

Attachment A- IBC Section 105.3.1 Proposed Code Change



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Proposed Amendments to 2012 IBC Section 105.3.1.1

Submitted by: Staff at the request of the Historic Preservation Commission

Code Section Proposed Information:

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

[A] 105.3.1.1 Action for demolition permit. Application for exterior demolition permits for buildings identified as individually eligible for historic designation and commercial buildings 50 years of age or older as well as all properties located in the Downtown Code District (Chapter 12 of the Phoenix Zoning Ordinance) that are either 50 years of age or older OR deemed eligible shall require public notice and shall be held for 30 calendar days from the date of application and evidence of such notice.

Reasons:

Since implementation of the provision of the code amendment for the 30 day hold that went into effect December 2, 2016, the Historic Preservation Commission (HPC) has expressed concern with loss of single family and duplex properties within the Downtown Code District.

Although not individually eligible for the Phoenix Historic Property Register, the loss of these important buildings without notice to the public has caused concern given the scarcity of building stock within the Downtown. Prior to the implementation of the 30-day hold, there had been a policy for the three day hold for all properties within the Downtown Code District. The Commission would like to see the hold within notice apply to all properties located within the Downtown Code District.

Cost Impact:

Implementation of this new amendment would impact fewer than 100 properties within the Downtown Code District. The \$300 fee would apply to these properties for demolition.

Approved in previous Code Adoption process:

☐ **YES**

☒ **NO**

ACTION TAKEN:

Code Committee

Date: 10/19/17

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board Administrative Subcommittee

Date: 11/16/17

☐ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board

Date: 11/16/17

☐ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Downtown, Aviation, Economy, and Innovation Subcommittee

Date:

☐ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

City Council Action

Date:

☐ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken