that member has a personal, professional or financial interest.

113.5 Notice of meeting. The board shall meet upon notice from the chairman, within 30 days of the filing of an appeal, or at stated periodic meetings.

113.6 Open hearing. All hearings before the board shall be open to the public. The appellant, the appellant's representative, the Building Official, and any person whose interests are affected shall be given an opportunity to be heard. A quorum shall consist of a minimum of a majority of the board membership (i.e., three members for a five member board).

113.7 Procedure. The board shall adopt and make available to the public through the

secretary procedures under which a hearing will be conducted. The procedures shall not require compliance with strict rules of evidence, but shall mandate that only relevant information be received.

113.8 Postponed hearing. When the full board is not present to hear an appeal, either the appellant or the appellant's representative shall have the right to request a postponement of the hearing.

113.9 Board decision. The board shall modify or reverse the decision of the Building Official only by a concurring vote of a majority of the total number of appointed board members.

113.10 Administration. The Building Official shall take immediate action in accordance with the decision of the board.

113.11 Court review. Any person, whether or not a previous party of the appeal, shall have the right to apply to the appropriate court for a writ of certiorari to correct errors of law. Application for review shall be made in the manner and time required by law following the filing of the decision in the office of the chief administrative officer.

113.12 Stays of enforcement. Appeals of notice and orders (other than Imminent Danger notices) shall stay the enforcement of the notice and order until the appeal is heard by the appeals board.

Section 114 Violations

114.1 Unlawful acts. It shall be unlawful for any person, firm or corporation to erect, construct, alter, extend, repair, move, remove, replace, demolish or occupy any building, structure or equipment regulated by this code, or cause same to be done, in conflict with or in violation of any of the provisions of this code.

114.2 Notice of violation. The Building Official is authorized to serve a notice of violation or order on the person responsible for the erection, construction, alteration, extension, repair, moving, removal, demolition, or occupancy of a building or structure in violation of the provisions of this code, or in violation of a permit or certificate issued under the provisions of this code. Such order shall direct the discontinuance of the illegal action or condition and the abatement of the violation.

114.3 Prosecution of violation. If the notice of violation is not complied with promptly, the Building Official is authorized to request the legal counsel of the City of Casa Grande to institute the appropriate proceeding at law or in equity to restrain, correct, or abate such violation, or to require the removal or termination of the unlawful occupancy of the building or structure in violation of the provisions of this code or of the order or direction made pursuant thereto.

114.4 Violation penalties. Any person who violates a provision of this code or the construction codes or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of the approved construction

documents or directive of the Building Official, or of a permit or certificate issued under the provisions of this code or the construction codes , shall be subject to penalties as prescribed by law.

Section 115 Stop Work Orders

115.1 Authority. The Building Official is authorized to issue a stop work order for any work regulated by this code being performed:

- A. Without a valid permit
- B. In a manner contrary to the provisions of this code, the construction codes, the permit documents, or the reviewed plans, or
- C. Is dangerous or unsafe

115.2 Issuance. The stop work order shall be in writing and shall be given to the owner of the property involved, or to the owner's agent, or to the person doing the work or if unavailable posted on the property. Upon issuance of a stop work order, the cited work shall immediately cease. The stop work order shall state the reason for the order, and the conditions under which the cited work will be permitted to resume.

115.3 Unlawful continuance. Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to penalties as prescribed by law.

Section 116 Notices and Orders

116.1 Notice to person responsible. Whenever the Building Official determines that there has been a violation of this code or has grounds to believe that a violation has occurred, notice shall be given in the manner prescribed in Sections 116.2 and 116.3 to the person responsible for the violation as specified in this code. Notices for condemnation procedures shall also comply with Section 117.3.

116.2 Form. Such notice prescribed in Section 116.1 shall be in accordance with all of the following:

- A. Be in writing.
- B. Describe the real estate sufficient for identification.
- C. State the violation or violations and why the notice is being issued.
- D. Include a correction order allowing a reasonable time to make the repairs and improvements required to bring the dwelling unit or structure into compliance with the provisions of this code.
- E. Inform the property owner of the right to appeal.
- F. Include a statement of the right to file a lien in accordance with Section 118.5 or 119.3.

116.3 Method of service. Such notice shall be deemed properly served if a copy thereof is:

- A. Delivered to the owner personally;
- B. Sent by certified or registered mail addressed to the owner at the last known

- address with the return receipt requested; or
C. Delivered in any other manner as prescribed by local law.

If the certified or registered letter is returned showing that the letter was not delivered, a copy thereof shall be posted in a conspicuous place in or about the structure affected by such notice. Service of such notice in the foregoing manner upon the owner's agent or upon the person responsible for the structure shall constitute service of notice upon the owner.

116.4 Unauthorized tampering. Signs, tags or seals posted or affixed by the Building Official shall not be mutilated, destroyed, tampered with, or removed without authorization from the Building Official.

116.5 Penalties. Penalties for noncompliance with orders and notices shall be as set forth in Section 114.4.

116.6 Transfer of ownership. It shall be unlawful for the owner of any dwelling unit or structure who has received a compliance order or upon whom a notice of violation has been served to sell, transfer, mortgage, lease or otherwise dispose of such dwelling unit or structure to another until the provisions of the compliance order or notice of violation have been complied with, or until such owner shall first furnish the grantee, transferee, mortgagee or lessee a true copy of any compliance order or notice of violation issued by the Building Official and shall furnish to the Building Official a signed and notarized statement from the grantee, transferee, mortgagee or lessee, acknowledging the receipt of such compliance order or notice of violation and fully accepting the responsibility without condition for making the corrections or repairs required by such compliance order or notice of violation.

Section 117 Unsafe Structures and Equipment

117.1 General. When a structure or equipment is found by the Building Official to be unsafe, or when a structure is found unfit for human occupancy, or is found unlawful, such structure shall be condemned pursuant to the provisions of this code.

117.1.1 Unsafe structures. An unsafe structure is one that is found to be dangerous to the life, health, property or safety of the public or the occupants of the structure by not providing minimum safeguards to protect or warn occupants in the event of fire, or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation, that partial or complete collapse is possible.

117.1.2 Unsafe equipment. Unsafe equipment includes any boiler, heating equipment, elevator, moving stairway, electrical wiring or device, flammable liquid containers or other equipment on the premises or within the structure which is in such disrepair or condition that such equipment is a hazard to life, health, property or safety of the public or occupants of the premises or structure.

117.1.3 Structure unfit for human occupancy. A structure is unfit for human occupancy whenever the Building Official finds that such structure is unsafe, unlawful

or, because of the degree to which the structure is in disrepair or lacks maintenance, is insanitary, vermin or rat infested, contains filth and contamination, or lacks ventilation, illumination, sanitary or heating facilities or other essential equipment required by this code, or because the location of the structure constitutes a hazard to the occupants of the structure or to the public.

117.1.4 Unlawful structure. An unlawful structure is one found in whole or in part to be occupied by more persons than permitted under this code, or was erected, altered or occupied contrary to law.

117.1.5 Dangerous structure or premises. For the purpose of this code, any structure or a premise that has any or all of the conditions or defects described below shall be considered dangerous:

- A. Any door, aisle, passageway, stairway, exit or other means of egress that does not conform to the adopted building or fire code of the jurisdiction as related to the requirements for existing buildings.
- B. The walking surface of any aisle, passageway, stairway, exit or other means of egress is so warped, worn loose, torn or otherwise unsafe as to not provide safe and adequate means of egress.
- C. Any portion of a building, structure or appurtenance that has been damaged by fire, earthquake, wind, flood, deterioration, neglect, abandonment, vandalism or by any other cause to such an extent that it is likely to partially or completely collapse, or to become detached or dislodged.
- D. Any portion of a building, or any member, appurtenance or ornamentation on the exterior thereof that is not of sufficient strength or stability, or is not so anchored, attached or fastened in place so as to be capable of resisting natural or artificial loads of one and one-half the original designed value.
- E. The building or structure, or part of the building or structure, because of dilapidation, deterioration, decay, faulty construction, the removal or movement of some portion of the ground necessary for the support, or for any other reason, is likely to partially or completely collapse, or some portion of the foundation or underpinning of the building or structure is likely to fail or give way.
- F. The building or structure, or any portion thereof, is clearly unsafe for its use and occupancy.
- G. The building or structure is neglected, damaged, dilapidated, unsecured or abandoned so as to become an attractive nuisance to children who might play in the building or structure to their danger, becomes a harbor for vagrants, criminals or immoral persons, or enables persons to resort to the building or structure for committing a nuisance or an unlawful act.
- H. Any building or structure has been constructed, exists or is maintained in violation of any specific requirement or prohibition applicable to such building or structure provided by the approved building or fire code of the jurisdiction, or of any law or ordinance to such an extent as to present either a substantial risk of fire, building collapse or any other threat to life and safety.
- I. A building or structure, used or intended to be used for dwelling

