
Chapter 15.04

BUILDING CODES

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15.04.010

Purpose.

The Pima County building code has the following purposes:

- A. Regulate the site preparation and construction, alteration, moving, demolition, repair, use and occupancy of buildings, structures and building service equipment within the jurisdiction;
- B. Provide for the issuance of permits and collection of fees;
- C. Provide for a building codes advisory board of appeals and code committees; and
- D. Provide for penalties for the violation of building codes. (Ord. 2006-91 § 13 (part), 2006; Ord. 2003-70 § 2 (part), 2003; Ord. 1987-33 (part), 1987; Ord. 1983-73 (part), 1983)

15.04.020

Codes adopted.

A. The Pima County building code, codified in this chapter, adopts by reference the 2006 International Building Code, published by the International Code Council, Inc., Country Club Hills, IL, in January 2006, as amended by the local amendments attached to and incorporated into Ordinance 2006-91 as Exhibit A, together with the following national and international codes:

1. The 2006 International Property Maintenance Code, as modified by Exhibit F, attached to Ordinance 2006-91;
2. The 2006 International Fuel Gas Code. (See Chapter 15.18);
3. The 2006 International Plumbing Code, as modified by Exhibit A attached to Ordinance 2007-106. (See Chapter 15.20);
4. The 2006 International Mechanical Code, as modified by Exhibit D attached to Ordinance 2006-91. (See Chapter 15.16);
5. The 2005 National Electrical Code (NFPA 70), as amended by Exhibit C to Ordinance 2006-91. (See Chapter 15.08);
6. The 2006 International Energy Conservation Code, as modified by Exhibit I attached to Ordinance 2006-91. (See Chapter 15.14);

7. The 2006 International Residential Code, as modified by Exhibit B attached to Ordinance 2006-91.

8. The following provisions of the 1998 American National Standard Accessible and Usable Buildings and Facilities Code, published by the International Code Council, February 1998, as amended by the local amendments attached to as and incorporated into Ordinance 2002-2 as Exhibit A, as amended by Ordinances 2002-66 and 2002-72: Chapter 1; Chapter 2; Chapter 3, Sections 301.1, 303.1, 303.2, 303.3, 308.1, 308.2.1, 308.3.1 and 309.3 only; Chapter 4, Sections 401.1, 402.1, 402.2, 403.5, 404.1, 404.2.5, and 404.2.7 only; Chapter 6, Sections 604.5, 607.4, 609.4 and Section 610 only; Chapter 10, Sections 1001.01, 1003.1, 1003.2, 1003.3, 1003.4, 1003.5, 1003.9 and 1003.11.2 only. Unless otherwise specifically indicated in Exhibit A to Ordinance 2002-2 as amended by Ordinances 2002-66 and 2002-72, adoption of a particular section of the said Code shall include adoption of all subsections thereof.

9. The 2006 International Wildland-Urban Interface Code, as modified by Exhibit G attached to Ordinance 2006-91. The 2006 International Wildland-Urban Interface Code applies only to areas designated Rural Forest Village under the Pima County Comprehensive Plan and areas encircled thereby.

B. The Pima County building code incorporates the following local ordinances and codes into the building code by reference:

