

**TOWN COUNCIL OF DEWEY-HUMBOLDT  
SPECIAL MEETING NOTICE AND AGENDA**

**Wednesday, January 8, 2020, 6:30 P.M.**

**DEWEY-HUMBOLDT TOWN HALL  
COUNCIL CHAMBERS  
2735 S. HWY 69, SUITE 10  
HUMBOLDT, ARIZONA 86329**

**NOTICE OF MEETING OF THE DEWEY-HUMBOLDT TOWN COUNCIL**

Pursuant to A.R.S. § 38-431.02, notice is hereby given to the members of the Dewey-Humboldt Town Council and to the general public that the Town Council will hold a meeting open to the public on **Wednesday, January 8, 2020, at 6:30 p.m.**, at the **Dewey-Humboldt Town Hall Council Chambers, 2735 S. Highway 69, Suite 10, Humboldt, Arizona, 86329.**

**DEWEY-HUMBOLDT TOWN COUNCIL SPECIAL MEETING AGENDA**

The issues that come before the Town Council are often challenging and potentially divisive. To make sure we benefit from the diverse views to be presented, the Council believes public meetings to be a safe place for people to speak, and asks that everyone refrain from clapping, heckling and any other expressions of approval or disapproval. Council may vote to go into Executive Session for legal advice regarding any matter on the open agenda pursuant to A.R.S. § 38-431.03(A)(3), which will be held immediately after the vote and will not be open to the public. Upon completion of the Executive Session, the Council may resume the meeting, open to the public, to address the remaining items on the agenda. Agenda items may be taken out of order. Please turn off all cell phones. Council Meetings are broadcast via live streaming video on the internet in both audio and visual formats. One or more members of the Council may attend either in person or by telephone, video or internet conferencing. **NOTICE TO PARENTS:** Parents and legal guardians have the right to consent before the Town of Dewey-Humboldt makes a video or voice recording of a minor child. A.R.S. § 1-602.A.9. Dewey-Humboldt Council Meetings are recorded and may be viewed on the Dewey-Humboldt website. If you permit your child to participate in the Council Meeting, a recording will be made. You may exercise your right not to consent by not permitting your child to participate or by submitting your request to the Town Clerk that your child not be recorded.

**1. Call To Order**

**2. Roll Call** Town Council Members: Karen Brooks, Lynn Collins, John Hughes, Mark McBrady, Victoria Wendt, Vice Mayor Amy Lance and Mayor Terry Nolan.

**3. Public Comment on Non-agendized Items** The Council wishes to hear from Citizens at each meeting. Those wishing to address the Council need not request permission or give notice in advance. For the official record, individuals are asked to state their name. Public comments may appear on any video or audio record of this meeting. Please direct your comments to the Council. Individuals may address the Council on any issue within its jurisdiction. According to the Arizona Open Meeting Law, Councilmembers may respond to criticism made by those who have addressed the public body, may ask Town staff to review a matter, or may ask that a matter be put on a future agenda; however, Councilmembers are forbidden from discussing or taking legal action on matters raised during Public Comment unless the matters are properly noticed for discussion and legal action. A **3 minute** per speaker limit shall be imposed. Everyone is asked to please be courteous and silent while others are speaking.

**4. Special Meeting.** Legal action may be taken.

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**A. Overview, discussion and possible direction to staff relating to the following draft 2018 Building Codes (Staff CC):**

- 5 • **2018 International Mechanical Code**
- 7 • **2018 International Plumbing Code**
- 9 • **2017 National Electrical Code**
- 11 • **2018 International Property Maintenance Code**

**17 B. Overview, discussion and possible direction to staff relating to the updated Building Valuation Table and Fee Schedule (Staff CC)**

**5. Consideration of additional Special Session(s)** Whether to hold and, if so, set the date

Staff recommends scheduling Special Meetings for a final review of the proposed building codes on either of the following dates: Wednesday, February 5, 2020 or Wednesday, February 19, 2020

**6. Adjourn**

Persons with a disability may request reasonable accommodations by contacting the Town Hall at (928) 632-7362 at least 24 hours in advance of the meeting.

**Certification of Posting**

The undersigned hereby certifies that a copy of the attached notice was duly posted at the following locations: Dewey-Humboldt Town Hall, 2735 South Highway 69, Humboldt, Arizona, Chevron Station, 2735 South Highway 69, Humboldt, Arizona, Blue Ridge Market, Highway 69 and Kachina Drive, Dewey, Arizona, on the \_\_\_\_\_ day of \_\_\_\_\_, 2020, at \_\_\_\_\_ a.m./p.m. in accordance with the statement filed by the Town of Dewey-Humboldt with the Town Clerk, Town of Dewey-Humboldt.

By: \_\_\_\_\_, Town Clerk's Office.

**For Your Information:**

- Next Planning & Zoning Meeting: Thursday, January 9, 2020, at 6:00 p.m.
- Next Town Council Study Session: Tuesday, January 14, 2020, at 6:30 p.m.
- Next Town Council Regular Meeting: Tuesday, January 21, 2020 at 6:30 p.m.

If you would like to receive Town Council agendas via email, please sign up at [AgendaList@dhaz.gov](mailto:AgendaList@dhaz.gov) and type Subscribe in the subject line, or call 928-632-7362 and speak with Tim Mattix, Town Clerk.



## COUNCIL COMMUNICATION

Special Council Meeting Date: **January 8, 2020**

Agenda Item: **4.A.**

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**Submitted by:** Edward L. Hanks, Jr., Town Manager

**Subject:**

Overview, discussion and possible direction to staff relating to the following draft 2018 Building Codes: 2018 International Mechanical Code; 2018 International Plumbing Code; 2017 National Electrical Code; and, 2018 International Property Maintenance Code.

**Purpose:**

To discuss and receive feedback and consensus from the Council on the draft 2018 codes, with any changes desired by Council, that are on tonight's agenda.

**Background:**

At the September 10, 2019, Study Session, staff introduced all of the proposed 2018 Building Codes to Council for initial review. Based on the discussion at the Study Session, this is the second Special Meeting to discuss building codes. After Council concludes their review of the Codes, all of the Codes will be brought back to Council for a final review.

It should be noted that the Mechanical, Plumbing and Electrical Code apply to commercial buildings only. Provisions relating to residential buildings are included in the 2018 International Residential Code ("IRC"), which was discussed at the November 26, 2019 Special Meeting. The IRC is not on tonight's agenda and as such, cannot be discussed at tonight's meeting.

Staff will be present at tonight's Study Session to answer any questions.

Copies of the three codes were provided to Council and posted online on December 31, 2019. Also on December 31, staff sent out a Constant Contact newsletter with a link to the proposed codes and request for public feedback and comments.

**Financial Impact:**

None.

**Attachments:**

Draft codes: 2018 International Mechanical Code; 2018 International Plumbing Code; 2017 National Electrical Code; and, 2018 International Property Maintenance Code.

No public feedback was received prior to Council packets being distributed. Any public feedback that is received prior to Wednesday's meeting will be provided to Council at the meeting.

Town of Dewey-Humboldt  
P.O. Box 69  
Humboldt, AZ 86329  
Phone: 928-632-7362 | Fax: 928-632-7365  
[www.dhaz.gov](http://www.dhaz.gov)

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2018 INTERNATIONAL MECHANICAL CODE

There 14 CHAPTER IN THE MECHANICAL CODES

CHAPTER 1 Scope and Administration

CHAPTER 2 Definitions

CHAPTER 3 (General Regulations) : Heating – Ventilation and Air- Conditioning location and installation of equipment.

CHAPTER 4 (Ventilation) : Chapter 4 govern the ventilation of space within a building intended to be occupied. Mechanical exhaust system, including exhaust systems serving hazardous exhaust system' clothes dryer and cooking appliances; hazardous exhaust system, recirculation of air and outdoor airflow rate. There a Table for minimum ventilation rater example Sq. feet of a building , the number of people now it will tell you outdoor air and exhaust will be required.

CHAPTER 5 ( EXHAUST SYSTEMS) : For commercial kitchen a Type 1 exhaust system shall be independent of all other exhaust system except as noted. Or a single or combined type 11 exhaust systems for food – processing operation and shall be independent from all other exhaust systems

CHAPTER 6 (DUCT SYSTEMS) : Duct systems used for the movement of air in air- conditioning , heating, ventilation and exhaust system. To include duct sizing, plenums, air filters smoke detection system and smoke/ fire damper.

CHAPTER 7 (COMBUSTION AIR) : Solid fuel – burning appliances shall be provided with combustion air. The methods of providing combustion air do not apply to fireplace, fireplace stoves and direct- vent appliances.

