

**TOWN OF PRESCOTT VALLEY
REQUEST FOR COUNCIL ACTION
Date: April 3, 2014**

SUBJECT: Adoption 2012 International Building Codes, 2011 National Electric Code and 2006 International Energy Conservation Code; as well as Amendment of Town Code Article 7-01 Administrative Code and Chapter 15 Mobile/Manufactured Homes

SUBMITTING DEPARTMENT: Community Development Department

PREPARED BY: Vikie Anderson, Administrative Supervisor, and Woody Lewis, Building Official, for Richard T. Parker, Community Development Director

AGENDA LOCATION: Comments/Communications , Consent , Work/Study ,
New Business , Public Hearing , Second Reading

ATTACHMENTS: a) Ordinances No. 788 & 789, b) Resolutions No. 1871 & 1872, and c) attached documents – Chapter 7 and Chapter 15

SUMMARY/BACKGROUND: Over the years the Town Council has adopted various uniform codes related to construction (after making amendments to address local issues). The Town has not rushed to adopt the most recent codes but has typically let a few years go by in each case so that the “bugs” are worked out first. When it comes time to adopt newer codes, the Town has coordinated with other local jurisdictions in order to make local standards as uniform as reasonably possible. It is now proposed that the Town consider adopting (with some revisions) the 2012 International Building Codes (namely, the Building Code, Residential Code, Mechanical Code, Plumbing Code, Property Maintenance Code, and Fuel Gas Code), the International Energy Conservation Code 2006, and the National Electric Code 2011, as well as amendments to Town Code Article 7-01 Administrative Code and Chapter 15 Mobile/Manufactured Homes.

Over a period of approximately one year, Town staff has coordinated with staff from Yavapai County, the City of Prescott, the Town of Dewey-Humboldt, and the Town of Chino Valley in order to adopt the 2012 International Codes in 2014. In the process, efforts have been made to limit local changes so that the adopted Codes will be as similar as possible within Central Yavapai County. Staff has also conducted meetings with the Yavapai Contractors Association to inform our “customers” of the resulting proposed changes. There have also been reviews by the Building Board of Appeals. Those included work-study sessions on October 24, 2013, November 6, 2013, November 20, 2013 and December 18, 2013, followed by a formal review and recommendations during a regular session held on January 22, 2014. The Board subsequently voted to recommend adoption of the attached draft documents by the Town Council.

It should be noted that staff is not proposing that the Town adopt the 2012 International Energy Conservation Code at this time, but that it adopt for now the 2006 Code. Although the Town has embraced the need for energy conservation (and has hosted a number of events with that in mind), it is believed that adoption of the 2012 Code at this time would not be advisable given the recent stresses on the residential and commercial construction industry that occurred during the economic downturn. It is felt that these standards need more time to settle out before they are imposed locally. Finally, the proposed amendments to Chapter 15 dealing with mobile/manufactured homes are intended to clarify the Town Code in light of the requirements imposed by the Arizona Office of Manufactured Housing and continue to balance the availability of affordable housing while ensuring that such structures remain habitable.

It is proposed that the Council ultimately hold a regular session where the industry and other groups are invited prior to final adoption of these standards.

OPTIONS ANALYSIS: Discussion Only – No Options Analysis Provided.

ACTION OPTION: Discussion Only – No Action Options Provided.

RECOMMENDATION: Staff ultimately recommends that these new codes (as revised) and these amendments to current codes be adopted by the Town Council.

FISCAL ANALYSIS: It is believed that these new codes (as revised) and amendments to current codes reflect a good balance between improved public safety, management of public resources, accessibility, and habitability, and the costs to the industry and consumers. Adoption of these new codes and amendments to current codes are not expected to substantially increase Town personnel or program costs.

REVIEWED BY:

Management Services Director _____

Town Clerk _____

Town Attorney _____

Town Manager _____

COUNCIL ACTION:

Approved Denied Tabled/Deferred Assigned to _____