

**ORDINANCE NO. 2022- 02**

**AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE TOWN OF CAREFREE, MARICOPA COUNTY, ARIZONA, AMENDING SECTION 10-1-1 OF ARTICLE 10-1 OF THE TOWN OF CAREFREE CODE TO PROVIDE FOR THE ADOPTION AND AMENDMENT OF CODES AND REGULATIONS FOR BUILDINGS, STRUCTURES AND USES THEREOF; PROVIDING FOR REPEAL OF EXISTING PROVISIONS OF THE TOWN CODE; PROVIDING FOR SEPARABILITY AND PROVIDING FOR AN EFFECTIVE DATE.**

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE TOWN OF CAREFREE, ARIZONA as follows:

**SECTION 1: AMENDMENT OF SECTION 10-1 OF THE CAREFREE TOWN CODE:**

The following described documents including amendments thereto are hereby adopted by reference as the code for regulating the erection, construction, enlargement, alterations, repairs, moving, removal, demolition, conversion, occupancy, equipment use, height, area and maintenance of buildings, structures and improvements in the Town of Carefree and for regulating conditions and hazards to life and property from fire or explosions. Each and all of the following regulations, provisions, conditions and terms of the following described documents and amendments thereto are hereby referred to, adopted and made a part of Section 10-1-1 of Article 10-1 of the Carefree Town Code as though fully set forth therein unless any portion thereof is in conflict with the Town of Carefree Zoning Ordinance which shall take precedence:

- A. 2018 INTERNATIONAL BUILDING CODE AND AMENDMENTS (collectively "IBC"); Published by International Code Council, Inc.
- B. 2018 INTERNATIONAL RESIDENTIAL CODE AND AMENDMENTS (collectively "IRC"); Published by International Code Council, Inc.
- C. 2018 INTERNATIONAL PLUMBING CODE AND AMENDMENTS (collectively "IPC"); Published by International Code Council, Inc.

- D. 2017 NATIONAL ELECTRICAL CODE AND AMENDMENTS (collectively “NEC”); Published by National Fire Protection Council, Inc.
- E. 2018 INTERNATIONAL MECHANICAL CODE AND AMENDMENTS (collectively “IMC”); Published by International code council, Inc.
- F. 2018 INTERNATIONAL FIRE CODE AND AMENDMENTS (collectively “IFC”); Published by International Code Council, Inc.
- G. 2018 INTERNATIONAL ENERGY CONSERVATION CODE AND AMENDMENTS (collectively “IECC”); Published by International Code Council, Inc.
- H. 2018 INTERNATIONAL FUEL GAS CODE AND AMENDMENTS (collectively “IFGC”); Published by International Code Council, Inc.
- I. 2018 INTERNATIONAL PROPERTY MAINTENANCE CODE AND AMENDMENTS (collectively “IPMC”); Published by International Code Council, Inc.
- J. 2018 INTERNATIONAL EXISTING BUILDING CODE AND AMENDMENTS (collectively “IEBC”); Published by International Code Council, Inc.

The IBC, IRC, IPC, NEC, IMC, IFC, IECC, IFGC, IPMC, IEBC, UADB and USP are “codes” within the meaning of A.R.S. section 9-801. The Town of Carefree Adobe Code and Conducting Blasting Operations Code are hereby declared to be a public record of the Town of Carefree. Three copies of each of the foregoing documents have been and shall remain on file in the office of the town clerk and kept available for use and inspection by the public during office hours.

**SECTION 2.: REPEAL OF PORTIONS OF SECTION 10-1-1 OF ARTICLE 10-1 OF THE CAREFREE TOWN CODE**

The 2003 IBC, 2003 IRC, 1994 UPC, 2002 NEC, 2003 IMC, 2003 IFC, 1994 UADB, 1994 USPSHTC, as defined in section 10-1-1 of Article 10-1 of the Carefree Town Code are hereby repealed as of the effective date of this ordinance. All ordinances

or parts of ordinances in conflict with the provisions of this ordinance or any part of the codes adopted herein by reference are hereby repealed as of the effective date of this ordinance.

**SECTION 3: SEPARABILITY**

If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court or competent jurisdiction, such decision shall not effect the validity of the remaining portions thereof.

**SECTION 4: EFFECTIVE DATE**

This ordinance shall be effective on the ninety-first (91<sup>st</sup>) day following its adoption by the governing body of the Town of Carefree.

PASSED AND ADOPTED BY THE Mayor and Common Council of the Town of Carefree, Arizona this 25th day of October 2022

7 AYES 0 NOES 0 ABSENTIONS 0 ABSENT

FOR THE TOWN OF CAREFREE



Les Peterson, Mayor

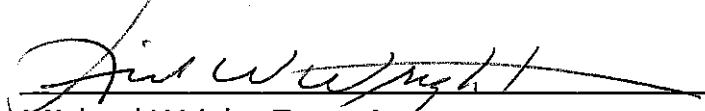
Date Signed: 10-25-22

ATTEST:



Kandace French Contreras, Town Clerk

APPROVED AS TO FORM:

A handwritten signature in black ink, appearing to read "Michael Wright", is written over a horizontal line.

Michael Wright, Town Attorney

Town of Carefree Fire Department

**2018 International Fire Codes**

Amendments and Additions

The International Fire Code (IFC), 2018 edition, as published by the International Code Council and all appendices are adopted by reference and shall be the fire code of the Town of Carefree.

The International Fire Code, 2018 Edition, adopted by the Town of Carefree by enacting this resolution is amended as follows:

**Table of Contents**

|            |       |       |       |
|------------|-------|-------|-------|
| Chapter    | 1     | page  | 2-4   |
| Chapter    | 2     | pages | 5     |
| Chapter    | 3     | page  | 6     |
| Chapter    | 4     | page  | 6     |
| Chapter    | 5     | pages | 7-8   |
| Chapter    | 6-8   | page  | 8     |
| Chapter    | 9     | pages | 9-13  |
| Chapter    | 10-23 | page  | 13    |
| Chapter    | 24    | page  | 14    |
| Chapter    | 25-31 | pages | 14    |
| Chapter    | 32    | page  | 14    |
| Chapter    | 33-55 | page  | 14    |
| Chapter    | 56    | page  | 15    |
| Chapter    | 57    | page  | 15    |
| Chapter    | 58-60 | page  | 15    |
| Chapter    | 61    | pages | 15-16 |
| Chapter    | 62-80 | page  | 16    |
| Appendices |       | page  | 17    |
| Appendix   | O     | pages | 17-22 |
| Appendix   | P     | pages | 23-24 |

# CHAPTER 1

## ADMINISTRATION

### **Amend**

**101.1 Title.** These regulations shall be known as the Town of Carefree Fire Code, hereinafter referred to as "this code".

### **Amend**

**101.2.1 Appendices.** The following appendices of the 2018 International Fire Code shall be adopted.

Appendix: A- Board of Appeals is deleted from adoption.

Appendix B Fire-Flow Requirements for Buildings.

Appendix C Fire Hydrant Locations and Distribution.

Appendix D Fire Apparatus Access Roads.

Appendix E Hazard Categories.

Appendix F Hazard Ranking.

Appendix G Cryogenic Fluids-Weight and Volume Equivalents.

Appendix H HMMP and HMIS Instructions.

Appendix I Fire Protection Systems-Non Compliant Conditions.

Appendix J Building Information Sign.

Appendix K Construction Requirements for Existing Ambulatory Care Facilities.

Appendix L Requirements for Firefighter Air Replenishment Systems.

Appendix M High Rise Buildings Retroactive Automatic Sprinkler Requirements.

Appendix N Indoor Trade Shows and Exhibitions

### **Add**

**102.7 Referenced codes and standards.** The codes and standards referenced in this code shall be those that are listed in Chapter 80 and the Town of Carefree codes. The most current additions shall apply.

**Amend**

**105.1.2 Types of Permits.** Unless otherwise addressed in the code, permits regarding fire issues shall be addressed through the following approval processes and shall be considered operational permits (see definitions):

1. Special Use Permits
2. Building Permits
  - a. For the purpose of this code, this shall include construction permits, which allows the applicant to install or modify systems and equipment identified in Section 105.7
3. Civil / Utility Permits

**Amend**

**105.2 Application.** Applications for permits listed in Section 105.1.2 shall be made through the approved processes and through the approved departments of the Town of Carefree, AZ.

**Amend**

**105.6 Required operational permits.** The fire code official is authorized to issue permits for the operations and activities set forth in Sections 105.6.1 through 105.6.48. The issuance of the permits will be determined on an "as -needed" basis and shall be in the best interest of fire and life safety and in the best interest of the Town of Carefree, AZ.

**Amend**

**105.7 Required construction permits.** The Town of Carefree, AZ adopted building code shall apply to permits set forth in Sections 105.7.1 through 105.7.18.

**Delete**

**Sections 108.1 through 108.3**

**Add**

**109.1 Board of Appeals.** Reference to the "board" or "board of appeals" in this code, to hear and decide upon appeals of orders, decisions or determinations made by the fire code official or designees relative to the application and interpretation of this code, the following process is adopted:

1. The appeal shall be made in writing to the Fire Code Official of the Department.
  - a. The written appeal shall provide specific information regarding the reasons for the appeal.
2. The Fire Code Official shall investigate the appeal and provide a written decision within 5 business days.
3. Upon receiving the written decision, the appellant shall either accept or refuse the written decision.
4. If the appellant refuses to accept the decision rendered by the Fire Code Official, he/she may file an appeal, in writing, to the Town of Carefree, AZ.
5. Upon reviewing all information gathered, the Town of Carefree, AZ shall provide a written decision within 10 business days.

6. If the appellant refuses to accept the decision rendered by the Town of Carefree, AZ, he/she may file an appeal, in writing, to the Town of Carefree, AZ Manager and request a meeting to discuss the issues.
7. Upon completion, the Town of Carefree, AZ Manager's decision shall be final.

**Amend**

**110.3 Notice of violation.** When the fire code official finds a building, premises, vehicle, storage facility or outdoor area that is in violation of this code, the fire code official is authorized to prepare a written notice of the violation(s), describing the conditions deemed unsafe and, when compliance is not immediate, specifying the date and time for re-inspection.

**Amend**

**110.4 Violation penalties.** Persons who violate a provision of this code or fail to comply with any of the requirements thereof or who erect, install, alter, repair or do work in violation of the approved construction documents or directive of the fire code official, or of a permit or certification used under provisions of this code, shall be sentenced to a fine of not more than one thousand dollars (\$1,000.00). Each day that the violation continues after due notice has been served shall be deemed a separate offense.

**Amend**

**112.4 Failure to comply.** 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 liable to a fine of not more than one thousand dollars (\$1,000.00). By the Fire Code Official.

## CHAPTER 2

### DEFINITIONS

**Amend**

**FIRE CODE OFFICIAL.** The Fire Marshal charged with the administration and enforcement of the code.

**Add**

Adult and child care facilities shall meet the following requirements:

1. Interconnected smoke detectors shall be installed in all livable areas.
2. Approved evacuation maps and emergency procedures shall be posted.
3. Portable fire extinguishers shall be mounted at locations approved by the fire code official.
4. Approved UL924 Exit signs shall be mounted on all required Emergency Exit Doors.

**Amend:**



**R-4 Residential occupancies shall include buildings arranged for occupancy as Residential Care/Assisted Living Facilities including more than five but not more than 16 occupants, excluding staff. These facilities include:**

Group Youth Homes  
Senior Homes

**Following:**

Group R-4 Residential Care/Assisted Living Facilities occupancies shall meet the requirements for construction as defined for Group R-3 except as otherwise provided for in the *International Building Code*.

**Add**

Residential Care / Assisted Living Facilities shall meet the following requirements:

1. Interconnected smoke detectors shall be installed in all livable areas.
2. Approved evacuation maps and emergency procedures shall be posted.
3. Portable fire extinguishers shall be mounted at locations approved by the fire code official.

**Add**

**READILY ACCESSIBLE.** Access that is capable of being reached safely and quickly for operation, repair or inspection without requiring those to whom ready access is requisite to climb over or remove obstacles, or to resort to the use of portable access equipment.

**Add**

**SPECIAL USE PERMIT.** A permit issued by the appropriate department of the Town of Carefree, AZ Government allowing a specific activity, event or condition to occur for a prescribed period.

## CHAPTER 3

### General Requirements

**Amend**

**307.2.1 Authorization.** Approval of any open burning addressed in this section shall only be permitted with approval from the State of Arizona and/or Maricopa County air and water quality management authority, provided that all conditions specified in the authorization and this section are followed.

## CHAPTER 4

## EMERGENCY PLANNING AND PREPAREDNESS

**Add**

**401.3.2.1 Resetting of alarms.** No person shall reset a fire or emergency alarm system, alarm initiating device or component until the fire department arrives.

**Exception:**

1. The person responsible for the property may investigate the building or Area of alarm and if no evidence of fire or emergency is found, the system may be silenced, but not reset, until the fire department arrives.

## CHAPTER 5

### FIRE SERVICE FEATURES

**Amend**

**503.2.1 Dimensions.** Fire apparatus access roads shall have an unobstructed width of not less than 22 feet, except for approved security gates in accordance with section 503.6 and unobstructed vertical clearance of not less than 15 feet.

**Amend**

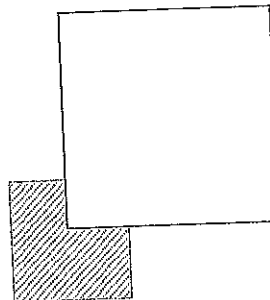
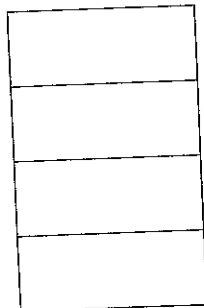
**503.2.4 Turning radius.** The required turning radius of a fire apparatus access road shall be a minimum turning radius of 35 feet inside and 55 feet outside for the required fire apparatus access road.

**Amend**

**503.2.7 Grade.** All access roads, whether temporary or permanent, shall not exceed 12%. All fire access roads greater than 6% must have prior approval from the fire code official. Sprinklered vs. non-sprinklered properties shall have different requirements with a maximum grade of 15%.

**Add**

**504.4 Fire department apparatus access to roof.** For buildings 2 or more stories in height, maintain a minimum of a 50-foot flat area at grade at two corners of the building for fire department operations and apparatus placement.



← 50' →

**Amend**

**505.1 Address numbers.** New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be of the font and size approved by the building and development department in accordance with the Town of Carefree. Zoning requirements. At a minimum, letters and numerals shall be a minimum of 4 inches high with a brush stroke width of .5 inch to identify individual suites and/or tenant spaces. Additionally, all rear doors to suites and/or tenant spaces shall display the business name and suite number.

**Add**

**506.1.1.1 Key switch and sensor pre-emption location.** A Knox key switch and a pre-emption sensor shall be required on all powered entry control gates. Key switches shall be installed in a location on the gate control panel that is readily visible and accessible. The pre-emption sensor shall be at or behind the gate.

**Amend**

**507.5 Fire hydrant systems.** Fire hydrant systems shall meet the Town of Carefree, minimum standards and shall be designed and installed in accordance with the applicable standards established by the Town of Carefree, AZ.

**507.5.1 Fire hydrant spacing.** All fire hydrants shall be spaced on fire apparatus access roads as follows:

1. **Non-Hillside.** One and two family dwellings (IRC and R-3) developments, the maximum distance shall be 600 feet on center.
2. **Hillside.** One and two family dwellings (IRC and R-3) developments, the maximum distance shall be 600 feet on center. "Hillside" street grades shall be considered any grade exceeding 8% or more grade.
3. **Fire sprinkler.** Commercial, R-1, and R-2 multifamily developments, the maximum distance shall be 600 feet on center.
4. **Hillside cul-de-sacs.** The maximum distance shall be 300 feet on center to any hydrant from end of a cul-de-sac.

**Add**

**507.5.7 Distance to fire department connections (FDC).** Fire hydrants shall be placed to ensure that the distance to fire department connections shall not exceed 100 feet.

**Add**

**507.5.7 Fire hydrant color.** All fire hydrants shall have aboveground barrels painted with a prime coat plus two coats of OSHA yellow paint.

**Add**

**507.5.7.1 Reclaimed water fire hydrant color.** All fire hydrants using a reclaimed water supply shall have the caps and bonnet painted with a prime coat plus two coats of black paint. A "DO NOT DRINK WATER" placard shall be affixed to the hydrant in both English and Spanish.

**Add**

**507.5.8 Reflective markers.** All fire protection equipment, fire department connections and hydrants shall be clearly identified by installation of reflective blue markers. See Town of Carefree Standard Detail FH305.

## CHAPTER 6-8

No Changes

## CHAPTER 9

### FIRE PROTECTION SYSTEMS

**Add**

**902 Definitions.**

**DETACHED.** For the purpose of Chapter 9 FIRE PROTECTION SYSTEMS, detached shall mean separated from the main building or structure by a minimum of 10 feet.

**Add**

**903.2 Where required.** An automatic sprinkler system shall be installed throughout all levels of all new occupancies of more than 0 square feet, to include all garages, and car-ports.

**Exceptions:** Unless the use of the facility otherwise requires an automatic fire sprinkler system, fire sprinkler systems shall not be required for the following.

1. Detached gazebos and Ramada's for residential or public use.
2. Detached guard houses less than 300 square feet in floor area.
3. Detached storage sheds for private, residential, non-commercial use less than 200 square feet in floor area.
4. Detached non-combustible canopies less than 1500 square feet in roof area used exclusively for vehicle washing facilities or vehicle fuel dispensing stations.

5. Other buildings or structures accessory to and located on the same lot with one and two family dwellings or R-3 occupancies, not including residential care or assisted living facilities in R-3 occupancies.
6. Shade canopies less than 5,000 square feet; not closer than 5 feet to any building, property line or other shade canopy; and shading one of the following: vehicles for sale at a dealership, playground equipment, or outdoor eating areas without cooking.
7. Shipping containers used for storage purposes and not closer than 5 feet to any building, property line or other container.
8. Exterior roofs, overhangs or canopies of Type I, II or III construction with no combustible storage beneath.
9. Exterior covered/enclosed walkways of Type I, II or III construction with enclosing walls that are at least 50 percent open.
10. Temporary Special Amusement Buildings.
11. Pre-manufactured structures used exclusively as a construction office up to 5000 square feet and not closer than 5 feet to any other structure or property line. This exception shall apply during the course of the construction permit issued by the Town of Carefree.
12. Detached parking canopies
13. Manufactured homes built on a permanent chassis, designed and constructed as a dwelling unit. Exception: Newly manufactured homes equipped with automatic sprinkler systems will be tied into a water supply.

**Add**

**903.2.3 Group E.** An automatic sprinkler system shall be installed throughout all Group E occupancies in accordance with NFPA 13 Installation of Sprinkler Systems.

**Add**

**903.2.4 Group F.** An automatic sprinkler system shall be installed throughout all Group F occupancies in accordance with NFPA 13 Installation of Sprinkler Systems.

**Add**

**903.2.5 Group H.** An automatic sprinkler system shall be installed throughout all Group H occupancies in accordance with NFPA 13 Installation of Sprinkler Systems. The design of the sprinkler system shall not be less than that required under the Town of Carefree Building Code for the occupancy hazard classifications in accordance with Table 903.2.5.2 Group H-5 Sprinkler Design Criteria.

Where the design area of the sprinkler system consists of a corridor protected by one row of sprinklers, the maximum number of sprinklers required to be calculated is 13.

**TABLE 903.2.5.2**  
**Group H-5 Sprinkler Design Criteria**

| LOCATION                        | OCCUPANCY HAZARD CLASSIFICATION |
|---------------------------------|---------------------------------|
| Fabrication areas               | Ordinary Hazard Group 2         |
| Service corridors               | Ordinary Hazard Group 2         |
| Storage room without dispensing | Ordinary Hazard Group 2         |
| Storage rooms with dispensing   | Extra Hazard Group 2            |
| Corridors                       | Ordinary Hazard Group 2         |

**Add**

**903.2.6 Group I.** An automatic sprinkler system shall be installed throughout all Group I occupancies in accordance with NFPA 13 Installation of Sprinkler Systems.

**Exception:** In jails, prisons and reformatories, the piping system may be dry, provided a manually operated valve is installed at a continuously occupied location. Opening of the valve will cause the piping system to be charged. Sprinkler heads in such systems shall be equipped with fusible elements or the system shall be designed as required for deluge systems in the Building Code.

**Add**

**903.2.7 Group M.** An automatic sprinkler system shall be installed throughout all Group M occupancies in accordance with NFPA 13 Installation of Sprinkler Systems.

**Add**

**903.2.8 Group R.** An automatic sprinkler system shall be installed throughout all Group R occupancies in accordance with NFPA 13 Installation of Sprinkler Systems.

**Add**

**903.2.9 Group S-1.** An automatic sprinkler system shall be installed throughout all Group S-1 occupancies in accordance with NFPA 13 Installation of Sprinkler Systems.

**Add**

**903.2.10 Group S-2.** An automatic sprinkler system shall be installed throughout all Group S-2 occupancies in accordance with NFPA 13 Installation of Sprinkler Systems.

**Add**

**903.2.13 Change of occupancy.** An automatic sprinkler system complying with Section 903.3 shall be provided for an existing building or portion thereof undergoing a change of occupancy as follows, based upon the relative hazard levels indicated in Table 903.2.15:

1. When a change of occupancy is made to a higher hazard level as shown in Table 903.2.13, the building shall be provided with an automatic fire sprinkler system.
2. When a change of occupancy is made within hazard level 1 as shown in Table 903.2.13, the building shall be provided with an automatic fire sprinkler system.

**Table 903.2.13  
Existing Building Hazard Levels**

| Hazard Level | Building Occupancy Type |
|--------------|-------------------------|
| 1 (highest)  | H, I, R-1, R-2, R-4     |
| 2            | A-2, A-5                |
| 3            | A-1, A-3, A-4           |
| 4            | E, F-1, M, S-1          |
| 5 (lowest)   | B, F-2, R-3, S-2, U     |

Note: Occupancies as defined in this Code and the Carefree Building Code.

**Add**

**903.2.14 Additions, alterations and repairs.** When additions, alterations or repairs within a twelve-month period exceed 50 percent of the square footage of the existing building or (50) percent of the value of an existing building or structure, such building or structure shall be made to conform to the requirements for new buildings or structures.

**Add**

**903.2.15 Partial systems prohibited.** In all new additions to existing non-sprinklered buildings and structures, an automatic sprinkler system shall be installed throughout the entire structure. There shall be no partially sprinklered compartments.

**Amend**

**903.3 Installation requirements.** Automatic sprinkler systems shall be designed and installed in accordance with the applicable NFPA Standards.

**Amend**

**903.3.5 Water supplies.** Water supplies for automatic sprinkler systems shall comply with this section and the standards referenced in Section 903.3.1. The potable water supply shall be protected against backflow in accordance with the requirements of the Town of Carefree.

**Amend**

**903.3.6 Hose Threads.** All fire hose threads used in conjunction with automatic sprinkler system shall be National Hose Thread (NHT).

**Amend**

**903.3.7 Fire department connections (FDC).** The location of the fire department connections shall be in accordance with Section 912 and approved by the fire code official. All FDC connections shall be locking 4" Storz connection approved by the fire code official.

**Add**

**903.3.7.1 Fire riser room.** All fire riser rooms shall have exterior access doors, with Knox box on the exterior, and all NFPA signage.

**Exception:** Existing buildings.

**Add**

**905.3.1.1 Building area.** In buildings exceeding 10,000 square feet in area per story, Class I automatic wet standpipes shall be provided and where any portion of the building's interior area is more than 200 feet of travel, vertically and horizontally, from the nearest point of fire department vehicle access.

**Exceptions:**

1. Single story structures are not required to have hose connections, except in those interior portions of the building that exceed 200 feet of travel from an emergency access road.
2. Required wet standpipes may be an integral part of an approved sprinkler system and may be connected to the sprinkler systems horizontal cross-mains. Calculations for required hose demand shall be submitted with sprinkler plans.

**Add**

**905.3.4 Stages.** Stages greater than 1,000 square feet in area shall be equipped with a Class I wet standpipe system with 2.5-inch hose connections on each side of the stage supplied from the automatic fire sprinkler system and shall have a flow rate of not less than that required for Class 1 standpipes.

**Delete**

**905.3.4.1 Hose and cabinets.**

**Add**

**912.2 Location.** Fire department connections shall be located at a corner of the building being protected, within 4 feet to 8 feet of the curb line of an access road or public street, 40 feet or one and one half times the height of the building being protected, whichever is more, or as approved by the fire code official. The fire department connection line shall be a wet line with the check valve at the hose connection above grade.

**Add**

**912.2.3 Maximum distance to fire department connections.** Fire department connections for all occupancies shall be within 100 feet of a fire hydrant.

**CHAPTER 10-22**

**NO CHANGES**

**CHAPTER 23**

**Amend**

**2301.4 Indoor motor fuel-dispensing facilities.** Locating motor vehicle fuel-dispensing stations inside buildings is prohibited within the entire Town of Carefree, AZ.

**Amend**



**2306.2.2 Above-ground tanks located inside buildings.** Above-ground tanks for the storage of Class I, II and IIIA liquid fuels are prohibited within the entire Town of Carefree, AZ.

**Amend**

**2306.2.3 Above-ground tanks located outside, above grade.** Above-ground tanks for the storage of Class I, II and IIIA liquid fuels outside of buildings are prohibited within the entire Town of Carefree, AZ.

## CHAPTER 24

### FLAMMABLE FINISHES

**Add**

**2404.1** Spray-finishing operations shall not be conducted outside of approved structures.

**Exceptions:**

1. Spray coating of buildings or dwellings, including appurtenances and any other ornamental objects that are not normally removed prior to coating.
2. Spray coating of facility equipment or structures, which are fixed in a permanent location and cannot easily be moved into an enclosure or spray booth and which are not normally dismantled or moved prior to coating.
3. Spray coating of objects, which cannot fit inside of an enclosure with internal dimensions of 10'W X 25'L X 8'H, excluding vehicles.
4. Coating operations utilizing only hand-held aerosol cans.

## CHAPTER 25-31

**NO CHANGES**

## CHAPTER 32

### HIGH PILES COMBUSTABLE STORAGE

**Amend**

**3201.2** Permits. A permit shall be required to be submitted within the Town of Carefree, Engineering and Construction Department, and submit HMIS for reportable quantities

## CHAPTER 33-55

NO CHANGES

## CHAPTER 56

### EXPLOSIVES AND FIREWORKS

Amend

**General.** The display of fireworks, including proximate audience displays and pyrotechnic special effects in motion picture, television, theatrical, and group entertainment productions, shall comply with this chapter, Article XIII Fireworks and Pyrotechnics of the Town of Carefree Code of Ordinances, and NFPA 1123 or NFPA 1126.

## CHAPTER 57

Amend

**5706.2.4.4 Locations where above-ground tanks are prohibited.** Storage of Class I and II liquids in above-ground tanks outside of buildings is prohibited within the entire Town.

**Exception:** Installations of tanks capable of holding 2,000 gallons (7,570.8 L), either individually or in the aggregate, may be approved

## CHAPTER 58-60

## CHAPTER 61

### LIQUIFIED PETROLEUM GASES

Add

Table 6104.3, Footnote e. 5.

E. 5.

A container less than 125 gallons may be located next to a block fence when the tank is not within 5 feet of a structure on adjoining property.

Add

**6109.1.1 Pre-filled portable cylinders for consumer exchange.** The installation of pre-filled portable cylinders for consumer exchange shall comply with the following requirements:

1. A construction permit is required for the installation of or modification to pre-filled portable cylinders for consumer exchange in accordance with section 105.7.8.
2. Storage is limited to one cage, containing up to twenty-five (25), twenty (20) pound propane cylinders (500 pounds) without any separation from a structure. A second cage may be installed next to a structure on the same property as long as a minimum of 20 feet separation is maintained between the two cages.
3. A site plan for the installation shall be submitted to the Town of Carefree Planning and Development Department. The site plan shall indicate the sizes and locations of the pre-filled portable cylinders for consumer exchange cage, as well as the separation distances between cages, the distances to property lines, structures, and public ways.
4. The cage shall not be located within 5 feet of any doorway or opening in a building frequented by the public and 5 feet from any exterior source of ignition, openings into direct-vent (sealed combustion system) appliances or mechanical ventilation air intakes.
5. The cage shall be located so that any discharge from a propane cylinder pressure relief device is at least 3 feet horizontally away from any building opening below the level of such discharge.
6. The cage shall be a lockable ventilated metal locker or rack that prevents tampering and pilferage.
7. The cage shall be designed so that containers cannot be stacked on top of each other and designed so that containers are positioned upright with the pressure-relief valve in direct communication with the vapor space of the container.
8. Defective containers or containers showing denting, bulging, or excessive corrosion shall be removed from service and properly disposed of.
9. The cage and area shall be kept free and clear of all combustible materials, including storage, for a distance of at least 10 feet on all sides.
10. NO SMOKING signs shall be posted on the cage and within 25 feet of the surrounding area.
11. Approved NFPA 704 hazard identification signs shall be posted on the cage.
12. Signs listing exchange procedures, company name, and 24 hours' phone numbers shall be posted on the cage.
13. Signs requiring that customers leave LPG containers outside shall be posted at all building entrance(s).
14. All employees with access to the exchange cage shall be trained in the proper handling and operating procedures, including the procedure for handling defective containers. Documentation of this training shall be provided to the Fire Prevention Division upon final inspection.
15. A written inspection checklist for receiving empty containers as well as giving out full cylinders shall be available and used by employees when handling containers.
16. Provisions shall be made for controlling and mitigating unauthorized discharges. A Hazardous Materials Management Plan shall be readily available on site.
17. A minimum of one 2A20BC fire extinguisher shall be located not less than 25 feet, but within 75 feet from the cage area.
18. Cages exposed to probable vehicular damage due to proximity to alleys, driveways, or parking areas, shall be protected in accordance with Section 312.

19. A final inspection by the Fire Prevention Division is required prior to the cage being put into service.

## CHAPTER 62-80

NO CHANGES

## APPENDICES

All 2018 International Fire Code Appendices shall be adopted. The following Appendices shall be added to the Town of Carefree, 2018 IFC amendments.

## APPENDIX O

### **CONTROL AND SUPPRESSION OF HAZARDOUS FIRE AREAS**

#### **Section O-101 General**

**O-101.1 Scope.** The unrestricted use of grass, grain, brush, or forest-covered land in hazardous fire areas is a potential menace to life and property from fire and resulting erosion.

#### **Section O-103 Permits**

**O-103.1 Permits.** Permits for any use within hazardous fire areas shall be issued with the approval of Town of Carefree administration, utilizing the current permit process. Permits shall not be issued when public safety would be at risk, as determined by the fire code official.

#### **Section O-104 Restricted Entry**

**O 104.1 Restricted entry.** The fire code official shall determine, and make recommendations to Town of Carefree Administration, when hazardous fire areas shall be closed to entry and when such areas shall again be opened.

#### **Exception:**

1. Entry, in the course of duty, by peace or police officer, and other duly authorized public officers, members of a fire department and members of the United States Forest Service.

#### **Section O-105 Trespassing on Posted Property.**

**O-105.1 General.** When the Town of Carefree Administration approves the recommendation from the fire code official that a specific area within a hazardous fire area presents an exceptional and continuing fire danger because of the density of natural growth, difficulty of terrain, proximity to structures or accessibility to public, such areas shall be closed until changed conditions warrant termination of closure. Such areas shall be posted as hereafter provided.

**O-105.2 Signs.** Approved signs prohibiting entry by unauthorized persons and referring to Appendix H shall be placed on every closed area.

**O-105.3 Trespassing.** Entering and remaining within areas closed and posted is prohibited.

**Exception:** Local state and federal public officers and their authorized agents acting in the course of duty.

### **Section O-107 Spark Arresters**

**O-107.1 Spark arresters.** Chimneys used in conjunction with fireplaces, barbecues, incinerators or heating appliances in which solid or liquid fuel is used, upon buildings, structures or premises located within 200 feet of hazardous fire areas, shall be provided with a spark arrester constructed with heavy wire mesh or other noncombustible material with openings not to exceed ½ inch.

### **Section O-108 Tracer Bullets, Tracer Charges, Rockets, Model aircraft, Aerial Lanterns.**

**O-108.1 General.** Tracer bullets and tracer charges shall not be possessed, fired or caused to be fired into or across hazardous fire areas. Aerial, Sky lanterns in which have open flames to conduct lift, Rockets, model planes, aerial drones, gliders and balloons powered with a combustion engine, propellant or other feature liable to start or cause fire shall not be fired or projected into or across hazardous fire areas.

### **Section O-109 Explosives and Blasting.**

**O-109.1 Explosives and blasting** Explosives shall not be possessed, kept, stored, sold, offered for sale, given away, used, discharged, transported or disposed of within hazardous fire areas except by permit from the fire code official.

### **Section O-110 Fireworks.**

**O-110.1 Fireworks.** Fireworks shall not be used or possessed in hazardous fire areas, except by permit from the fire code official. The fire code official is authorized to seize, take, remove or cause to be removed fireworks.

### **Section O-111 Apiaries.**

**O-111.1 Apiaries.** Lighted and smoldering material shall not be used in connection with smoking bees in or upon hazardous fire areas except by permit from the fire code official.

### **Section O-112 Open-Flame Devices.**

**O-112.1 Open-flame devices.** Welding torches, tar pots, decorative torches and other devices, machines or processes liable to start or cause fire shall not be operated or used in or upon hazardous fire areas, except by permit from the fire code official.

**Exceptions:**

1. Use within habited premises or designated campsites which are a minimum of 30 feet from grass-, grain-brush- or forest-covered areas.
2. The proper use of fuses at the scene of emergencies or as required by standard operating procedures.

**Section O-113 Outdoor Fires.**

**O-113.1 Outdoor fires.** Outdoor fires shall not be built, ignited or maintained in or upon hazardous fire areas, except by permit from the fire code official.

**Exception:** Outdoor fires within habited premises or designated campsites where such fires are built in a permanent barbecue, portable barbecue, outdoor fireplace, incinerator or grill and are a minimum of 30 feet from a grass-, grain-, brush- or forest-covered area.

Permits shall incorporate such terms and conditions, which will reasonably safeguard public safety and property. Outdoor fires shall not be built, ignited or maintained in or upon hazardous fire areas under the following conditions:

1. When high winds are blowing,
2. When a person age 17 or over is not present at all times to watch and tend fire, or
3. When public announcement is made that open burning is prohibited.

Permanent barbecue, portable barbecues, outdoor fireplaces or grills shall not be used for the disposal of rubbish, trash or combustible waste material.

**Section O-114 Incinerators and Fireplaces.**

**O-114.1 General:** Incinerators, outdoor fireplaces, permanent barbecues and grills shall not be built, installed or maintained in hazardous fire areas without prior approval of the fire code official. Incinerators, outdoor fireplaces, permanent barbecues and grills shall be maintained in good repair and in a safe condition at all times. Openings in such appliances shall be provided with an approved spark arrester, screen or door.

**Section O-115 Clearance of Brush and Vegetative Growth from Electrical Transmission Lines.**

**O-115.1 General.** Clearance of brush and vegetative growth from electrical transmission lines shall be in accordance with IFC 2018, and NFPA.

**O-115.2 Support clearance.** Persons owning, controlling, operating or maintaining electrical transmission lines upon hazardous fire areas shall, at all times, maintain around and adjacent to poles supporting a switch, fuse, transformer, lightning arrester, line junction, dead end, corner pole, towers, or other poles or towers at which power company employees are likely to work most frequently an effective firebreak consisting of a clearing or not less than 10 feet in each direction from the outer circumference of such pole or tower.

**Exception:** Lines used exclusively as telephone, telegraph, messenger call, alarm transmission or other lines classed as communication circuits by a public utility.

**O-115.3 High tension line clearance.** Persons owning, controlling, operating or maintaining electrical transmission lines upon hazardous fire areas shall maintain the clearance specified in Section 15.3 in all directions between vegetation and conductors carrying electrical current:

1. For lines operating at 2,400 volts and less than 68,000 volts, 4 feet.
2. For lines operating at 68,000 volts and less than 110,000 volts, 6 feet.
3. For lines operating at 110,000 volts and over, 10 feet.

Such distance shall be sufficiently great to furnish the required clearance from the particular wire or conductor to positions of such wire or conductor at temperatures of 120 F or less. Forked, dead, old, decadent and rotten trees; trees weakened by cat faces, decay or disease; and trees leaning toward the line, which could contact the line from the side or fall on the line, shall be felled, cut or trimmed to remove the hazard.

**O-115.4 Self-supporting aerial cable.** Line clearance is not required for self-supporting aerial cable, except that forked trees, leaning trees and other growth, which could fall across the cable and break it shall be removed.

#### **Section O-116 Clearance of Brush or Vegetation growth from Structures.**

**O-116.1 General.** Persons owning, leasing, controlling, operating or maintaining buildings or structures in, upon or adjoining hazardous fire areas, and person owning, leasing or controlling land adjacent to such buildings or structures, shall at all times:

1. Maintain an effective firebreak by removing and clearing away flammable vegetation and combustible growth from areas with 30 feet of such buildings or structures;

**Exception:** Single specimens of trees, ornamental shrubbery or similar plants used as ground covers, provided that they do not form a means of rapidly transmitting fire from the native growth to any structure.

2. Maintain additional fire protection or firebreak by removing brush, flammable vegetation and combustible growth located from 30 feet to 100 feet from such buildings or structures, when required by the fire code official because of extra-hazardous conditions causing a firebreak of only 30 feet to be insufficient to provide reasonable fire safety;

**Exception:** Grass and other vegetation located more than 30 feet from buildings or structures and less than 18 inches in height above the ground need not be removed where necessary to stabilize the soil and prevent erosion.

3. Remove portions of trees, which extend within 10 feet (3048 mm) of the outlet of a chimney;
4. Maintain trees adjacent to or overhanging a building free of deadwood

5. Maintain the roof of a structure free of leaves, needles or other dead vegetative growth.

**O-116.2 Corrective actions.** Town of Carefree Administration is authorized to instruct the fire code official to give notice to the owner of the property upon which conditions regulated by Section 16.1 exist to correct such conditions. If the owner fails to correct conditions, the Town of Carefree Administration to cause the same to be done and make the expense of such correction a lien upon the property where such condition exists.

#### **Section O-117 Clearance of Brush or Vegetation Growth from Roadways.**

**O-117.1 Clearance of brush or vegetation.** The fire code official is authorized to cause areas within 10 feet on each side of portions of highways and private streets, which are improved, designed or ordinarily used for vehicular traffic to be cleared of flammable vegetation and other combustible growth. The fire code official is authorized to enter upon private property to do so.

**Exception:** Single specimens of trees, ornamental shrubbery or cultivated ground such as green grass, ivy, succulents or similar plants used as ground cover, provided that they do not form a means of readily transmitting fire.

#### **Section O-118 Unusual Circumstances.**

**O-118.1 Unusual circumstances.** If the fire code official determines that difficult terrain, danger of erosion or other unusual circumstances make strict compliance with the clearance of vegetation provisions of Sections 115, 116, or 117 of Appendix M undesirable or impractical, enforcement thereof may have suspended and reasonable alternative measures shall be provided.

#### **Section O-119 Dumping.**

**O-119.1 Dumping.** Garbage, cans, bottles, papers, ashes, refuse, trash, or rubbish or combustible waste material shall not be placed, deposited or dumped in or upon hazardous fire areas or in, upon all along trails, roadways or highways in hazardous fire areas.

**Exceptions:** Approved public and private dumping areas

#### **Section O-120 Disposal of Ashes.**

**O-120.1 Disposal of ashes.** Ashes and coals shall not be place, deposited or dumped in or upon hazardous fire areas.

**Exceptions:**

1. In the hearth of an established fire pit, camp stove or fireplace.
2. In a noncombustible container with a tight-fitting lid, which is kept or maintained in a safe location not less than 10 feet from combustible vegetation or structures.
3. Where such ashes or coals are buried and covered with 1 foot of mineral earth not less than 25 feet from combustible vegetation or structures.



**Section O-121 Use of Fire Roads and Firebreaks.**

**O-121.1 Use of fire roads and firebreaks** Motorcycles, motor scooters and motor vehicles shall not be driven or parked upon, and trespassing is prohibited upon, fire roads or firebreaks beyond the point where travel is restricted by a cable, gate or sign. Vehicles shall not be parked in a manner, which obstructs the entrance to a fire road or firebreak.

**Exception:** Public officers acting within their scope of duty.

Radio and television aerials, guy wires thereto, and other obstructions shall not be installed or maintained on fire roads or firebreaks unless located 16 feet or more above such fire road or firebreak.

**Section O-123 Tampering with Fire Department Locks, Barricades and Signs.**

**O-123.1 Tampering with fire department locks, barricades and sign.** Locks, barricades, seals, cables, signs and markers installed within hazardous fire areas, by or under the control of the fire code official, shall not be tampered with, mutilated, destroyed or removed.

**Section O-124 Liability for Damage.**

**O-124.1 Liability for damage.** The expenses of fighting fires, which result from a violation of Appendix N, shall be a charge against the person whose violation of Appendix N caused the fire. Damages caused by such fires shall constitute a debt of such person and are collectable by the Town of Carefree Administration in the same manner as in the case of an obligation under a contract, expressed or implied.

**APPENDIX P**

**TOWN OF CAREFREE FIRE RELATED INCIDENTS CITATION PROGRAM**

**SECTION P-101 Classification of Penalty.**

**P-101 Classification of penalty.** The following classifications shall apply to any violations of Appendix I or this code.

1. Any person, firm, corporation, partnership, enterprise or association whether as principal, owner, agent, tenant, or otherwise who violates, disobeys, omits or refuses to comply with, or who resists the enforcement of any of the provisions of this chapter is subject to a civil sanction.
2. Notwithstanding subsection 1 of this section, a second or subsequent violation of any of the provisions of this chapter within a two-year period shall be deemed a misdemeanor.

## **SECTION P-102 Civil Penalties.**

### **P-102 Civil penalties.**

1. Upon a finding of responsible to civil violation, the court shall impose a fine not to exceed one thousand dollars (\$1,000.00).

**Exception:** As otherwise determined in this code

2. Upon a conviction of a misdemeanor, the defendant shall be sentenced pursuant to the provisions established by the Town of Carefree Court System.

**Exception:** As otherwise determined by the court of jurisdiction, if other than the Town of Carefree Court System.

3. The application of the penalties provided for in paragraphs subsections 1 and 2 of this section shall not be held to prevent the enforced removal of prohibited conditions.

### **P-103 Civil violation, commencement of action.**

1. A civil violation may be commenced by issuance of a citation or by long form complaint. The civil violation shall be considered as follows:
  - a. By having the defendant sign the citation with a promise to appear in court on the specified date and time.
  - b. If the defendant refuses to sign the citation, by hand delivering a copy of the citation to the defendant.
  - c. By mailing a copy of the citation to the person charged at his last known address, by certified or register mail, return receipt requested.
    - i. In the event service cannot be accomplished as set forth in 1-a., b., or c., the court of jurisdiction may serve the defendant by any means allowed by the Town of Carefree Procedures or the Arizona Rules of Civil Procedure for the Superior Court.
2. The citation will be substantially in the same form as the Arizona Traffic Ticket and Complaint and shall direct the defendant to appear in the court of jurisdiction Court on the scheduled date and at the scheduled time.
3. The citation will further notify the defendant that if he fails to appear on or before the date and time specified in the complaint, a judgment by default will be entered against him, and the court may, in its discretion, impose a civil sanction not to exceed one thousand dollars (\$1,000.00).
4. Minor civil citations may be issued for non-compliance with the amended International Fire Code, Town of Carefree Code of Ordinances

**P-104 Authority to issue citation.** Any peace officer, the fire code official, or duly authorized agent of the fire fire code official may issue a civil citation pursuant to this chapter.

**P-105 Appearance.**

1. The defendant shall, at the specified date and time, appear in person or through his attorney in the court of jurisdiction and shall either admit or deny the allegations contained in the citation. If the defendant admits the allegation, the court shall enter judgment against the defendant and, in its discretion, may impose a civil sanction for the violation. If the defendant denies the allegations contained in the citation, the court shall set dates for a pre-trial conference and for trial of the matter.
2. If the defendant fails to appear for pre-trial conference or trial, the defendant's failure to appear shall be deemed an admission of the offense and the court shall enter judgment against the defendant and may, in its discretion, impose a civil sanction for the violation.

**P-106 Rules of procedure.** The Arizona Rules of Court for Civil Traffic Violation Cases may be followed by the city court for civil violations of this chapter.

**Exception:** As modified or where inconsistent with the provisions of this article, local rules of the city court or rules of the Arizona Supreme Court."

**P-107 Collection of fines.** Any judgment for civil sanctions taken pursuant to this article may be collected as any other civil judgment.

**P-108 Violations not exclusive.** Violations of this chapter are in addition to any other violation enumerated within the Town of Carefree Code of Ordinances and this code and in no way limit the penalties, actions or abatement procedures which may be taken by the town for any violation of this chapter which is also a violation of any other ordinance or tribal, state or federal laws.

**P-109 Each day a separate violation.** Each day any violation of any provision of this chapter or the failure to perform any act or duty required by this chapter continues shall constitute a separate offense.

## **Article 10-1 COMPREHENSIVE BUILDING SAFETY CODE**

- 10-1-1 Adoption
- 10-1-2 Amendments
- 10-1-3 Conformance with Zoning Ordinance
- 10-1-4 Enforcement
- 10-1-5 Violations and Penalties

### **Section 10-1-1 Adoption \***

The following described documents including amendments thereto are hereby adopted by reference as the code for regulating the erection, construction, enlargement, alteration, repair, moving, removal, demolition, conversion, occupancy, equipment use, height, area and maintenance of buildings, structures and improvements in the Town of Carefree and for regulating conditions, hazards to life and property from fire or explosions. Each and all of the following regulations, provisions, conditions and terms of the following described documents and amendments thereto are hereby referred to, adopted and made a part of this chapter as though fully set forth therein unless any portion thereof is in conflict with the Town of Carefree Zoning Ordinance which shall take precedence:

- A. "2018 International Building Code and Amendments" (collectively "IBC"); published by International Code Council, Inc.
- B. "2018 International Residential Code and Amendments" (collectively "IRC"); published by International Code Council, Inc.
- C. "2018 International Plumbing Code, and Amendments" (collectively "IPC"); published by International Code Council, Inc.
- D. "2017 National Electrical Code and Amendments" (collectively "NEC"); published by National Fire Protection Association, Inc.
- E. "2018 International Mechanical Code and Amendments" (collectively "IMC"); published by International Code Council, Inc.
- F. "2018 International Fire Code and Amendments" (collectively "IFC"); published by International Code Council, Inc.
- G. "2018 International Energy Conservation Code and Amendments" (collectively IECC"); published by International Code Council.
- H. "2018 International Fuel Gas Code" and Amendments" (collectively "IFGC"); published by International Code Council, Inc.
- I. That certain document entitled, "The Town of Carefree Adobe Code," dated April 1985 and amendments.
- J. That certain document entitled, "Conducting Blasting Operations Code," dated November 1998 and amendments.
- K. "2018 International Property Maintenance Code and Amendments" (collectively "IPMC"); published by International Code Council, Inc.

The IBC, IRC, IPC, NEC, IMC, IFC, UADB and USP are "codes" within the meaning of A.R.S. section 9-801. The Town of Carefree Adobe Code and Conducting Blasting Operations Code are hereby declared to be a public record of the Town of Carefree. Three copies of each of the foregoing documents have been and shall remain on file in the office of the town clerk and kept available for use and inspection by the public during office hours.

## Section 10-1-2 Amendments \*

### A. Amendments to 2018 International Building Code.

Effective January 24, 2023, there is herewith adopted, by reference, the International Building Code, 2018 Edition, by ordinance of the Mayor and Council of the Town of Carefree by reference thereto, as fully and completely as if the terms thereof were fully set forth herein, in total, except as modified or changed as follows:

(1) Chapter 1, "Administration", is hereby amended as follows:

Section 101.1 Title. Insert the words "Town of Carefree" as the [NAME OF JURISDICTION]. Also add, "The fees and administrative provisions of Chapter 1 of this Code shall apply to all the adopted technical codes. When there is a conflict between these provisions and those of another technical code, these provisions shall apply. Where there is an administrative provision contained in another technical code and not in this code, then the administrative provision of the technical code shall apply."

Section 105.1.1 Annual permit. Delete this section in its entirety.

Section 105.2 Work exempt from permit. Delete this section in its entirety.

Section 105.5.1 Expiration of additions and remodels. Amend to read as follows:

Every remodel and addition shall be completed within 180 days from the date the permit is issued, or the permit will expire. ~~The Building Official shall be authorized to grant one extension of time for a period not to exceed 180 days so long as the request is made before expiration of the permit.~~

#### ADD

\*One extension may be granted by the Building Official on a case-by-case basis. For a period to be determined by the Building Official due to extenuated circumstances. Extension requests must be delivered to the Building Official in writing prior to 180-day expiration.\*

Permits shall not be extended more than once and all requests for extensions shall be in writing. In order to renew action on a permit after expiration, a new permit fee in the full amount shall be paid based on the current fee schedule adopted by the Town.

Section 109.3 Building permit valuations. The following paragraphs shall be added after the last sentence: For the purposes of determining valuations, the most current building valuation data as published by the International Code Council in Building Safety Journal magazine, as such data is published from time to time, shall be used. The valuation for any shell-only buildings shall be permitted to be reduced by 20 percent. The valuation for any foundation-only permit shall be permitted to be reduced by 75 percent. When a foundation-only permit authorized by the Building Official, it shall be permitted to include the foundation, interior underground utilities and any interior slab-work when so specified. Any valuation not specifically provided for shall be determined by the Building Official and shall be classified in the use and construction type it most nearly resembles. For the purposes of determining the fire permit valuation, the most current building valuation data as published by the International Code Council in Building Safety Journal magazine, as such data is published from time to time, shall be used to determine fire permit fee from Table 1-E, Section A. Any valuation not specifically provided for shall be determined by the Building Official and shall be classified in the use and construction type it most nearly resembles.

Section 109.4 Work commencing before permit issuance. Add the following to the end of this subsection: This fee shall be equal to the amount of the plan review and permit fee required by the adopted fees of the Town. The payment of such fee shall not exempt an applicant from nor from the penalty prescribed by law.

Section 109.6 Refunds. This subsection shall be revised in its entirety to read as follows:

Refunds. The Building Official shall be permitted to authorize refunding of a fee paid hereunder which was erroneously paid or collected. The Building Official shall be permitted to authorize refunding of

not more than 80 percent of the permit fee paid when no work has been done under a permit issued in accordance with this code. The Building Official shall be permitted to authorize refunding of not more than 80 percent of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or canceled before any examination time has been expended. The Building Official shall not be permitted to authorize refunding of any fee paid except upon written application filed by the original permittee not later than 90 days after the date of fee payment.