CHAPTER 8 (CHIMNEYS AND VENTS) : Chapter shall govern the installation , maintenance, repair and approval of factory – built chimneys, masonry chimney liners, vent and connectors. In chapter 8 there a table for connector clearances to combustible wall materials for domestic heating appliances or per the manufacturer's installation instruction.

CHAPTER 9 (SPECIFIC APPLIANCES) FIREPLACES AND SOIL FUEL- BURNING EQUIPMENT : Covers masonry fireplaces – factory – built fireplaces -pellet stoves – fireplace stoves and wall furnaces. Fireplace stoves and solid – fuel – type room heaters shall be listed and labeled and shall be installed in accordance with the conditions of the listing.

CHAPTER 10 (BOILERS, WATER HEATERS AND PRESSURE VESSELS) : Water heater temperature limitation and the size of water heater per used, ( Boiler oil- fired boilers and their control systems shall be listed and labeled and electric boilers and their control systems shall be list and labeled. The manufacturers rating data and the nameplate be attached to the boilers. Pressure Vessels shall be install in accordance with the Manufacturer installation instruction.( pressure vessels is a container or a storage tank)

CHAPTER 11 (REFRIGERATION) : Shall govern the design, installation , construction and repair of refrigeration systems that vaporize and liquefy a fluid during the refrigerating cycle. Refrigerant piping design and installation , including pressure vessels and pressure relief devices.

CHAPTER 12 (HYDRONIC PIPING) : Hydronic piping systems that are part of heating , ventilation and air – conditioning systems. Such piping system shall include steam, hot water, chilled water, steam condensate and ground source heat pump loop system.

CHAPTER 13 ( FUEL OIL PIPING AND STORAGE) : Shall govern the design, installation , construction and repair of fuel – oil storage and piping system, the storage of fuel oil and flammable and combustible liquids.

CHAPTER 14 ( SOLAR SYSTEM) : Intended to utilize solar energy for space heating or cooling, domestic hot water, swimming pool heating or process heating.

2018 INTERNATIONAL PLUMBING CODE.

There 13 Chapters in plumbing code  
Chapter 1 = Scope and Administrant.  
Chapter 2 =Definitions.

CHAPTER 3 (General Regulations). Contains safety requirements for the installation of plumbing and non-plumbing requirements for all types of fixtures. Chapter 3 also has requirement for the identification of pipe, pipe fitting, traps, fixtures, materials and devices, used in plumbing system.

CHAPTER 4 (Fixtures, Faucets and fixture Fittings). Chapter 4 requires the number of plumbing fixtures affects the design of a building , in Chapter 29 of the International Building Codes(IBC)

CHAPTER 5 (Water Heaters) . Regulates the design, approval and installation of water heaters and related safety devices. The intent is to minimize the hazards associated with installation and operation of the water heaters.

CHAPTER 6 (Water Supply and Distribution). This Chapter regulates the supply of potable water from both public and individual sources to every fixture and outlet so that it remain potable and uncontaminated. This Chapter also regulates the design of the water distribution system, and help with prevent backflow conditions.

CHAPTER 7 (Sanitary Drainage). Regulate the materials, design and installation of sanitary drainage piping system as well as the connections made to the system. The intent is to design and install sanitary drainage system that will function reliably, that are neither undersized nor oversize and that are constructed from materials, fittings and connections.

CHAPTER 8 (Indirect / Special Waste) . This Chapter regulates drainage installations that require an indirect connection to the sanitary drainage system. Fixtures and plumbing appliances, such as those associated with food preparation or handling, health care facilities and potable liquids, must be protected from contamination that can result from connection to the drainage system. ( To prevent sewage from backing up into a fixture or appliances.

CHAPTER 9 (Vents) : Plumbing system shall be provided with a system of vent piping that will permit the admission or emission of air so that the seal of any fixture trap.

CHAPTER 10 (Traps) Interceptors and Separators. Prohibited types of traps and fixtures do not frequently replenish the water in traps, and ensure that the water seal of the trap will be maintained. Interceptors and Separators shall be provided to prevent the discharge of oil, grease, sand and other substances harmful or hazardous to the public sewer or private sewer system.

CHAPTER 11 ( Storm Drainage) :Removal of storm water typically associated with rainfall. The proper installation of storm drainage system reduces the possibility of structural collapse of a flat roof, prevents the leakage of water through the roof, prevents damage to the footing and foundation of the building.

