



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Proposed Amendments to the 2012 International Building Code

Section 105.3.1

Submitted by: Staff

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 shall require public notice and shall be held for 30 calendar days from the date of application and evidence of such notice.

Reasons:

The Historic Preservation Commission is concerned that buildings that may have historical significance will be demolished without the knowledge of the public. Staff believes that the hold provides opportunities for the public to determine the potential historical significance of the building and discuss alternatives to demolition with the applicant.

Cost Impact:

Increase demolition permit cost by \$300 for review as well as cost increase associated with notification requirements and delayed development.

Approved in previous 2015 Code Adoption process: YES NO

ACTION TAKEN:

2015 Code Committee Date: 7/26/16
 Approved as submitted Modified and approved Denied No action taken

Development Advisory Board Administrative Subcommittee Date: 8/1/16
 Approved as submitted Modified and approved Denied No action taken

Development Advisory Board Date: 8/1/16
 Approved as submitted Modified and approved Denied No action taken

Neighborhoods, Housing and Development Subcommittee Date: 10/5/16
 Approved as submitted Modified and approved Denied No action taken

City Council Action Date: 11/2/16
 Approved as submitted Modified and approved Denied No action taken