Add the following two subsections:

Section 109.7 Plan review fees. Said plan review fee shall be 65 percent of the permit fee as shown in Tables 1-A through 1-D in subsection 108.8. When a plan review for compliance with the Fire Code (exclusive of fire/smoke detection and/or suppressions systems) is required, a plan review fee of 35 percent of the previously stated 65 percent plan review fee shall be charged. Any submittals that require three or more reviews shall be charged an hourly rate of \$100.00 per review with a minimum rate of \$100.00. Fire systems plan review fee shall be 65 percent of the permit fee as shown in Tables 1- E, Section A. In no case shall any plan review fee be less than \$35.00 except as stated otherwise in subsection 109.8.

Section 109.8 Fee schedule. Unless otherwise indicated, the following fees will be applicable to residential and non-residential projects. Fire protection/suppression permits for new structures and modifications for fire protection/suppression systems shall be as listed in Table 1-E, Section B.

Permits for Existing Residential (R-3) Buildings, swimming pools, including but not limited to, interior alterations, detached garages, carports, storage sheds, patio covers and gazebos, shall be charged a building permit fee based on Table 1-A and a plan review fee of 65% of the building permit fee. For habitable room additions, the permit fee shall be based on Table 1-A and the plan review fee shall be 65% of the building permit fee. Revisions to any of the above types of plans shall be charged a \$50.00 plan review fee per hour.

TABLE 1-A BUILDING PERMIT & PLAN REVIEW FEES

| <i>TOTAL VALUATION</i>         | <i>BUILDING PERMIT FEES</i>   |
|--------------------------------|---|
| \$1.00 to \$500.00             | \$25.00   |
| \$501.00 to \$2,000.00         | \$25.00 for the first \$500.00 plus \$3.00 for each additional \$100.00 or fraction thereof, to and including \$2,000.00            |
| \$2,001.00 to \$25,000.00      | \$65.00 for the first \$2,000.00 plus \$15.00 for each additional \$1,000.00 or fraction thereof, to and including \$25,000.00      |
| \$25,001.00 to \$50,000.00     | \$410.00 for the first \$25,000.00 plus \$13.00 for each additional \$1,000.00 or fraction thereof, to and including \$50,000.00    |
| \$50,001.00 to \$100,000.00    | \$735.00 for the first \$50,000.00 plus \$10.00 for each additional \$1,000.00 or fraction thereof, to and including \$100,000.00   |
| \$100,001.00 to \$500,000.00   | \$1,250.00 for the first \$100,000.00 plus \$9.00 for each additional \$1,000.00 or fraction thereof, to and including \$500,000.00 |
| \$500,001.00 to \$1,000,000.00 | \$4,850.00 for the first \$500,000.00 plus \$14.00 for each   |

|                       |   |
|-----------------------|---|
|                       | additional \$1,000.00 or fraction thereof, to and including \$1,000,000.00                              |
| \$1,000,001.00 and up | \$11,850.00 for the first \$1,000,000.00 plus \$5.00 for each additional \$1,000.00 or fraction thereof |

**Other Inspections and Fees:**

(Applies to building, structural, electrical, mechanical and plumbing).

1. Inspections outside of normal business hours (minimum charge - 4 hours, collected prior to conducting inspection(s)) 100.00 per hour
2. Re-inspection fees \$100.00 per hour\*
3. Inspections or administrative services for which no fee is specifically indicated \$100.00 per hour\*
4. Additional review required by changes, additions, or lost plans or plan review comment sheets (minimum charge 1 hour) \$100.00 per hour
5. For use of outside consultants for plan checking and/or inspections Actual Cost\*\*
6. Site plan review (or revision) for residential standard plan submittals \$50.00 each
7. Review of deferred submittals (submitted after initial plan review) \$175.00 per submittal
8. Certificate of Occupancy permit (except R-3 single-family accessory uses) \$50.00 per building or "shell" plus \$25.00 for each additional non-residential tenant improvement. \$25.00 per building for R-3 single-family. All Certificate of Occupancy permit fees (except those in #9 below) shall be collected at time of permit issuance.
9. Temporary, partial or conditional Certificate of Occupancy Same as for Certificate of Occupancy in #8 above and shall be collected prior to conducting inspection.
10. Replication of plans (when legally authorized) Actual replication cost plus \$100.00
11. Annual renewal of standard residential plans (per plan) \$30.00
12. Annual renewal of standard swimming pool plans (per plan) \$30.00
13. Expedited plan review of commercial/industrial/multifamily projects Double plan review fee
14. Preliminary fee for standard residential plans \$500.00 per standard plan, due at submittal
15. Written response to request for bldg. code or bldg. safety division policy issues \$50.00
16. Stamping of additional approved plans (after the 2 initially submitted sets) . \$50.00 each
17. Fee for annual permit per section 105.1.1 \$500.00
18. Public schools will only be charged the actual costs incurred from plan review and/or inspection by consultants as well as any re-inspection fees as specified in #2 above and section 108.8.

\* Or the total hourly cost to the jurisdiction, whichever is greater. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.

Minimum charge: one hour.

\*\* Actual costs include consultant's fees and town administration and overhead costs at the rate of \$100.00 per hour with a minimum charge of one hour, or normal plan review fees, whichever is greater.

Section 113.1 General. Amend as follows: The Board of Adjustment to serve as the Board of Appeals.

In order to determine the suitability of alternate materials and methods of construction and to provide for reasonable interpretation of the provisions of this code, there shall be and is hereby created a Board of Appeals. The Building Official shall be an ex-officio member of and shall act as secretary to said Board. The members of the Board of Adjustments from time to time in office shall constitute the Board of Appeals. Appeals to the Board shall be processed in accordance with the provisions of this code. Copies of all rules or regulations adopted by the Board shall be delivered to the Building Official, who shall make them freely accessible to the public.

Add the following subsections:

Section 113.4 Application. The application shall be filed in writing and submitted to the Building Official within 20 calendar days after the notice was served.

Section 113.5 Notice of meeting. The board shall meet upon notice from the Building Official, Fire Official or Code Enforcement Manager within ten calendar days of the filing of an appeal.

Section 113.5.1 Open hearing. All hearings before the board shall be open to the public. The appellant, the appellant's representative, the Building Official, the Fire Official, the Code Enforcement Manager and any person whose interests are affected shall be given an opportunity to be heard.

Section 113.5.2 Postponed hearing. When five members are 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.

Section 113.5.3 Board decision. The board shall modify or reverse the decision of the Building Official, Fire Official or Code Enforcement Manager by a majority vote of its members.

Section 113.5.4 Administration. The Building Official, Fire Official and Code Enforcement Manager shall take immediate action in accordance with the decision of the board.

Section 114.4 Violation penalties. Delete this section in its entirety and add Violation penalties are set forth in Carefree Town Code Chapter 10, Section 10-1-5.

Section 115.3 Revise this section by deleting "prescribed by law" and replacing with set forth in Carefree Town Code Chapter 10, Section 10-1-5.

(3) Chapter 3, "Use and Occupancy Classification", is hereby amended as follows:

Sections 308.2, 308.3, 310.1, 310.1.1, 310.1.2 and 310.2 of Section 308, "Institutional Group I", to read as follows:

Section 308.2 Institutional Group I-1. This occupancy shall include buildings, structures or parts thereof housing more than 10 persons on a 24-hour basis who because of age, mental disability or other reasons, live in a residential environment that provides supervisory care services. The occupants are capable of responding to an emergency situation without physical assistance from staff. This group shall include, but not be limited to, the following:

- Residential board and care facilities
- Assisted living centers
- Halfway houses
- Group homes
- Congregate care facilities
- Social rehabilitation facilities
- Alcohol and drug abuse centers
- Convalescent facilities

A facility such as the above with 5 or fewer persons shall be classified as a Group R-4 Condition 1 or shall comply with the *International Residential Code* in accordance with Section 101.2 where the building is in compliance with Section 419 of this code.

Section 308.2.3 Revise section by deleting 16 and replacing with 10.

Section 308.3 .2 Five or fewer persons receiving medical care. Delete this section in its entirety

Section 310.4.1 Care facilities within a dwelling. Revise section by adding "that are capable of self-Preservation following "Care facilities for five or fewer persons".

Section 310.5 Residential Group R-4. Revise section by deleting 16 and replacing it with 10.



Section 1612.3 Revise by inserting "Town of Carefree" as the [NAME OF JURISDICTION] and Date of most recent issuance for [DATE OF ISSUANCE].

B. Amendments to 2018 International Residential Code.

Effective January 24, 2023, there is herewith adopted, by reference, the International Residential Code, 2018 Edition, published by the International Code Council, be and the same are hereby adopted as the Code of the Town of Carefree for regulating the erection, construction, enlargement, alteration, repair, moving, removal, demolition, conversion, occupancy, equipment, use, height, area, and maintenance of all buildings or structures as defined in this Code in the Town of Carefree providing for issuance of permits and collection of fees therefore and each and all of the regulations, provisions, conditions and terms of such International Residential Code, 2018 Edition, published by ordinance of the Mayor and Council of the Town of Carefree, by reference in total and as if each of the provisions thereof were set forth herein, except as Section 314.2.1 Condensate disposal. Revise section by adding the following at the end of this paragraph:

Condensate disposal shall be allowed to terminate as follows:

1. Into an approved fixture tailpiece, funnel drain, waste air gap fitting, floor sink, and laundry way.
  2. At or below grade outside the building in an area capable of absorbing the condensate flow without surface drainage.
  3. Overflow drains, gutters, or downspouts that connect to drainage pipes, provided they terminate at or above grade in an area capable of absorbing the condensate flow without surface drainage.
- amended or modified as follows:

(1) Chapter 1, "Administration", is hereby amended as follows:

Section R101.1 Title. Insert the words "Town of Carefree" as the [NAME OF JURISDICTION].

Section R 102.5.1 Adopt Appendices APPENDIX F, H, M and P

Section R104.8 Liability. Amend as follows: The Board of Adjustment to serve as the Board of Appeals.

Section R105.2 Delete this section in its entirety.

Section R107.3 Temporary power. Delete the words "NFPA 70" and insert in lieu thereof, "Electrical Code adopted by the Town of Carefree and amended from time to time."

Section R112 Delete the words Board of Appeals and replace with Board of Adjustment.

Section R112.1 Delete this section in its entirety.

Section R112.2 Delete this section in its entirety.

Section R112.3 Delete this section in its entirety

Section R113.3 Prosecution of violation. If the notice of violation is not complied with in the time prescribed by such notice, the Building Official is authorized to request the legal counsel of the jurisdiction 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.

(3) Chapter 3, "Building Planning", is hereby amended to read as follows:

Table R301.2(1), insert the following:

Roof Snow Load: 0

Wind speed: 90 mph, Exposure B (Unless otherwise designated by the Building Official)

Seismic Design Category: B

Weathering: NEGLIGIBLE

Frost Line Depth: 12"

Termite: MODERATE TO HEAVY

Decay: NONE TO SLIGHT

Winter Design Temperature: 24 degrees F

Flood Hazards: (a) July 9, 1984, (b) July 19, 2001

Air Freezing Index: 1500 or less

Mean Annual Temp: 71.2

Section R313.1 Exception: Delete in its entirety.

Section R313.2 Exception: Delete in its entirety.

Section M1411.3 Condensate disposal. revise section by adding the following at the end of this paragraph:

Condensate disposal shall be allowed to terminate as follows:

1. Into an approved fixture tailpiece, funnel drain, waste air gap fitting, floor sink, and laundry way.
2. At or below grade outside the building in an area capable of absorbing the condensate flow without surface drainage.
3. Overflow drains, gutters, or downspouts that connect to drainage pipes, provided they terminate at or above grade in an area capable of absorbing the condensate flow without surface drainage.

Section P2603.5.1 Sewer depth. Insert 12" as the [NUMBER OF INCHES IN TWO LOCATIONS].

C. Amendments to 2018 International Plumbing Code.

Effective January 24, 2023, there is herewith adopted, by reference, the International Plumbing Code, 2018 Edition along with adopting APPENDIX C of this code, and as declared a public record by ordinance of the Mayor and Council of the Town of Carefree, by reference in total and as if each of the provisions thereof were set forth herein, except as amended or modified as follows:

Section 101.1 Title Revise section by inserting "Town of Carefree" as the [NAME OF JURISDICTION].

Section 103.4 Liability. Revise section by deleting board of appeals and replacing it with Board of Adjustment.

Section 106.1.1 Annual permit. Delete this section in its entirety.

Section 106.6.2 Fee schedule. The fees for each plumbing permit shall be as set forth in Chapter 10 Section

10-1-2 of the Carefree Town Code.

Section 106.6.3 Fee refunds. Revise by inserting shall be set forth in Carefree Town Code Chapter 10, Section 10-1-2.

Section 108.4 Violations penalties. Delete this section in its entirety and adding Violations penalties are set forth in Carefree Town Code Chapter 10, Section 10-1-5.

Section 108.5 Stop work orders. Delete in its entirety. Revise by inserting are set forth in Carefree Town Code Chapter 10, Section 10-1-5.

Section 109 Means of appeal. Delete subsections 109.1 through 109.7 and replace with "The means of appeal are set forth in Carefree Town Code Chapter 10 Section 10-1-2.

Section 305.4.1 Sewer depth. Revise by inserting 12" [NUMBER OF INCHES IN TWO LOCATIONS].

Section 314.2.1 Condensate disposal. Revise section by adding the following at the end of this paragraph: Condensate disposal shall be allowed to terminate as follows:

4. Into an approved fixture tailpiece, funnel drain, waste air gap fitting, floor sink, and laundry way.
5. At or below grade outside the building in an area capable of absorbing the condensate flow without surface drainage.
6. Overflow drains, gutters, or downspouts that connect to drainage pipes, provided they terminate at or above grade in an area capable of absorbing the condensate flow without surface drainage.

Section 410.4 Substitution. Revise section by adding a sentence to the end of the paragraph as follows: When a single drinking fountain is required, it may be substituted with a water dispenser.

Section 903.1 Roof extension. Revise by inserting 6" in [NUMBER OF INCHES].

D. Amendments to 2017 National Electrical Code.

Effective January 24, 2023, there is herewith adopted, in total, by reference thereto the National Electrical Code, 2017 Edition, as published by the National Fire Protection Association and adopted as a public record by ordinance of the Mayor and Council of the Town of Carefree, as fully and completely as if set forth in full herein, except as may be hereafter or otherwise amended by this chapter.

E. Amendments to 2018 International Mechanical Code.

Effective January 24, 2023, there is herewith adopted, by reference, the International Mechanical Code, 2018 Edition published by the International Code Council and as declared a public record by ordinance of the Mayor and Council of the Town of Carefree, by reference in total and as if each of the provisions Section thereof were set forth herein, except as modified or changed as follows:

- (1) Chapter 1, "Administration", is hereby amended as follows:

Section 101.1 Title. Insert the words "Town of Carefree" as the [NAME OF JURISDICTION].

Section 103.4 Liability. Revise by deleting Board of Appeals and replacing it with Board of Adjustment.

Section 106.4.3 Expiration. Amend to read as follows:

Every permit issued shall become invalid unless the work authorized by such permit is commenced and required inspections are requested by the permittee and approved by the code official within 180 days after its issuance, or if more than 180 days elapses between approval of required inspections. The code official shall be authorized to grant one extension of time for a period not to exceed 180 days. Permits shall

not be extended more than once and all requests for extensions shall be in writing. In order to renew action on a permit after expiration, a new full permit fee shall be paid based on the current fee schedule adopted by the Town of Carefree.

Section 106.4.4 Extensions. Amend to read as follows:

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 had been pursued in good faith or a permit has been issued; except that the Building Official is authorized to grant one extension of time for a period not to exceed 90 days. The extension shall be requested in writing and justifiable cause demonstrated.

Section 106.5.2 Fee schedule. Amend to read as follows:

All fees shall be in accordance with Chapter One of the International Building Code as adopted by the Town of Carefree and amended from time to time.

Section 106.5.3 Fee refunds. Amend to read as follows:

The code official shall be permitted to authorize refunding of a fee paid hereunder which was erroneously paid or collected. The code official shall be permitted to authorize refunding of not more than 80 percent of the permit fee paid when no work has been done under a permit issued in accordance with this code. The code official shall be permitted to authorize refunding of not more than 80 percent of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or canceled before any examination time has been expended. The code official shall not be permitted to authorize refunding of any fee paid except upon written application filed by the original permittee not later than 90 days after the date of fee payment.

Section 108.4 Violation penalties. Delete this section in its entirety and adding violation penalties are set forth in Carefree Town Code Chapter 10, Section 10-1-5.

Section 108.5 Stop work order. Amend the last sentence to read as follows:

Any person who shall continue any work on the system after having been served by a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable for a fine as established by Carefree Town Code Chapter 10-1-5.

Section 109 Means of appeal. Delete subsections 109.1 through 109.7 and replace with "The means of appeal are set forth in Carefree Town Code Chapter 10 Section 10-1-2.

Section 314.2.1 Condensate disposal. Revise section by adding the following at the end of this paragraph: Condensate disposal shall be allowed to terminate as follows:

7. Into an approved fixture tailpiece, funnel drain, waste air gap fitting, floor sink, and laundry way.
8. At or below grade outside the building in an area capable of absorbing the condensate flow without surface drainage.
9. Overflow drains, gutters, or downspouts that connect to drainage pipes, provided they terminate at or above grade in an area capable of absorbing the condensate flow without surface drainage.

F. Amendments to 2018 International Fire Code.

Effective January 24, 2023, there is herewith adopted, by reference, the International Fire Code, 2018 Edition published by the International Code Council and as declared a public record by ordinance of the Mayor and Council of the Town of Carefree, by reference in total and as if each of the provisions thereof were set forth herein, except as modified or changed as follows:

*Section 10-1-1. Definitions.*

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

**Chief** means the chief of the Rural/Metro Fire Department.

**Duly authorized agent** shall mean an individual employed by Rural/Metro Fire Department who has been appointed by the fire chief, in writing, to have the authority to issue civil fire code violations. Such authorization shall be filed with the Town Clerk.

**Fire department** means the Rural/Metro Fire Department or, in the event that the town shall provide its own fire protection service, that organization.

**Hillside landform area.** Any parcel of land or portion thereof with a surface slope that can easily exceed fifteen (15) percent where major collector streets have a maximum grade of nine (9) percent, and minor and local collector streets have a maximum grade twelve (12) percent and local residential streets have a maximum grade of fifteen (15) percent.

**NICET** means the National Institute for the Certification of Engineering Technologies, 1420 King Street, Alexander, VA. 22314-2915.

**Town Code** means Town of Carefree Town Code.

**International Fire Code** means the International Fire Code, 2018 Edition.

Section 1. Section 10-1-1 F of the Town Code is hereby repealed and replaced by a new section 10-1-1 F 2018 IFC, which shall read as follows:

Section 10-1-1 .1 Assumption of Jurisdiction; adoption.

(a) Pursuant to the provisions of A.R.S. §34-461 and §41-2163(A)(2), the Town of Carefree, having in effect a nationally recognized fire code, does hereby assume jurisdiction from the State Fire Safety Committee for prescribing and enforcing minimum Fire Prevention Codes and Standards within the Town of Carefree.

(b) The International Fire Code, 2018 edition, as published jointly by the International Code Council, Inc., and all appendices are adopted by reference and shall be the fire code of the town. Three (3) copies of the same shall at all times remain in the Office of the Town Clerk and be open to inspection.

Section 10-1-1 .2 Amendments.

The International Fire Code (I.F.C.) 2018 Edition, is amended in the following respects:

101.1 Title. These regulations shall be known as the Town of Carefree Fire Code, hereinafter referred to as "this code".

G. Amendments to 2018 International Energy Conservation Code.

Effective January 24, 2023, there is herewith adopted, by reference, the International Energy Conservation Code, 2018 Edition published by the International Code Council and as declared a public record by ordinance of the Mayor and Council of the Town of Carefree, by reference in total and as if each of the provisions thereof were set forth herein, except as modified or changed as follows:

Section C101.1 Title Revise section by inserting Town of Carefree [NAME OF JURISDICTION].

Section C109 BOARD OF APPEALS. Delete the words Board of Appeals and replace it with Board of Adjustment.

Section C402.1.1 Low-energy buildings. Revise section by adding item #4:

1. Structures not intended for public occupancy that have openings in the thermal envelope during business operations and do not utilize air conditioning such as repair garages, fabrication shops, warehouses, or similar facilities.

Section C403.1.1 Calculations of heating and cooling loads. Revise section by adding the following at the end of the paragraph: Not required for emergency replacement of cooling and heating equipment where there are no alterations, additions, or changes of occupancy.

#### H. Amendments to 2018 Fuel Gas Code International

Effective January 24, 2023, there is herewith adopted, by reference, the International Fuel Gas Code, 2018 Edition published by the International Code Council and as declared a public record by ordinance of the Mayor and Council of the Town of Carefree, by reference in total and as if each of the provisions thereof were set forth herein, except as modified or changed as follows:

Section 101.1 Title. Revise section by inserting Town of Carefree [NAME OF JURISDICTION].

Section 103.4 Liability. Delete the words Board of Appeals and replace it with Board of Adjustment.

Section 106.1.1 Annual permit. Delete this section in its entirety.

Section 106.6.2 Fee schedule. Amend to read as follows:

All fees shall be in accordance with Chapter One of the International Building Code as adopted by the Town of Carefree and amended from time to time.

Section 106.6.3 Fee refunds. Amend to read as follows:

The code official shall be permitted to authorize refunding of a fee paid hereunder which was erroneously paid or collected. The code official shall be permitted to authorize refunding of not more than 80 percent of the permit fee paid when no work has been done under a permit issued in accordance with this code. The code official shall be permitted to authorize refunding of not more than 80 percent of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or canceled before any examination time has been expended. The code official shall not be permitted to authorize refunding of any fee paid except upon written application filed by the original permittee not later than 90 days after the date of fee payment.

Section 108.4 Violation penalties. Delete this section in its entirety and adding violation penalties are set forth in Carefree Town Code Chapter 10, Section 10-1-5.

Section 108.5 Stop work order. Amend the last sentence to read as follows:

Any person who shall continue any work on the system after having been served by a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable for a fine as established by Carefree Town Code Chapter 10-1-5.

Section 109.1 Application for appeal. Delete subsections 109.1 through 109.7 and replace with "The means of appeal are set forth in Carefree Town Code Chapter 10 Section 10-1-2.

- I. That certain document entitled, "The Town of Carefree Adobe Code," dated April 1985 and amendments.

J. That certain document entitled, "Conducting Blasting Operations Code," dated November 1998 and amendments.

K. Amendments to 2018 International Property Maintenance Code

Effective January 24, 2023, there is herewith adopted, by reference, the International Property Maintenance Code, 2018 Edition published by the International Code Council and as declared a public record by ordinance of the Mayor and Council of the Town of Carefree, by reference in total and as if each of the provisions thereof were set forth herein, except as modified or changed as follows:

Section 101.1 Title. Revise section by inserting Town of Carefree [NAME OF JURISDICTION].

Section 103.4 Liability. Delete the words Board of Appeals and replace it with Board of Adjustment.

Section 103.5 Fees. Amend to read as follows:

All fees shall be in accordance with Chapter One of the International Building Code as adopted by the Town of Carefree and amended from time to time.

Section 106.4 Violation penalties. Delete this section in its entirety and adding violation penalties are set forth in Carefree Town Code Chapter 10, Section 10-1-5.

Section 111.1 Application for appeal. Delete subsections 111.1 through 111.8 and replace with "The means of appeal are set forth in Carefree Town Code Chapter 10 Section 10-1-2.

Section 111.2 Membership of board. Delete this section and its subsections in their entirety.

Section 111.7 Court review. Delete this section in its entirety.

Section 111.8 Stay of enforcement. Revise by deleting appeals board and replacing it with Board of Adjustment.

Section 112.4 Failure to comply. Amend the last sentence to read as follows: Any person who shall continue any work on the system after having been served by a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable for a fine as established by Carefree Town Code Chapter 10-1-5.

Section 202 General Definitions. Revise Cost of Such Demolitions or Emergency Repairs by Deleting board of appeals and replacing it with Board of Adjustment.

Section 302.4 Weeds. Revise by inserting 9 inches in height.

Section 304.14 Insect Screens. Revise section by deleting "During the period from (date) to (date)" and capitalizing "EVERY."

Section 602.3 Heat supply. Revise section by deleting "During the period from (date) to (date) to maintain" and replacing with "capable of maintain."

Section 602.4 Occupiable workspace. Revise section by deleting "During the period from (date) to (date) to maintain" and replacing with "capable of maintain."

**Section 10-1-3 Conformance with Zoning Ordinance**

Whenever a building permit is issued and a building inspection performed, such building must conform to the

provisions of the zoning ordinance of the town in addition to the provisions of this chapter.

#### **Section 10-1-4 Enforcement \***

The town building official is hereby authorized and directed to administer and enforce this article. The town building official is further authorized and directed to make annual inspections of all commercial buildings within the town limits for the purpose of enforcing this article. All other town law enforcement officials and agencies shall, whenever requested by the town building official, participate in and assist the town building official in the enforcement of this article to the extent that they are lawfully authorized to do so.

#### **Section 10-1-5 Violations and Penalties \*\***

Any person, firm or corporation upon admission or conviction of violating any provision of this article, and the codes and public records adopted herein by reference, shall be guilty of a misdemeanor and shall be punished by a fine not to exceed one thousand two hundred fifty dollars or by imprisonment for not more than ninety days, or by both such fine and imprisonment. Each day that a violation continues shall be a separate offense punishable as described herein.

### **Article 10-2 STANDARD SPECIFICATIONS AND DETAILS \*\*\***

A. That certain document entitled "Uniform Standard Specifications for Public Works Construction," sponsored and distributed by the Maricopa Association of Governments and all amendments and addenda thereto, is hereby adopted by the Town of Carefree and made a part of this chapter as though said document were set forth in full herein; and three copies thereof shall be kept on file in the office of the town clerk and kept available for public use and inspection during office hours.

B. That certain document entitled "Uniform Standard Details for Public Works Construction," sponsored and distributed by the Maricopa Association of Governments, and all amendments and addenda thereto, is hereby adopted by the Town of Carefree and made a part of this chapter as though said document were set forth in full herein; and three copies thereof shall be kept on file in the office of the town clerk and kept available for public use and inspection during office hours.

### **Article 10-3 ARIZONANS WITH DISABILITIES ACT \***

A. Standards and specifications set forth in Title 41, Chapter 9, Articles 8, Arizona Revised Statutes (Arizonans with Disabilities Act), and its implementing rules, including "Americans with Disabilities Act Accessibility Guidelines for Buildings and Facilities" declared a public record by Resolution No. 97-03, as applying to public entities, are hereby adopted and incorporated as an amendment to the Uniform Building Code adopted in Section 10-1-2 of the Town Code and made part thereof as though fully set forth therein. Such standards and specifications shall apply to new construction and alterations and are not required in buildings or portions of existing buildings that do not meet the standards and specifications.

B. Standards and specifications set forth in Title 41, Chapter 9, Article 8, Arizona Revised Statutes (Arizonans with Disabilities Act), and its implementing rules, including "Americans with Disabilities Act Accessibility Guidelines for Buildings and Facilities" declared a public record by Resolution No. 97-03, as applying to public accommodations and commercial facilities, are hereby adopted and incorporated as an amendment to



the Uniform Building Code adopted in Section 10-1-2 of the Town Code and made part thereof as though fully set forth therein. Such standards and specifications shall apply to new construction and alterations commenced after September 3, 1996.

## **Article 10-4 CLEAN-BURNING FIREPLACE STANDARDS \*\***

A. The purpose of this Article is to regulate fireplaces, wood stoves or other solid-fuel burning devices to reduce the amount of air pollution caused by particulate matter and carbon monoxide.

B. For purposes of this Article, the following words and terms shall be defined as follows:

1. "Fireplace" means a built-in-place masonry hearth and fire chamber of a factory-built appliance, designed to burn solid fuel or to accommodate gas or electric log insert or similar device, and which is intended for occasional recreational or aesthetic use, not for cooking, heating or industrial processes.

2. "Solid fuel" includes but is not limited to wood, coal or other nongaseous or nonliquid fuels, including those fuels defined by the Maricopa County Air Pollution Control Officer as "inappropriate fuel" to burn in residential woodburning devices.

3. "Woodstove" means a solid-fuel burning heating appliance including a pellet stove, which is either freestanding or designed to be inserted into a fireplace.

C. No person shall construct or install a fireplace or a wood stove unless the fireplace or woodstove complies with one of the following:

1. A fireplace which has a permanently installed gas or electric log insert.

2. A fireplace, woodstove or other solid-fuel burning appliance which has been certified by the United States Environmental Protection Agency as conforming to 40 Code of Federal Regulations Part 60, Subpart AAA as in effect on July 1, 1990.

3. A fireplace, woodstove or other solid-fuel burning appliance which has been tested and listed by a nationally recognized testing agency to meet performance standards equivalent to those adopted by 40 Code of Federal Regulations Part 60, Subpart AAA as in effect on July 1, 1990.

4. A fireplace, woodstove or other solid-fuel burning appliance which has been determined by the Maricopa County Air Pollution Control Officer to meet performance standards equivalent to those adopted by 40 Code of Federal Regulations Part 60, Subpart AAA as in effect on July 1, 1990.

5. A fireplace which has a permanently installed woodstove insert which complies with paragraphs 2, 3 or 4 above.

D. The following installations are not regulated by this Article and are not prohibited by this Article:

1. Furnaces, boiler, incinerators, kilns and other similar space heating or industrial process equipment.

2. Cookstoves, barbecue grills and similar appliances designed primarily for cooking.

3. Fire pits, barbecue grills and other outdoor fireplaces.

E. No person shall alter or remove a gas or electric log insert or a woodstove insert from a fireplace for

purposes of converting the fireplaces to directly burn wood or other solid fuel. No person shall alter a fireplace, woodstove or other solid fuel-burning appliance in any manner that would void its certification or operational compliance with the provision of this Article.

F. In addition to the provisions and restrictions of this Article, construction, installation or alteration of all fireplaces, wood stoves and other gas, electric or solid-fuel burning appliances and equipment shall be done in compliance with provisions of the Comprehensive Building Safety Code and shall be subject to the permits and inspections required by the Comprehensive Building Safety Code.