

1997 Uniform Housing Code	Proposed Amendments
<p>Section 203.3. There is no Section 203.3.</p>	<p>(New) Sec. 203.3 Board. The housing advisory and appeals board described in this code shall be the Building and Fire Code Board of Appeals established in Chapter 2-02 of the Flagstaff Municipal Code.</p>
<p>Section 205. There is no Section 205 in the Code.</p>	<p>(New) SECTION 205 - CONSTRUCTION AND APPLICATION OF CODE (1) Code and Additional Remedy. Neither this code nor any application thereof shall be deemed to lessen or repeal any power of this jurisdiction to abate nuisances or to collect amounts expended to pay the costs and expenses thereof. This code is intended as an additional remedy for the abatement of nuisances to that of injunction or otherwise; and precludes neither the use of any existing statutory or common law remedies nor the application of any penalty provisions for violation of this code.</p> <p>(2) Inclusion of Legal Representative. Every reference in this code to a person individually or to a class or status declared by Section 1101(c) to be entitled to service of Notice and Order, shall mean and include such person's legal guardian, conservator, attorney in fact, receiver, trustee, executor, administrator, or other such representative.</p>
<p>Sec. 302 – FEES When a building permit is required by Section 301 of this code, the appropriate fees shall be paid as specified in Section 107 of the Building Code.</p>	<p>Sec. 302 – FEES When a building permit is required by Section 301 of this code, the appropriate fees shall be paid as specified in Section 108 of the Building Code.</p>
<p>Sec. 303 – INSPECTION. Buildings or structures within the scope of this code and all construction or work for which a permit is required shall be subject to inspection by the building official in accordance with and in the manner provided by this code and Section 108 and 1701 of the Building Code.</p>	<p>303 – INSPECTION. Buildings or structures within the scope of this code and all construction or work for which a permit is required shall be subject to inspection by the building official in accordance with and in the manner provided by this code and Section 108 and 1704 of the Building Code</p>
<p>Section 304 – There is no Section 304.</p>	<p>(New) Sec. 304 – OTHER APPROVALS REQUIRED The provisions of this Chapter shall in no way affect any other type of approval required by any other ordinance or statute of the City, State, or any political subdivision of the State, or of the United States, but shall be construed as an added requirement.</p>
<p>Sec. 401 – DEFINITIONS BUILDING CODE is the Uniform Building Code promulgated by the International Conference of Building Officials, as adopted by this jurisdiction. MECHANICAL CODE is the Uniform Mechanical Code promulgated by the International Conference of Building Officials, as adopted by this jurisdiction.</p>	<p>Sec. 401 the definitions of “Building Code” and “Mechanical Code” are deleted and new definitions are added that read: BUILDING CODE is the International Building Code promulgated by the International Conference of Building Officials, as adopted by this jurisdiction. MECHANICAL CODE is the International Mechanical Code promulgated by the International Conference of Building Officials, as adopted by this jurisdiction.</p>