purposes, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement, inadequate light, ventilation, mechanical or plumbing system, or otherwise, is determined by the Building Official to be unsanitary, unfit for human habitation or in such a condition that is likely to cause sickness or disease.

- J. Any building or structure, because of a lack of sufficient or proper fire-resistance-rated construction, fire protection systems, electrical system, fuel connections, mechanical system, plumbing system or other cause, is determined by the Building Official to be a threat to life or health.
- K. Any portion of a building remains on a site after the demolition or destruction of the building or structure or whenever any building or structure is abandoned so as to constitute such building or portion thereof as an attractive nuisance or hazard to the public.

117.2 Closing of vacant structures. If the structure is vacant and unfit for human habitation and occupancy, and is not in danger of structural collapse, the Building Official is authorized to post a placard of condemnation on the premises and order the structure closed up so as not to be an attractive nuisance. Upon failure of the owner to close up the premises within the time specified in the order, the Building Official shall cause the premises to be closed and secured through any available public agency or by contract or arrangement by private persons and the cost thereof shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate and may be collected by any other legal resource.

117.2.1 Authority to disconnect service utilities. The Building Official shall have the authority to authorize disconnection of utility service to the building, structure or system regulated by this code and the referenced codes and standards set forth in Section 101.4 in case of emergency where necessary to eliminate an immediate hazard to life or property or when such utility connection has been made without approval. The Building Official shall notify the serving utility and, whenever possible, the owner and occupant of the building, structure or service system of the decision to disconnect prior to taking such action. If not notified prior to disconnection the owner or occupant of the building structure or service system shall be notified in writing as soon as practical thereafter.

117.3 Notice. Whenever the Building Official has condemned a structure or equipment under the provisions of this section, or if an unsafe condition is found, the Building Official shall post a notice in a conspicuous place in or about the structure affected by such notice and serve such notice on the owner or the person or persons responsible for the structure or equipment in accordance with Section 116.3. If the notice pertains to equipment, it shall also be placed on the condemned equipment. The written notice shall describe the condition deemed unsafe and specifies the required repairs or improvements to be made to abate the unsafe condition, or that requires the unsafe structure to be demolished within a stipulated time. Such notice shall require the person thus notified to declare immediately to the Building Official acceptance or rejection of the terms of the order.

117.4 Placarding. Upon failure of the owner or person responsible to comply with the notice provisions within the time given, the Building Official shall post on the premises or on defective equipment a placard bearing the word "Condemned" and a statement of the

penalties provided for occupying the premises, operating the equipment or removing the placard.

117.4.1 Placard removal. The Building Official shall remove the condemnation placard whenever the defect or defects upon which the condemnation and placarding action were based have been eliminated. Any person who defaces or removes a condemnation placard without the approval of the Building Official shall be subject to the penalties provided by this code.

117.5 Prohibited occupancy. Any occupied structure condemned and placarded by the Building Official shall be vacated as ordered by the Building Official. Any person who shall occupy a placarded premises or shall operate placarded equipment, and any owner or any person responsible for the premises who shall let anyone occupy a placarded premises or operate placarded equipment shall be liable for the penalties provided by this code.

117.6 Abatement methods. The owner, operator or occupant of a building, premises or equipment deemed unsafe by the Building Official shall abate, or cause to be abated, or corrected, such unsafe conditions either by repair, rehabilitation, demolition or other approved corrective action. To the extent that repairs, alterations or additions are made or a change of occupancy occurs during the restoration of the structure, such repairs, alterations, additions or change of occupancy shall comply with the requirements of this code and the International Existing Building Code, International Property Maintenance Code, International Building Code or International Residential Code as applicable.

117.7 Record. The Building Official shall cause a report to be filed on an unsafe condition. The report shall state the occupancy of the structure and the nature of the unsafe condition.

Section 118 Emergency Measures

118.1 Imminent danger. When, in the opinion of the Building Official, there is imminent danger of failure or collapse of a building or structure which endangers life, or when any structure or part of a structure has fallen and life is endangered by the occupation of the structure, or when there is actual or potential danger to the building occupants or those in the proximity of any structure because of explosives, explosive fumes or vapors or the presence of toxic fumes, gases or materials, or operation of defective or dangerous equipment, the Building Official is hereby authorized and empowered to order and require the occupants to vacate the premises forthwith. The Building Official shall cause to be posted at each entrance to such structure a notice reading as follows: "This Structure Is Unsafe and Its Occupancy Has Been Prohibited by the Building Official." It shall be unlawful for any person to enter such structure except for the purpose of securing the structure, making the required repairs, removing the hazardous condition or of demolishing the same.

118.2 Temporary safeguards. Notwithstanding other provisions of this code, whenever, in the opinion of the Building Official, there is imminent danger due to an unsafe condition, the Building Official shall order the necessary work to be done, including the boarding up of openings, to render such structure temporarily safe whether or not the legal procedure herein described has been instituted; and shall cause such other action to be taken as the Building Official deems necessary to meet such emergency.

118.3 Closing streets. When necessary for public safety, the Building Official shall temporarily close structures and close, or order the authority having jurisdiction to close, sidewalks, streets, public ways and places adjacent to unsafe structures, and prohibit the same from being utilized.

118.4 Emergency repairs. For the purposes of this section, the Building Official shall employ the necessary labor and materials to perform the required work as expeditiously as possible.

118.5 Costs of emergency repairs. Costs incurred in the performance of emergency work shall be paid by the jurisdiction. The legal counsel of the jurisdiction shall institute appropriate action against the owner of the premises where the unsafe structure is or was located for the recovery of such costs.

118.6 Hearing. Any person ordered to take emergency measures shall comply with such order forthwith. Any affected person shall thereafter, upon petition directed to the appeals board, be afforded a hearing as described in this code.

Section 119 Demolition

119.1 General. The Building Official shall order the owner of any premises upon which is located any structure, which in the Building Official's judgment after review is so deteriorated or dilapidated or has become so out of repair as to be dangerous, unsafe, insanitary or otherwise unfit for human habitation or occupancy, and such that it is unreasonable to repair the structure, to demolish and remove such structure; or if such structure is capable of being made safe by repairs, to repair and make safe and sanitary, or to board up and hold for future repair or to demolish and remove at the owner's option; or where there has been a cessation of normal construction of any structure for a period of more than two years, the Building Official shall order the owner to demolish and remove such structure, or board up until future repair. Boarding the building up for future repair shall not extend beyond one year, unless approved by the Building Official.

119.2 Notices and orders. All notices and orders shall comply with Section 116.

119.3 Failure to comply. If the owner of a premises fails to comply with a demolition order within the time prescribed, the Building Official shall cause the structure to be demolished and removed, either through an available public agency or by contract or arrangement with private persons, and the cost of such demolition and removal shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

119.4 Salvage materials. When any structure has been ordered demolished and removed, the governing body or other designated officer under said contract or arrangement aforesaid shall have the right to sell the salvage and valuable materials at the highest price obtainable. The net proceeds of such sale, after deducting the expenses of such demolition and removal, shall be promptly remitted with a report of such sale or transaction, including the items of expense and the amounts deducted, for the person who is entitled thereto, subject to any order of a court. If such a surplus does not remain to be turned over, the report shall so state.