CHAPTER 12 (Special Piping and Storage System) : Chapter contains the requirements for the design, installation , storage, handling and the use of nonflammable medical gas system, vacuum piping system , bulk oxygen storage system and welding and cutting operations. To minimize the potential fire and explosion hazards associated with the gases

CHAPTER 13 ( Gray Water Recycling System) : Regulates the drainage and installation of gray water collection and disposal systems. The reduction of the use of potable water for irrigation.

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NATIONAL ELECTRICAL CODE

2017 NEC

ARTICLE 90.1 (A) Practical Safeguarding.

Any and all electrical work for lights , heat, power or any other purposes shall be installed in conformity with the rules and regulations as set forth in this Code, Titled the National Electrical Code, 2017 Edition, and in conformity with the rules and regulations as set forth by the Town of Dewey – Humboldt.

SCOPE OF THE NEC

Code covers the installation of electrical conductors, equipment and raceways for the following.

- (1) Public and private premise, including building, structures, mobile home, recreational vehicles, and floating building.
- (2) Yards , lots, parking lots, carnivals, and industrial sub-stations.
- (3) Installations of conductors and equipment that connect to the supply of electricity.
- (4) Installations used by the electric utility, such as office building, warehouse, garage , machine shops, and recreational building , that are not part of a generating plant , substation or control center.

The NEC will cover all commercial projects and some residential as indicated by Designer /Architect or Engineer. The main reason of the NEC it cover the code with more detail and meaning than IRC. The IRC electrical only covers residential projects.

We did deleted ( Tamper Resistant Receptacles in Dwelling Units) as per ARTICLE 406.12 in the NEC and the IRC E. 4002.14

In the 2018 International Residential Code Section E. 3902.16 Arc-Fault Circuit – Interrupter protection is hereby deleted excepted for bedroom and sleep area.

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## ORDINANCE 2019-8

AN ORDINANCE OF THE TOWN OF DEWEY-HUMBOLDT OF YAVAPAI COUNTY, ARIZONA REPEALING ORDINANCE 2014-8 RELATING TO THE INTERNATIONAL PROPERTY MAINTENANCE CODE FOR THE AREAS OF DEWEY-HUMBOLDT IN ITS ENTIRETY AND PROVIDING FOR THE ADOPTION OF THE INTERNATIONAL PROPERTY MAINTENANCE CODE, 2018 EDITION AS AMENDED HEREINAFTER.

THE TOWN OF DEWEY-HUMBOLDT OF YAVAPAI COUNTY, ARIZONA DOES ORDAIN AS FOLLOWS, PURSUANT TO ARS §11-268, A:

Dewey-Humboldt Ordinance 2014-8 is hereby repealed in its entirety and replaced with the following:

### **PART I ADOPTION**

#### **INTERNATIONAL PROPERTY MAINTENANCE CODE, 2018 EDITION ADOPTED BY REFERENCE**

There is hereby adopted by reference, that certain document known as the International Property Maintenance Code, 2018 Edition, as published by the International Code Council. Said document is hereby amended and adopted as the Property Maintenance Code for the control of building and structures as herein provided, and each and all of the regulations, provisions, penalties, conditions and terms of said Property Maintenance Code, 2018 Edition, are hereby referred to, adopted and made part hereof, as set forth herein, excepting such portions as are hereinafter deleted, modified, or amended.

#### **CHAPTER 1 SCOPE AND ADMINISTRATION**

##### **PART 1 – SCOPE AND APPLICATION**

##### **SECTION 101 – GENERAL**

**SECTION 101.1 – Title is hereby amended by the insertion of “Dewey-Humboldt.”**

##### **SECTION 102 – APPLICABILITY**

**SECTION 102.3 – Application of other codes is hereby deleted in its entirety and revised to read as follows:**

**SECTION 102.3 – Application of other codes.** Repairs, additions or alterations to a structure, or changes of occupancy, shall be done in accordance with the procedures and provisions of the *referenced technical codes* as listed in Section 101.4 of the *“Dewey-Humboldt Administrative Building Code”*. Nothing in this code shall be construed to cancel, modify or set aside any provision of the *“Planning and Zoning Ordinance of the Town of Dewey - Humboldt*

## **PART 2 – ADMINISTRATION AND ENFORCEMENT**

**SECTION 103 DEPARTMENT OF PROPERTY MAINTENANCE INSPECTION** is hereby amended by deletion in its entirety and replaced with Section 103 of the *“Dewey-Humboldt Administrative Building Code”*.

**SECTION 104 DUTIES AND POWERS OF THE CODE OFFICIAL** and **SECTION 105 APPROVAL** is hereby amended by deletion in their entirety and replaced with Section 104 of the *“Dewey-Humboldt Administrative Building Code”*.

**SECTION 106 VIOLATIONS** is hereby amended by deletion in its entirety and replaced with Section 114 of the *“Dewey-Humboldt Administrative Building Code”*.

**Section 108.1 – General** is amended to include: *“This section also applies to vehicles or trailers with limited living facilities intended or designed for human habitation or occupancy.”*

### **SECTION 111 – MEANS OF APPEAL**

**SECTION 111 – Means of Appeal** is amended by deletion in its entirety and replaced with the requirements of Section 114 – Board of Appeals of the Dewey-Humboldt Administrative Building Code, as adopted.

## **CHAPTER 2 DEFINITIONS**

**SECTION 201.3 Terms defined in other codes** is hereby amended to delete the International Zoning Code and replace with the Dewey-Humboldt Planning and Zoning Ordinance and include *“Dewey-Humboldt Administrative Building Code”* to the list of codes as noted in Section 201.3.

**SECTION 201.4 Terms not defined** is hereby deleted in its entirety and revised to read as follows:

**201.4 Terms not defined.** Where terms are not defined through the methods authorized by this chapter such terms shall have ordinarily accepted meanings such as the context implies. Webster’s Current Addition Dictionary of the English Language, Unabridged, shall be considered as providing ordinarily accepted meanings.

### **SECTION 202 – GENERAL DEFINITIONS**

**SECTION 202 GENERAL DEFINITIONS** is amended with the revision of **CODE OFFICIAL** to read as follows:

**CODE OFFICIAL** – Is the **BUILDING OFFICIAL** as defined in Section 102.13 of the *“Dewey-Humboldt Administrative Building Code”*.

**CHAPTER 3  
GENERAL REQUIREMENTS**

**SECTION 302 — EXTERIOR PROPERTY AREAS**

**SECTION 302.3 — Sidewalks and Driveway** is amended by insertion of Exception to read as follows:

**Exception – Single Family Residential**

**SECTION 302.4 — Weeds - All** premises and exterior property within the Town shall be maintained free from dry weeds in greater than (12") twelve inches and shall be cleared within (30') thirty feet of any property line or structure. All noxious weeds greater than (12) twelve, shall be cleared within (30) thirty feet of any structure, property line. All noxious weeds shall be prohibited. All dry weeds shall be defined as all grasses, annual plants and vegetation, other than live trees, live shrubs or native plants; this shall not include cultivated flowers and gardens. This definition includes all dry vegetation, constituting a FIRE HAZARD or menace to adjacent property and the surrounding area, as determined by the Zoning inspector.

Upon receipt of (3) three written complaints from owners or agents of properties that are within (300') hundred feet of the premises, if necessary, the Town will contact the owner or agent having charge of the premises.)

**SECTION 303 — SWIMMING POOLS, SPAS AND HOT TUBS**

**SECTION 303 — SWIMMING POOLS, SPAS AND HOT TUBS** is amended by deletion in its entirety.

**SECTION 304 — EXTERIOR STRUCTURE**

**SECTION 304.2 — PROTECTIVE TREATMENT** is amended by deletion in its entirety.

**SECTION 304.7 — ROOFS AND DRAINAGE** is amended by deletion in its entirety.

**SECTION 304.9 — OVERHANG EXTENSIONS** is amended by deletion of second sentence in its entirety starting with the words "When required".

**SECTION 304.**

**14 — INSECT SCREENS** is amended by deletion in its entirety.

**CHAPTER 6  
MECHANICAL AND ELECTRICAL REQUIREMENTS**

**SECTION 606 — ELEVATORS ESCALATORS AND DUMBWAITERS**

**SECTION 606 — Elevators Escalators and Dumbwaiters** is amended by deletion in its entirety.

**PART II FINDINGS AND DECLARATION**

The Town of Dewey-Humboldt of Yavapai County, Arizona specifically and expressly finds and declares that the nature and uniqueness of the climate, terrain, and location does necessitate and demand specific amendments to the International Property Maintenance Code 2018, Edition, which are stated in this ordinance.