<p>Sec. 501 – LOCATION ON PROPERTY All buildings shall be located with respect to property lines and to other buildings on the same property as required by Section 503 and Chapter 6 of the Building Code.</p>	<p>Sec. 501 – LOCATION ON PROPERTY All buildings shall be located with respect to property lines and to other buildings on the same property as required by Section 503.1.2 and Chapter 6 of the Building Code and the Zoning Code of this jurisdiction.</p>
<p>503.1 Ceiling Heights. Habitable space shall have a ceiling height of not less than 7'6" except as otherwise permitted in this section. Kitchens, halls, bathrooms and toilet compartments may have a ceiling height of not less than 7' measured to the lowest projection from the ceiling. Where exposed beam ceiling members are spaced at less than 48" on center, ceiling height shall be measured to the bottom of these members. Where exposed beam ceiling members are spaced at 48" or more on center, ceiling height shall be measured to the bottom of the to the bottom of the deck supported by these members, provided that the bottom of the members is not less than 7' above the floor.</p> <p>If any room in a building has a sloping ceiling, the prescribed ceiling height for the room is required in only one-half of the area thereof. No portion of the room measuring 5' from the finished floor to the finished ceiling shall be included in any computation of the minimum area thereof.</p> <p>If any room has a furred ceiling, the prescribed ceiling height is required in 2/3 the area thereof, but in no case shall the height of the furred ceiling be less than 7'</p>	<p>IRC Section R305 Minimum height. Refer to currently adopted International Residential Code and International Building Code for minimum ceiling heights. What current code requires: Habitable space, hallways, bathrooms, toilet rooms, laundry rooms and portions of basements containing these spaces shall have a ceiling height of not less than 7'.</p> <p>Exceptions: 1) For rooms with sloped ceilings, at least 50% of the required floor area of the room must have a ceiling height of at least 7' and no portion of the required floor area may have a ceiling height of less than 5'; 2) Bathrooms shall have a minimum ceiling height of 6'8" at the center of the front clearance area for fixtures. The ceiling height above the fixtures shall be such that the fixture is capable of being used for its intended purpose. A shower or tub equipped with a shower head shall have a minimum ceiling height of 6'8" above a minimum area 30" by 30" at the shower head.</p> <p>R305.1.1 Basements. Portions of basements that do not contain habitable space, hallways, bathrooms and laundry rooms shall have a ceiling height of no less than 6'8".</p> <p>Exception: Beams girders, ducts or other obstructions may project to within 6'4" of the finished floor.)</p>
<p>Sec. 503.2 Floor Area. Dwelling units and congregate residences shall have at least one room that shall have not less than 120 sq. ft. of floor area. Other habitable rooms, except kitchens, shall have an area of not less than 70 sq. ft. Where more than two persons occupy a room used for sleeping purposes, the required floor area shall be increased at the rate of 50 sq. ft. for each occupant in excess of two.</p>	<p>Sec. 503.2 Floor Area. Dwelling units and congregate residences shall have at least one room that shall have not less than 120 sq. ft. of floor area. Other habitable rooms, except kitchens, shall have an area of not less than 70 sq. ft.</p>
<p>503.3 Width. No habitable room other than a kitchen shall be less than 7 feet (2134 mm) in any dimension. Each water closet stool shall be located in a clear space not less than 30 inches (762 mm) in width and a clear space in front of the water closet stool of not less than 24 inches (533 mm) shall be provided.</p>	<p>503.3 Width. No habitable room other than a kitchen shall be less than 7 feet (2134 mm) in any dimension. Each water closet stool shall be located in a clear space not less than 30 inches (762 mm) in width and a clear space in front of the water closet stool of not less than 21 inches (533 mm) shall be provided.</p>
<p>Sec.504.2 Light. Guest rooms and habitable rooms within a dwelling unit or congregate residence shall be provided with natural light by means of exterior glazed openings with an area not less than 1/10 of the floor area of such rooms with a minimum 10 sq. ft.</p>	<p>504.2 Light. Guest rooms and habitable rooms within a dwelling unit or congregate residence shall be provided with natural light by means of exterior glazed openings with an area not less than eight percent (8%) of the floor area of such rooms.</p>

<p>Sec. 504.3 Guest rooms and habitable rooms within a dwelling unit or congregate residence shall be provided with natural ventilation by means of openable exterior openings with an area not less than 1/20 of the floor area of such rooms with a minimum 5 sq. ft.</p>	<p>Sec. 504.3 Delete the first sentence of Sec. 504.3 and add a new first sentence to read: "Guest rooms and habitable rooms within a dwelling unit or congregate residence shall be provided with natural ventilation by means of openable exterior opening with an area not less than four percent (4%) of the area ventilated."</p>
<p>Sec. 505.5 Water Closet Compartments. Walls and floors of water closet compartments, except in dwellings, shall be finished in accordance with Section 807 of the Building Code.</p>	<p>Sec. 505.5 Water Closet Compartments. Walls and floors of water closet compartments, except in dwellings, shall be finished in accordance with Section 1210 of the Building Code.</p>
<p>Sec. 601.3 Add the following sentence: "All wood shall be protected against termite damage and decay as provided in the Building Code.</p>	<p>Sec. 601.3 Add the following sentence: "All wood showing evidence of termite damage or decay, where structural or functional integrity is impaired, shall be replaced."</p>
<p>701.1 Heating. Dwelling units guest rooms and congregate residences shall be provided with heating facilities capable of maintaining a room temperature of 70° F at a point 3' above the floor in all habitable rooms. Such facilities shall be installed and maintained in a safe condition and in accordance with Section 3102 of the Building Code, the Mechanical Code and all other applicable laws. Unvented fuel-burning heaters are not permitted. All heating devices or appliances shall be of an approved type.</p>	<p>1701.1 Heating. Dwelling units shall be provided with heating facilities capable of maintaining a room temperature of 68 degrees Fahrenheit in all habitable rooms, bathrooms and toilet rooms. Such facilities shall be installed and maintained in a safe condition and in accordance with the Mechanical Code and all other applicable laws. Unvented fuel-burning heaters are not permitted. All heating devices or appliances shall be of an approved type.</p>
<p>CHAPTER 9 FIRE PROTECTION All buildings or portions thereof shall be provided with the degree of fire-resistive construction as required by the Building Code for the appropriate occupancy , type of construction and location on property, and shall be provided with the appropriate fire-extinguishing systems or equipment required by Chapter 9 of the Building Code.</p>	<p>CHAPTER 9 - deleted in its entirety.</p> <p>The City does not require sprinkler systems in single family dwellings. Apartment buildings and legal duplexes will already be built with the fire separation required between units.</p>
<p>Sec. 1103 – REPAIR, VACATION AND DEMOLITION The following standards shall be followed by the building official (and by the board of appeals if an appeal is taken) in ordering the repair, vacation, or demolition of any dangerous building or structure:</p> <ol style="list-style-type: none"> 1. Any building declared a substandard building under this code shall be made to comply with one of the following; <ol style="list-style-type: none"> 1.1. The building shall be repaired in accordance with the current Building Code or other current code applicable to the type of substandard conditions requiring repair. 1.2 The building shall be demolished at the option of the building owner. 1.3 If the building does not constitute an immediate danger to the life, limb, property or safety of the public, it may be vacated, secured and 	<p>Sec. 1103 – REPAIR, VACATION AND DEMOLITION The following standards shall be followed by the building official (and by the board of appeals if an appeal is taken) in ordering the repair, vacation, or demolition of any dangerous building or structure:</p> <ol style="list-style-type: none"> 1. Any building declared a substandard or dangerous building under this ordinance either shall be repaired in accordance with the current building code or shall be demolished at the option of the building owner. 2. If the building or structure is in such condition as to make it substandard or dangerous to the life, limb, property, or safety of the public or its occupants, it shall be ordered to be vacated. 3. The determination of whether the building is a substandard or dangerous building shall be made without regard to temporary security measures to prevent access to the building.

<p>maintained against entry.</p> <p>2. If the building or structure is in such condition as to make it immediately dangerous to the life, limb, property or safety of the public or of the occupants, it shall be ordered to be vacated.</p>	<p>If the building or structure is in such condition as to make it immediately dangerous to the life, limb, property or safety of the public or occupants, it shall be ordered to be vacated. Notwithstanding the provisions of Section 1104, if the building official determines that the immediate danger must be forthwith corrected or eliminated, he may without further notice correct the conditions or remove the hazard or do both, and notice that such action is being or was done, together with a statement of the reasons for such emergency action, shall be sent to the persons described in Section 1101.3.</p>
<p>Section 1306 There is no Section 1306 in the Uniform Housing Code.</p>	<p>(New) Sec. 1306 – COURT REVIEW OF BOARD DECISION A decision of the board, made at a duly scheduled and publicly noticed meeting, unless otherwise stated by the board in the body of said decision, shall be final. No further appeal is available to City boards, courts, or officials. Persons aggrieved by final decisions of the board must file their appeals in Coconino County Superior Court.</p>
<p>Section 1501.2 Costs. The costs of such work shall be paid from the repair and demolition fund, and may be made a special assessment against the property involved, or may be made a personal obligation of the property owner, whichever the legislative body of this jurisdiction shall determine is appropriate.</p> <p>Section 1501.3 Procurement. There is no Section 1501.3</p>	<p>1501.2 Costs. The costs of such work plus ten percent (10%) of paid cost for administrative overhead thereof shall be paid from the repair and demolition fund, and shall be made a special assessment against the property involved.</p> <p>Sect. 1501.3 a new Sec. 1501.3 is added to read:</p> <p>1501.3 Procurement. In employing any assistance or services reasonably necessary to carry out the provisions of this code, including services necessary for repair or demolition, the building official shall follow applicable provisions of the City of Flagstaff’s procurement manual.</p>
<p style="text-align: center;">Chapter 16 RECOVERY OF COST OF REPAIR OR DEMOLITION</p> <p>(See attached Chapter 16 from Uniform Housing Code)</p>	<p style="text-align: center;">Chapter 16 RECOVERY OF COST OF REPAIR OR DEMOLITION</p> <p>The building official shall keep an itemized account of the costs and expenses incurred by this jurisdiction in the repair or demolition of any building, structure, or building service equipment done pursuant to the provisions of Section 1103 or Sections 1401.3.3 and 1501.1 of this Code. Upon the completion of the work of repair or demolition, the building official shall send the bill therefore to the persons whose rights and duties were concluded by the findings, decisions, and orders of the building official or board; and all such persons shall be jointly and severally liable for said costs and expenses. The building official shall prepare and file with the board a report specifying the work done, the itemized and total cost and expense of the work, a description of the real property upon which the building, structure, or equipment is or was located, and the names and addresses of those</p>

	<p>liable for payment; and shall make the costs and expenses a lien on all real and personal property within any county in the State of Arizona in which any person liable for payment may have a legal, equitable, or security interest. Such lien shall be effective from and after the date it is recorded in the Office of the Coconino County Recorder. Commencing thirty (30) days after recording, the amount thereof shall accrue interest thereon at the rate of ten per cent (10%) per annum, or fraction thereof, until fully paid to this jurisdiction as established by the City's Management Service Director.</p>
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