1. Ordinance 1991-89 (Building Valuation Data Table); 1980-39 (Minimum Valuation Data);

2. The 2006 Pima County/City of Tucson Sustainable Energy Standard, attached as Exhibit J of Ordinance 2006-91;

3. The 2006 Pima County Outdoor Lighting Code, attached as Exhibit H to Ordinance 2006-91. (See Chapter 15.12). (Ord. 2007-106 § 2, 2007; Ord. 2006-91 § 13 (part), 2006; Ord. 2005-12 § 7 (part), 2005; Ord. 2004-99 § 2, 2004; Ord. 2003-71 § 6, 2003; Ord. 2003-70 § 2 (part), 2003; Ord. 2002-72 § 3, 2002; Ord. 2002-2 § 3, 2002; Ord. 2001-75 § 10, 2001; Ord. 2001-10 § 1 (part), 2001; Ord. 1999-26 § 2, 1999; Ord. 1999-25 § 2, 1999; Ord. 1996-82 § 3 (part), 1996; Ord. 1995-98 §§ 1, 2 (part), 3 (part), 4 (part), 5 (part), 1996; Ord. 1994-65 § 1, 1994; Ord. 1992-32 § 2 (part), 1992; Ord. 1991-89 § 2, 1991; Ord. 1989-78 § 5, 1989; Ord. 1988-165 § 1, 1988; Ord. 1987-33 (part), 1987; Ord. 1986-217 § 1, 1986; Ord. 1986-69, 1986; Ord. 1983-73 (part), 1983)

15.04.030

Copies on file.

Three copies of the Pima County building code are on file in the office of the clerk of the board of supervisors and available for public inspection during regular working hours. (Ord. 1990-108 § 2, 1990; Ord. 1987-33 (part), 1987; Ord. 1983-73 (part), 1983; A.R.S. Section 11-864)

15.04.040

Building official designated.

The building official is the authority charged with the administration and enforcement of the Pima County building code, or his duly authorized representative. The building official may appoint a chief plans examiner, a chief building inspector, a chief electrical inspector, a chief mechanical inspector, a chief plumbing inspector, and other related technical officers and inspectors and other employees as shall be authorized from time to time. (Ord. 1987-33 (part), 1987; Ord. 1983-73 (part), 1983)

15.04.050

Violation a civil infraction.

It is a civil infraction for any person, firm or corporation to violate any of the provisions of the Pima County building code. Civil infractions may be enforced through the hearing officer procedure provided by A.R.S. Section 11-808 and Sections 18.95.030, 18.95.040 and 18.101.060 of this code. Penalties for civil infractions shall not exceed the maximum penalty set forth in A.R.S. Section 11-808. Refer to Sections 18.95.030, 18.95.040 (Enforcement, Permits and Fees) and Section 18.101.060 (Administrators). (Ord. 2002-53 § 1, 2002; Ord. 1987-33 (part), 1987; Ord. 1986-128, 1986; Ord. 1983-73 (part), 1983; A.R.S. Sections 11-808(c) and 11-866)

15.04.060

Administrative appeal process.

Whenever a violation of a building code is determined, whether during construction or at the plan review stage, and the applicant wishes to appeal the decision of the staff, because of code interpretation, unreasonable hardship or other acceptable reasons, the applicant may appeal to the building official in accordance with the procedures listed in Exhibit A, section 104.10 of Ordinance 2006-91.

If an appeal is denied by the building official, the applicant shall comply or appeal to the board of appeals of the county as in Section 15.04.070. (Ord. 2006-91 § 13 (part), 2006; Ord. 1987-33 (part), 1987; Ord. 1983-73 (part), 1983)

15.04.070

Board of appeals.

A. An advisory board shall be appointed by the county board of supervisors in accordance with the provisions of A.R.S. § 11-862 and shall be known as the Pima County Building Codes Board of Appeals.

B. The Pima County Building Codes Board of Appeals shall determine the suitability of alternate materials and methods of construction; provide reasonable interpretations of the provisions of the building codes; and hear and decide appeals from any decision of the building official.

C. An applicant may present his case to the Pima County Building Codes Board of Appeals as per the rules adopted by the board on file with Development Services Department.

Decisions and findings of the board of appeals are final and made in writing to the building official and the applicant. (Ord. 2006-91 § 13 (part), 2006; Ord. 1987-33 (part), 1987; Ord. 1983-73 (part), 1983; A.R.S. Section 11-862)

15.04.080

Code committee.

Recommendation of legislation to the board of supervisors, shall be in part accomplished through the building code committee, the electrical code committee, the mechanical/plumbing code committee, and the outdoor lighting code committee pursuant to Res. 2006-92. (Ord. 2006-91 § 13 (part), 2006)

Source: <http://www.pima.gov/cob/code/c152.html#51>