The provisions of this ordinance and the code it incorporates are hereby declared to be severable, and if any section, sentence, clause, or phrase of this ordinance shall, for any reason, be held to be invalid or unconstitutional, such decisions shall not affect the remaining sections, sentences, clauses, or phrases of this ordinance, but they shall remain in effect, it being the legislative intent that this ordinance shall stand notwithstanding the validity of any part thereof.

**PART III EFFECTIVE DATE**

This ordinance shall take effect and be in force on the \_\_\_\_\_ day of \_\_\_\_\_ 2019.

Presented by:

\_\_\_\_\_  
Don Roberts  
Building Official

Approved and adopted by the Town Council on the \_\_\_\_\_ day of \_\_\_\_\_ 2019.

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**Mayor Nolan**

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## COUNCIL COMMUNICATION

Special Council Meeting Date: **January 8, 2020**

Agenda Item: **4.B.**

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**Submitted by:** Edward L. Hanks, Jr., Town Manager

**Subject:**

Overview, discussion and possible direction to staff relating to the updated Building Valuation Table and Fee Schedule

**Purpose:**

To discuss and receive feedback from the Council on the updated Building Valuation Table and Fee Schedule.

**Background:**

The Town's building permit fees are based on the valuation table that Yavapai County utilizes.

As Council is currently reviewing building codes, staff thought it appropriate to also provide an overview of permitting fees; staff will also answer any questions that Council may have.

**Financial Impact:**

None.

**Attachments:**

Existing permitting fee information.

A cost analysis comparison and a comparison with surround jurisdiction fees will be distributed at the meeting.

## APPENDIX A: VALUATION AND FEE SCHEDULES

(A) The following table is the fee schedule for town building permits and administration, which town staff must collect unless otherwise directed in this section.

<i>Building Permits and Administration</i>		<i>Fee</i>
Building permit (includes all permits required by town code chapters 150 and 151)	Per app.	Per Yavapai County Schedule (pass-through fees)
Building permit administration	Per app.	42% of building permit fee
Single family residential building plan review (includes all plan reviews required by town code chapters 150 and 151 for single family residential)	Per app.	Per Yavapai County Schedule (pass-through fees)
All other building plan review (includes all other plan reviews required by town code chapters 150 and 151)	Per app.	Actual cost of professional services and materials
Building plan review administration	Per app.	42% of plan review fee

## (B) Reduced fees.

(1) The above fees shall be waived when the applicant is the Town of Dewey-Humboldt, the County of Yavapai, the State of Arizona, or the United States Government, or their dependents, agencies and divisions. This exception shall not apply to a non-governmental lessee of governmentally-owned land. Other governmental discounts may be negotiated through intergovernmental agreements.

(2) Fees may be waived by the Town Council, the Town Hearing Officer, or Board of Adjustment to avoid undue hardship.

(C) The Town Manager is responsible to interpret and apply the foregoing fees in light of the *Report for User Fee Study* dated March 2010 (on file with the Town Clerk). A fee payer may appeal the Town Manager's decision to the Town Hearing Officer, but must do so within 30 days of the Town Manager's written decision. (Ord. 07-31, passed 4-17-2007; Am. Ord. 10-68, passed 4-20-2010)

Dewey-Humboldt - Land Usage

SECTION 107.2.5 — SITE PLAN is deleted in its entirety and revised to read as follows:

107.2.5 — Site Plan. The construction documents submitted with the application for a permit shall be accompanied by a site plan drawn to a defined scale showing the size and locations of all new construction and existing structures on the site, distances from all lot lines, the existing (native) and proposed final grade contour intervals, building pad elevations, finished floor elevations, drainage flow directions, utility line locations (water, gas, sewer, septic, and electrical) and cut and fill amounts of any grading. In the case of demolition, the 8 1/2" x 11" plot plan shall show structure(s) to be demolished and the location and size of existing structure(s) to remain on the property. The building official is authorized to waive or modify the requirement for a site plan when the application for permit is for alteration or repair or when otherwise warranted.

SECTION 107.2.5.2 — MANUFACTURER'S INSTALLATION INSTRUCTIONS is added as a new section to read as follows:

107.2.5.2 — Manufacturer's Installation Instructions. Manufacturer's Installation Instructions, as required by this code, shall be available on the job site at the time of inspection.

SECTION 107.3.3 — PHASED APPROVAL is deleted in its entirety.

SECTION 107.3.4.1 — DEFERRED SUBMITTALS is amended by addition of a new first paragraph to read as follows:

107.3.4.1 — Deferred Submittals. Deferred submittals of this code shall apply to all buildings, EXCEPT detached one- and two-family dwellings and their accessory structures as defined under the provisions of the International Residential Code as adopted by this jurisdiction. Deferred items will require submittal of construction document sets as set forth in sections 107.1 and 107.2 and to be examined and approved by the building official as set forth in

sections 107.3 and 107.3.1 prior to any work described in such deferred submittals being commenced.

SECTION 108 — TEMPORARY STRUCTURES AND USE

SECTION 108.1 — GENERAL is amended to read:

108.1 — General. The building official is authorized on behalf of the Community Development Director or Zoning Administrator, to issue a permit for temporary housing while constructing a permanent dwelling pursuant to Town Code Section 153.036(B)(8). In addition, the building official is authorized to issue a permit for temporary structures and temporary uses such as on-site construction office trailers or storage units (not intended to serve as living quarters). Such permits shall be limited as to time of service subject to a valid building permit for a principal structure but shall not be permitted for more than 180 days. In such cases, the building official is authorized to grant extensions for demonstrated cause.

SECTION 108.3 — TEMPORARY POWER is amended by addition of the 2011 National Electrical Code to the end of the last sentence.

SECTION 109 — FEES is deleted in its entirety and revised to read as follows:

SECTION — 109 FEES

109.1 — Payment of Fees. Fees shall be assessed in accordance with the provisions of this section or shall be as set forth in the fee schedule adopted by this jurisdiction.

109.2 — Schedule of Permit Fees: Valuations shall be assigned and fees shall be assessed in accordance with the current valuation and fee schedule recommended and approved by the Town of Dewey-Humboldt.

109.3 — Plan Review Fees. When submittal documents are required by Section 107, a deposit shall be paid at the time documents are submitted for plan review. Said deposit shall be as shown in the Valuation and Fee Schedule adopted by the Town of Dewey-Humboldt Town Council. The plan review fees for electrical, mechanical and plumbing work shall be as shown in the Valuation and Fee Schedule adopted by the Town of Dewey-Humboldt Town Council.

The plan review fee for grading work shall be as shown in the Valuation and Fee Schedule adopted by the Town of Dewey-Humboldt Town Council. The plan review fees specified in this section are separate fees from the permit fees specified in Section 109.2 and are in addition to the permit fees.

When submittal documents are incomplete or changed so as to require additional plan review or when the project involves deferred submittal items as defined in Section 107.3.4.1, an additional plan review fee shall be charged at the rate shown in the Valuation and Fee Schedule adopted by the Town of Dewey-Humboldt Town Council.

109.4 — Work Commencing Before Permit Issuance. Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits shall be subject to a fee equal to the amount of the permit fee required by this code and shall be in addition to the required permit fees.

109.5 — Investigation. Whenever work for which a permit is required by this code has been commenced without first obtaining a permit, a special investigation may be made prior to a permit being issued for such work.

Exception: Repairs performed in an emergency situation where the application was submitted the next business day.

109.5.1 — Investigation Permit Fee. An investigation fee, in addition to the permit fee, shall be collected whether or not a permit is then or subsequently issued. The investigation fee shall be equal to the amount of the permit fee required by this code. The minimum investigation fee shall be the same as the minimum fee set forth in the Valuation and Fee Schedule adopted by the Town of Dewey-Humboldt Town Council. The payment of such investigation fee shall not exempt an applicant from compliance with all other provisions of either this code; the technical codes, and from the penalty prescribed by law.

109.6 — Related Fees. The payment of the fee for the construction, alteration, removal or demolition for work done in connection to or concurrently with the work authorized by a building permit shall not relieve the applicant or holder of the permit from the payment of other fees that are prescribed by law and the Town of Dewey-Humboldt Code of Ordinances.

109.7 — Fee Refunds.

The building official may authorize refunding of a fee paid hereunder, which was erroneously paid or collected.

The building official may authorize refunding the greater of \$25.00 or 25% of the building permit fee paid when no work and no inspections have been done under a permit issued in accordance with this code.

The building official may authorize refunding the greater of \$10.00 or 25% of plumbing, electrical, and mechanical fees paid when no work and no inspections have been done under a permit issued in accordance with this code.

The building official may authorize refunding a plan review fee for a permit withdrawn after a deposit fee has been paid at the greater of the per-hour charge rate (minimum of one hour) or the calculated plan review fee. No refund of plan review fees shall be made once plan review on a plan has begun.