



# 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 40 30 calendar days from the date of application and evidence of such notice.

#### Reasons:

The Historic Preservation Commission (HPC) is concerned that buildings that may have historical significance will be demolished without the knowledge of the public.

Staff believes that a 10-day hold provides opportunities for the public to determine the potential historical significance of the building and discuss alternatives to demolition with the applicant.

The Development Advisory Board Administrative Subcommittee voted to approve and modify the proposed amendment with a 30 calendar day hold consistent with the (HPC) proposal instead of the staff recommended 10-day hold.

#### 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

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

Date: 7/26/16

##### Development Advisory Board Administrative Subcommittee

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

Date: 8/1/16

##### Development Advisory Board

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

Date: 9/15/16

##### Downtown, Aviation, Economy and Innovation Subcommittee

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

Date: 10/5/16

##### City Council Action

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

Date: