

**CHAPTER 7 BUILDING**  
(AMENDED BY ORDINANCE 24-03, 3-27-2024)

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**Article 7-1 BUILDING PERMITS, INSPECTIONS, AND ENFORCEMENT**

**Sec 7-1-1 Definitions**

- A. *Residential Construction* means any single or multi-family dwelling and any building larger than 120 square feet.
- B. *Commercial Construction* means any new structure or remodeled structure built for Public Access.
- C. *Residential Repairs and Maintenance* means any project costing less than the minimum Building Permit Fee which will not require a permit. If repairs include a gas line replacement or leak repair, this requires a permit. Any Repairs or Maintenance requiring an inspection for Electrical, Plumbing, or Gas does not qualify under this definition.
- D. *The Town of Patagonia is hereby referred to as the "Town".*

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- E. *Substantially Modify for a residential application* means the installation or removal of any interior or exterior firewall or load-bearing wall or the addition or replacement of any major element(s) of a plumbing, mechanical or electrical system.
- F. *Substantially Modify for a commercial or industrial application* means the installation or removal of any interior or exterior wall or the addition or replacement of any major element(s) of a plumbing, mechanical or electrical system.
- G. *Structure* means any construction designed to be or is readily usable for human habitation or occupation of whatever dimensions, including tiny homes or container constructions, and includes accessory structures greater than 120 square feet.
- H. A *parcel* is any legally described separate unit of land, whether the description is by meets and bounds, a lot or block defined by plat, a split or combination of lots described by plat, or based on sections or portion(s) of sections.
- I. A *wall* is any solid structure of block or concrete.

Sec 7-1-2 Building Official

- A. The Town's Building Official shall be the Town Manager or designee, and the authority and duties of the Building Official shall be as provided in this article and the uniform codes adopted herein.
- B. The Building Official shall review and inspect the setbacks and flood regulations as set forth in this code for all buildings, manufactured houses, mobile homes, and recreational vehicles.
- C. The Building Official shall draft and maintain the Town's Building Permit Guidelines as a helpful resource for the Town's residents and builders; these Guidelines shall be adopted by the Town Council by resolution and shall be available on the Town's website.
- D. The Town may arrange for the services of a Building Official or subordinate inspectors via an agreement with another local authority or with any other competent entity.

Sec. 7-1-3 Building Permit Application Requirements

- A. Any person, partnership, firm, or corporation desiring to construct, erect, enlarge, substantially modify, or demolish any residential building or mobile home or other structure shall first make application for a building permit to the Building Official and shall not commence that construction or movement without first obtaining a building permit from the Town.
- B. Any person, partnership, firm, or corporation desiring to erect, construct, enlarge, move, or substantially modify any commercial, industrial, quasi-public or public building or structure shall first make application to the Building Official for a separate building permit for each building or structure and shall not undertake that construction, enlargement, movement, or modification without first obtaining a building permit from the Town.
- C. All applications for a building permit shall be accompanied by two sets of plans which have been drawn to scale and which show the actual dimensions of the lot to be built

upon, the size and location of existing buildings with respect to front, rear and side property lines, and the location and layout of proposed off-street parking areas.

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- D. Plans shall provide sufficient details of proposed structural features, and electrical, plumbing, and mechanical installations to permit evaluation of their adequacy by the Town Building Official or designee, and for commercial or industrial applications, the plans will be required to be stamped by a registered engineer or architect.

Sec. 7-1-4 Issuance of Permit

- A. Upon receipt of an administratively complete application as required in Section 7-1-2 of this article and the fees set forth in Sec. 7-1-4, within twenty (20) working days the Building Official shall either issue a permit to make such construction, alteration, movement, or installation, or issue a notice of denial of the permit, citing with specificity the reasons for the denial.
- B. After a permit has been granted for any building, manufactured house, mobile home or recreational vehicle, the plans shall not be altered without giving notice of such alteration and the character thereof to the Building Official, who shall review and process such alterations as if it were a new application.

Sec. 7-1-5 Fees

- A. Before the erection, construction, demolition, alteration or repair of any building or improvement as herein provided, or installation of manufactured house, mobile home or recreational vehicle, the owner, architect, or builder shall pay to the Town for buildings, additions, alterations, removals or repairs the following fees:

TABLE NO. 3 – A BUILDING PERMIT FEES <sup>1</sup>

<u>TOTAL VALUATION</u>	<u>FEE</u>
\$1 to \$2,000	Minimum fee of \$80
\$2,001 to \$25,000	\$80 for the first \$2,000 plus \$17 per additional \$1,000 or fraction thereof, to and including \$25,000
\$25,001 to \$100,000	\$471 for the first \$25,000 plus \$12 per additional \$1,000 or fraction thereof, to and including \$100,000
\$100,001 and up	\$1,371 for the first \$100,000 plus \$8 per additional \$1,000 or fraction thereof.

The fees and charges to be paid for manufactured or mobile homes or house trailers will be a \$45.00 placement inspection fee. Plan review fees shall be assessed at the rate of sixty-five percent (65%) of the building permit fee shown in Table No. 3-A. The plan review fees are separate from and in addition to the building permit fees shown in Table No. 3-A.\*

\*\*An inspection fee for any gas or electrical permit shall be assessed at \$69.00 per application, of which \$54.00 will be paid to Santa Cruz County for building inspector services and \$15.00 to the town. If re-inspection is necessary for approval of work in place,

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re-inspection fees shall be assessed at \$69.00 per inspection to offset the fees charged to the Town for such re-inspections. Inspection fees for up to two construction inspections per phase by the Santa Cruz County building inspector are included in the building permit fees shown in Table No. 3-A. Should any phase of a project require more than two inspections for approval of work in place, re-inspection fees shall be assessed at \$69.00 per inspection to offset the fees charged to the Town for such re-inspections\*\*\*.

- B. Building valuation for the erection of any buildings, additions, alterations, removals or repairs or improvements as herein provided shall be based upon the Santa Cruz County Building Department 2012 Valuation Data Table attached hereto as Exhibit A and made part of this Chapter as if fully set forth herein.
- C. The Building Official shall issue a stop work order directed to any owner, architect or builder who commences the erection, construction, removal, alteration, addition or repair of any building, or installation of any manufactured house, mobile home, or recreational vehicle, without first having obtained a permit required by Sec. 7-1-2. Thereafter, said owner, architect or builder shall apply for a permit and pay double the fees specified in subsection A of this section before proceeding with such work.
- D. The Deputy Town Clerk or Administrative Clerk shall issue receipts for all fees taken out for permits and shall keep, in proper books for that purpose, an accurate account of all such fees so paid, giving the name of the party, date and amount of such fees. Such book shall be kept open for public inspection and the Deputy Town Clerk or Administrative Clerk on the first day of each month render a report to the Council of the number of permits issued, with the amounts collected during the month preceding.
- E. Except in an approved manufactured or mobile home park, there shall be no more than one (1) manufactured house or mobile home per privately owned parcel, and no more than one other habitable building. These buildings, together with all accessory structures, cannot occupy more than fifty percent (50%) of the lot area.

Sec. 7-1-6 Inspections

- A. No building or part of an existing building requiring a permit for construction as set forth in this chapter may be occupied without first receiving a certificate of occupancy from the Building Official or designee unless for good cause shown the Building Official issues a temporary certificate of occupancy stating its expiration date and any limitations of occupancy imposed by the temporary certificate.
- B. Prior to issuing a certificate of occupancy, the Building Official or designee shall inspect the project at the usual stages of construction and shall either pass the construction or make a detailed finding of any construction defects, which shall require a future inspection and payment of an additional inspection fee prior to passing the construction. If necessary, the construction shall be uncovered at the sole cost of the owner/permittee to allow proper inspection.
- B. The Building Official or designee may petition the Town Magistrate or Justice Court for a warrant for entry upon private property for the purpose of undertaking any inspection, where permission for entry to inspect has been refused by the owner or agent or where there are legitimate concerns regarding the safety of an existing structure. A warrant shall be issued upon a showing of probable cause of violation of this chapter or building code, which may be pursuant to an affidavit. Hearsay shall be admissible for the purpose of

making a probable cause finding. Failure to schedule a required inspection after noticing that such inspection is required shall be deemed a violation of this chapter.

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Sec. 7-1-7 Expiration of Permit

Every permit issued by the Town under the provisions of this article shall expire by limitation and become null and void, if the building, installation or work authorized by such permit is not commenced within one year from the date of such permit, or if the building or work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of one year. Before such work can be recommenced, a new permit shall be first obtained, and the fee therefore shall be one-half (½) the amount required for a new permit for such work, provided no changes have been made or will be made in the original plans and specifications for such work; and provided, further, that such suspension or abandonment has not exceeded one year.

Sec. 7-1-8 Dimensional Limitations of Construction

- A. All buildings constructed on any lot shall have a setback not less than five feet from the sides and rear and fifteen feet from the main street fronting the lot. No alley shall be considered a street for the purpose of this section. If construction activities on any proposed building will result in a violation of A.R.S. § 40-360.42, the setback requirements of this subsection shall be increased to provide the required amount of clearance from the high voltage overhead electric line. If proposed construction activities on any existing building will result in a violation of A.R.S. § 40-360.42, the application for a building permit will be denied.
- B. Manufactured houses and mobile homes shall be subject to the same setback requirements as a building, as set forth in subsection A of this section.
- C. Except as otherwise may be approved by the Town Council through a use permit, there shall be no more than two (2) habitable buildings that require a certificate of occupancy per parcel. These buildings, together with all accessory structures, cannot occupy more than fifty percent (50%) of the total parcel area.
- D. No building or structure can exceed twenty-five (25) feet in overall height.
- E. All walls above four feet require a building permit. Except as otherwise may be approved by the Town Council through a use permit, no building permit shall be issued for a perimeter wall extending higher than five feet above grade.

Sec. 7-1-9 Penalties and Enforcement

- A. Any person, firm or corporation who violates, neglects, or refuses to comply with any of the provisions of this article shall, in addition to the penalties provided in this article, be deemed guilty of a misdemeanor, and on conviction thereof shall be fined not less than Five Hundred dollars (\$500.00) nor more than Twenty-Five Hundred dollars (\$2500.00) or be imprisoned in the County jail for up to 30 days or be both so fined and imprisoned.
- B. As an alternative to the above penalty, the Building Official shall have the discretion to file in the Town Court a civil action for any violation of this chapter against any responsible party.
  - 1. The action may be initiated by filing and serving a complaint similar in form to an Arizona traffic ticket complaint which may be signed by the Building Official or designee, or a long form complaint signed by the Town Attorney.
  - 2. The complaint shall be heard on an expedited basis by the Town Court, which shall follow the procedural rules for traffic cases.

3. Upon a finding of responsibility by the Court a fine of up to Five Hundred (\$500.00) shall be imposed, and additional fines of up to Five Hundred (\$500.00) per day may be imposed if the violation is not corrected within a reasonable time limit imposed by the Court.

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4. If service cannot be accomplished by the ordinary methods of the civil rules, then the uniform civil code complaint or a long form complaint may be served by posting the property with the summons and complaint or mailing the summons and complaint by certified or registered mail, return receipt requested. If service is made by certified or registered mail, the return receipt shall be prima facie evidence of service. Where the property is occupied, service shall be deemed effective three business days after posting the property. Where the property is unoccupied, service shall be deemed effective ten days after posting, provided that notice of posting together with the summons and complaint are also mailed first class to the last known address of the owner.
5. The Court shall have jurisdiction to consider petitions to impose costs of service of the uniform civil code complaint on the defendant where it appears that the defendant is actively avoiding service of the uniform civil code complaint.
6. Every day a violation exists is a separate violation of this chapter.
7. Any violation of this chapter or any uniform code adopted by reference is hereby declared to be a nuisance and the Building Official, in addition to all other remedies, may seek abatement of such nuisance in a court of competent jurisdiction, with the cost, including attorney fees, of all such civil enforcement efforts shall be recoverable from the owner or other person responsible for such nuisance where judgment has been granted to the Town.
8. Whenever the Building Official finds any work regulated by a code adopted by reference in this chapter being performed in a manner contrary to code provisions or in a dangerous or unsafe manner, the Building Official is authorized to issue a stop work order. Absent an emergency, a stop work order shall be in writing and shall be given to the owner of the property, or to the owner's agent, or to the person doing the work. Upon issuance of a stop work order, the cited work shall immediately cease. The stop work order shall state the reason for the order, and the conditions under which the cited work is authorized to resume. Where an emergency exists, the Building Official shall not be required to give a written notice prior to stopping the work and shall issue a written stop work order as soon as practicable.
9. Upon finding that a building, premises, vehicle, storage facility or outdoor area is in violation of this article or a code adopted by reference in this chapter, the Building Official may prepare a written notice of violation prior to initiation of any penalties or enforcement set forth in this chapter describing the violations and, when compliance is not immediately required for safety reasons, specifying a time for such compliance and re-inspection. A notice of violation issued pursuant to this subsection shall be served upon the owner, operator, occupant, or other person responsible for the condition or violation, either by personal service, mail, or by delivering the same to, and leaving it with, some person of responsibility upon the premises. For unattended or abandoned locations, a copy of such notice of violation shall be posted on the premises in a conspicuous place at or near the entrance to such premises and the notice of violation shall be mailed with return receipt requested or a certificate of mailing, to the last known address of the owner, occupant, or both.

#### Sec. 7-1-10 Variances

Variances may be granted upon request to the mayor and council. Variances shall only be issued upon:

- A. A showing of good and sufficient cause;

- B. A determination that failure to grant the variance would result in exceptional hardship to the applicant; and

Article 7-1 BUILDING PERMITS, INSPECTIONS, AND ENFORCEMENT

- C. A determination that the granting of a variance will not result in threats to public safety, extraordinary public expense, create nuisances, cause fraud or victimization of the public or conflicts with federal, state, or local laws or regulations.

Article 7-2 MANUFACTURED HOUSES, MOBILE HOMES, AND RECREATIONAL VEHICLES

Sec. 7-2-1 Definitions

In this section unless the context otherwise requires:

- A. "Manufactured house" means a structure, transportable in one or more sections, which in the traveling mode is 8 body feet or more in width or 40 body feet or more in length, or which when erected on site is 320 or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling with or without permanent foundation when connected to the required utilities, and includes the plumbing, heating, air-conditioning, and electrical systems contained in the structure. the term includes all structures that meet the above requirements, except the size requirements and with respect to which the manufacturer voluntarily files a certification and complies with the Department of Housing and Urban Development (HUD), manufactured home construction and safety standards (MHCSS) set forth in HUD 24 CFR part 3280. A manufactured house must be HUD approved and eligible for a thirty (30) year mortgage.
- B. "Manufactured or mobile home park" means any lot, tract or parcel of land which is offered for use in whole or in part, with or without charge, for the parking of occupied manufactured houses or mobile homes and used solely for living or sleeping purposes.
- C. "Manufactured or mobile home subdivision" means any lot, tract or parcel of land which is designed and intended for residential use where residence is in manufactured or mobile homes exclusively, intended for separate lot ownership.
- D. "Mobile home" means a structure built prior to June 15, 1976, on a permanent chassis, capable of being transported in one or more sections and designed to be used with or without a permanent foundation as a dwelling when connected to on-site utilities, except manufactured homes, recreational vehicles, and factory-built buildings.
- E. "Recreational vehicle" means a vehicular type of unit which is:
- (1) a portable camping trailer mounted on wheels and constructed with collapsible partial sidewalls which fold for towing by another vehicle and unfold for camping.
  - (2) a motor home designed to provide temporary living quarters for recreational, camping or travel use and built on or permanently attached to a self-propelled motor vehicle chassis or on a chassis cab or van that is an integral part of the completed vehicle.
  - (3) a park model home which is built on a single chassis, mounted on wheels, and designed to be connected to utilities necessary for operation of installed fixtures and appliances and has a gross trailer area of not less than three hundred twenty

square feet and not more than four hundred square feet when it is set up, except that it does not include fifth wheel trailers.

- (4) a travel trailer mounted on wheels, designed to provide temporary living quarters for recreational, camping or travel use, of a size or weight that may or may not

Article 7-2 MANUFACTURED HOUSES, MOBILE HOMES, AND RECREATIONAL VEHICLES require special highway movement permits when towed by a motorized vehicle and has a trailer area of less than three hundred twenty square feet. this subdivision includes fifth wheel trailers. if a unit requires a size or weight permit, it shall be manufactured to the standards for park trailers in a 119.5 of the American National Standards Institute Code.

- (5) a portable truck camper constructed to provide temporary living quarters for recreational, travel or camping use and consisting of a roof, floor and sides designed to be loaded onto and unloaded from the bed of a pickup truck.

- F. "Recreational vehicle park" means any lot, tract or parcel of land which is offered for use in whole or part, with or without charge, for the parking of recreational vehicles for temporary residential purposes and used solely for living or sleeping purposes.
- G. "Recreation vehicles (overnight)" means a recreation vehicle which is not designed for or to be used for permanent residential use in a travel trailer/recreation vehicle park or at other approved locations.

#### Sec. 7-2-2 Location Outside of Parks or Subdivisions

- A. No manufactured or mobile home shall be installed or occupied for residential use without appropriate securing mechanisms installed according to the manufacturer's specifications and the State of Arizona Office of Manufactured Housing specifications. A skirt with adequate ventilation shall be required around the perimeter of the mobile home to screen its wheels and undercarriage.
- B. Recreational vehicles may be used as habitable housing. Two recreational vehicles can be placed on one Town lot (50'x135') as **long-term** residential housing in accordance with Section 7-1-8 C in this building code. Both RV's must have a separate water and sewer connection in accordance with Chapter 12 Section 12-3-5 A.
- C. Individual manufactured houses and mobile homes may only be located on a lot or property within the town if the lot or property and the manufactured house or mobile home is owned by the person requesting the permit.
- D. No more than one (1) recreation vehicle may be stored on a residential lot in the rear or side yards only. The vehicle shall not extend beyond the front façade of the residence. Minimum side or rear yard setbacks shall be maintained.
- E. Emergency or temporary stopping or parking of a manufactured house, mobile home or recreational vehicle is permitted on any street, alley, or highway for not longer than twenty-four (24) hours subject to any other and further prohibitions, regulations or limitations imposed by the traffic and parking regulations or ordinances for that street, alley, or highway.

#### Sec. 7-2-3 Regulations for Manufactured or Mobile Home or Recreational Subdivisions or Parks

- A. Height Regulations. For manufactured or mobile homes, no unit shall exceed fifteen (15) feet in height unless elevation of the unit is required to comply with floodplain regulations.



- B. Front Yard. For manufactured or mobile home subdivisions or parks, no unit shall be located closer than fifteen (15) feet to a drive or parking court.
- C. Side Yard. For manufactured or mobile home subdivisions or parks, no unit shall be located closer than five (5) feet from lot line.

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- D. Rear Yard. For manufactured or mobile home subdivisions or parks, no unit shall be located closer than ten (10) feet from rear lot line.
- E. All interior drives shall be improved to a minimum of twenty-four (24) feet.
- F. No more than one recreation vehicle shall be permitted to be stored on a lot or space, and only in the rear or side yards. The vehicle shall not extend beyond the front façade of the residence. Minimum side or rear yard setbacks shall be maintained and shall not exceed the fourth/fifty percent allowed for usage.
- G. No manufactured or mobile home shall be located closer than ten (10) feet to another or closer than twenty-five (25) feet to a building, storage, or service area.

Article 7-3 ADOPTION OF UNIFORM CODES BY REFERENCE

Sec. 7-3-1 Building Codes

The Town shall adopt updates to the Town's Building Codes as frequently as necessary to ensure that said Codes reflect as closely as possible those Codes adopted, administered, and enforced by the County. The current code adopted by the Town is set forth in Exhibit B and is hereby adopted as the Uniform Building Code of the Town of Patagonia and made a part of this chapter the same as though said code was specifically set forth in full herein; and at least three (3) copies of said code are filed with the Santa Cruz County Supervisors for public use and inspection.

Sec. 7-3-2 Plumbing Code

The Town shall adopt updates to the Town's Plumbing Codes as frequently as necessary to ensure that said Codes reflect as closely as possible those Codes adopted, administered, and enforced by the County. The current code adopted by the Town is set forth in Exhibit B and is hereby adopted as the Uniform Plumbing Code of the Town of Patagonia and made a part of this chapter the same as though said code was specifically set forth in full herein; and at least three (3) copies of said code are filed with the Santa Cruz County Supervisors for public use and inspection.

Sec. 7-3-3 Electrical Code

The Town shall adopt updates to the Town's Electrical Codes as frequently as necessary to ensure that said Codes reflect as closely as possible those Codes adopted, administered, and enforced by the County. The current code adopted by the Town is set forth in Exhibit B and is hereby adopted as the Electrical Code of the Town of Patagonia and made a part of this chapter the same as though said code was specifically set forth in full herein; and at least three (3) copies of said code are filed with the Santa Cruz County Supervisors for public use and inspection.

Article 7-3-4 Mechanical Codes

The Town shall adopt updates to the Town's Mechanical Codes as frequently as necessary to ensure that said Codes reflect as closely as possible those Codes adopted, administered, and enforced by the County. The current code adopted by the Town is set forth in Exhibit B and is hereby adopted as the Uniform Mechanical Code of the Town of Patagonia and made a part of

this chapter the same as though said code was specifically set forth in full herein; and at least three (3) copies of said code are filed with the Santa Cruz County Supervisors for public use and inspection.

Article 7-3 ADOPTION OF UNIFORM CODES BY REFERENCE

Sec. 7-3-5 Fire Code

- A. Pursuant to the provisions of A.R.S. § 9-240(B) 7, (d), the 2006 Edition of the International Fire Code (2006 I.F.C.) is adopted by reference. It shall be the fire code of the Town.
- B. The amendments to the International Fire Code (2006 I.F.C.), 2006 Edition, are adopted in the following respects:

Chapter 1 Administration

Section 101 General

101.1 Title. These regulations shall be known as the fire code of the Town of Patagonia, hereinafter referred to as "the Code".

Section 2206 Flammable and Combustible Liquid Motor Fuel-Dispensing Facilities

2206.2.2 Above-Ground Tanks Located Inside Buildings.

Above-ground tanks, located outside of building and used for the storage of class I, II and IIIA liquid motor fuels, are prohibited.

Exception: Installation of a tank with 2000 gallons (7,570.81) or less aggregate quantity may be approved by a special permit issued by the Town Council.

Article 7-4 STREET EXCAVATIONS REQUIRING AN ENCROACHMENT PERMIT

- A. It is unlawful for any person, firm, corporation, owner, builder, contractor, subcontractor, utility, foreman or plumber to install or place, or cause to be installed or placed, on any public street, alley or thoroughfare in the town, any water pipes or installations for water, gas or any service whatsoever without first obtaining a permit from the Town Manager. All such water pipes or installations shall be placed at a depth of not less than thirty-six (36) inches from the surface of the street, alley, or thoroughfare.
- B. It is unlawful for any person, firm, corporation, owner, builder, contractor, subcontractor, foreman or plumber to make or dig, or cause to be made or dug, any hole, drain, trench, ditch or excavation in any public street, alley, sidewalk or thoroughfare in the town without having first obtained written permission from the Town Engineer or any other authorized agent of the Town, and without having first deposited with the Town an amount equal to two dollars (\$2.00) for each square foot of hole, trench or excavation if made in an unpaved street, alley or thoroughfare, and four dollars (\$4.00) for each square foot of hole, trench or excavation if made in a paved street, alley or thoroughfare or in or through a sidewalk.
- C. Excavations, holes and trenches in unpaved streets and thoroughfares shall be filled and repaired in such manner as not to sag or leave a rut. Any excavation or opening through a pavement or sidewalk shall be made and repaired by the street department at cost and upon request of and at the expense of the party making such deposit. Such sum deposited shall remain on deposit until such excavation or trench is filled and repaired and shall be used by the street department to fill excavations in unpaved streets when the person causing or making the same fails or refuses so to do when directed in writing by the Town

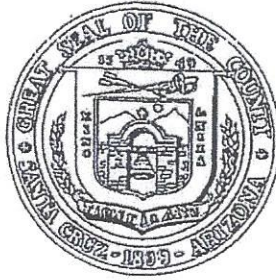
Engineer or any other authorized agent of the Town and for repairing excavations in pavements or sidewalks. The balance of such deposit shall be returned to the person making the deposit, if any balance remains after such excavation or trench is fully repaired. If work exceeds the deposit, the person will be billed accordingly.

Article 7-5 LOT NUMBERING

- A. The houses, building and lots of the Town of Patagonia shall be numbered in the following manner:
1. All numbers on streets running northeast and southwest shall commence at First Avenue and increase in a southwesterly and northeasterly direction. All numbers on the south and east sides of the street shall be odd, and all numbers on the north and west sides shall be even.
  2. All numbers on the streets running northwest and southeast shall commence at the Southern Pacific Railroad main line and increase in a northwesterly and southeasterly direction. All numbers on the south and west sides of the street shall be odd, and all numbers on the north and east sides shall be even.
- B. The buildings of each block, from the points of beginning of the numbering, shall be designated and numbered as follows: the first block shall commence with number 100; the second block, number 200; the third block, number 300; and so on in like manner so that the numbers in each block shall all be in the same series of number.
- C. There shall be one hundred (100) numbers allotted to each block, and every twenty-five (25) foot frontage or fraction thereof shall be allotted one number to be placed on the front door of any building lying within said frontage, in their consecutive order, observing the above rules for odd and even numbers. The numbers in the next block shall begin with the next successive hundred, notwithstanding the fact that some numbers in the previous hundred shall not have been used, and so on as far as the streets shall run. If within any twenty-five (25) frontage there shall be no building or door, the number belonging to said frontage shall be held in abeyance until such frontage shall be occupied. If there shall be more than one front door within any twenty-five (25) foot frontage, fractional numbers shall be used to designate such extra doors, if leading upstairs; and the letters "A", "B", "C", "D", etc., shall be used to designate such extra doors if leading to ground-level rooms.
- D. First Avenue shall be designated as a "base street" and numbers shall increase both ways therefrom, the numbers to the northeast shall be designated "east," and the numbers to the southwest shall be designated "west".
- E. The Southern Pacific Railroad main line shall be designated as a "base line" and numbers shall increase both ways therefrom, on through streets the numbers to the southeast shall be designated "south" and the numbers to the northwest shall be designated "north".
- F. The Town Engineer shall keep an up-to-date map of the Town on file in his/her office showing all numbers thereon as specified herein and shall designate numbers for any building or premise at the request of the owner, or occupants thereof, in the event there is question as to the proper number to be assigned to assigned to said building or premise under the provisions of this article.

EXHIBIT A

SANTA CRUZ COUNTY BUILDING DEPARTMENT



Robert Banzhof  
Director

**2012 VALUATION DATA TABLE**  
Square Foot Construction Costs <sup>a, b, c, d</sup>

Group (2012 International Building Code)	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1 Assembly, theaters, with stage	212.00	204.85	199.65	191.24	179.60	174.56	184.86	164.20	157.69
A-1 Assembly, theaters, without stage	194.08	186.93	181.72	173.31	161.68	156.64	166.93	146.29	139.78
A-2 Assembly, nightclubs	166.35	161.60	157.13	150.84	141.62	137.83	145.25	128.47	123.67
A-2 Assembly, restaurants, bars, banquet halls	165.35	160.60	155.13	149.84	139.62	136.83	144.25	126.47	122.67
A-3 Assembly, churches	195.96	188.81	183.60	175.20	163.70	158.66	168.82	148.30	141.80
A-3 Assembly, general, community halls, libraries, museums	163.95	156.80	150.60	143.19	130.66	126.63	136.81	115.27	109.76
A-4 Assembly, arenas	193.08	185.93	179.72	172.31	159.68	155.64	165.93	144.29	138.78
B Business	169.14	162.95	157.42	149.72	135.78	130.75	143.54	119.31	113.65
E Educational	178.16	172.02	166.90	159.29	148.37	140.44	153.73	129.09	124.71
F-1 Factory and industrial, moderate hazard	100.75	95.02	90.26	85.94	77.68	74.37	83.16	64.01	60.19
F-2 Factory and industrial, low hazard	99.75	95.02	90.26	85.94	77.68	73.37	82.16	64.01	59.19
H-1 High Hazard, explosives	94.40	89.68	84.92	80.59	72.52	68.22	76.82	58.86	N.P.
H234 High Hazard	94.40	89.68	84.92	80.59	72.52	68.22	76.82	58.86	54.03
H-5 HPM	169.14	162.95	157.42	149.72	135.78	130.75	143.54	119.31	113.65
I-1 Institutional, supervised environment	168.08	162.18	157.65	150.82	138.52	134.86	146.99	124.28	119.86
I-2 Institutional, hospitals	287.21	281.02	275.49	267.79	252.87	N.P.	261.61	236.40	N.P.
I-2 Institutional, nursing homes	198.55	192.37	186.83	179.13	165.20	N.P.	172.95	148.74	N.P.
I-3 Institutional, restrained	192.65	186.47	180.93	173.23	160.79	154.76	167.05	144.32	136.66
I-4 Institutional, day care facilities	168.08	162.18	157.65	150.82	138.52	134.86	146.99	124.28	119.86
M Mercantile	123.94	119.17	113.69	108.40	98.85	96.06	102.82	85.70	81.90
R-1 Residential, hotels	169.51	163.62	159.09	152.26	140.12	136.46	148.59	125.88	121.46
R-2 Residential, multiple family	142.14	136.24	131.71	124.88	113.41	109.75	121.89	99.18	94.76
R-3 Residential, one- and two-family	133.78	130.13	126.82	123.67	118.74	115.78	119.75	110.94	103.92
R-4 Residential, care/assisted living facilities	168.08	162.18	157.65	150.82	138.52	134.86	146.99	124.28	119.86
S-1 Storage, moderate hazard	93.40	88.68	82.92	79.59	70.52	67.22	75.82	56.86	53.03
S-2 Storage, low hazard	92.40	87.68	82.92	78.59	70.52	66.22	74.82	56.86	52.03
U Utility, miscellaneous	71.08	67.13	62.83	59.33	53.24	49.79	56.48	41.64	39.44

- a. Private Garages use Utility, miscellaneous
- b. Unfinished basements (all use group) = \$15.00 per sq. ft.
- c. For shell only buildings deduct 20 percent
- d. N.P. = not permitted

Per Square Foot Construction Costs

Private Residences \$103.92  
Garages, Barns and Storage \$39.44

Ramada, Carports & Porches \$15.00  
Swimming Pools \$39.44

RB/sj

Effective July 3, 2012

The current editions of the following codes and appendices, enacted and published by the International Conference of Building Officials (ICBO), and the National Fire Protection Association (NFPA) (unless otherwise indicated, three copies now on file with the Santa Cruz County Board of Supervisors) are hereby adopted as the Town of Patagonia Building Safety Code\*:

- International Building Code 2012 Edition and Appendix A
- International Building Code Standards 2012 Edition
- International Residential Code 2012 Edition
- Appendix AQ, Standards for Tiny Houses, International Residential Code 2021 Edition (three copies on file with the Town Manager)
- International Mechanical Code 2012 Edition
- International Plumbing Code 2012 Edition
- International Fire Code 2006 Edition
- International Fuel and Gas Code 2012 Edition
- National Electric Code 2011 Edition
- Uniform Building Code 1997 Edition Appendix Chapter 33
- Uniform Code for the Abatement of Dangerous Building 1997 Edition
- International Code Council Electrical Code 2012 Administrative Provisions



## ORDINANCE NO. 24-03

### AN ORDINANCE OF THE TOWN OF PATAGONIA, ARIZONA, MAYOR AND COUNCIL, ADOPTING AMENDED TOWN CODE CHAPTER 7 BUILDING

**BE IT ORDAINED** by the Mayor and Council of the Town of Patagonia, Arizona that:

**SECTION 1.** Patagonia Town Code Chapter 7 Building is hereby repealed and replaced with amended Town Code Chapter 7 Building, as set forth in that certain public document known as "Chapter 7 Building (adopted March 2024)," three copies of which are on file with the Town Manager and attached hereto as Exhibit A.

**SECTION 2.** The following uniform building and safety codes are hereby adopted by reference, one electronic copy and one hard copy of which are on file with the Town Manager:

- International Building Code 2012 Edition and Appendix A
- International Building Code Standards 2012 Edition
- International Residential Code 2012 Edition
- Appendix AQ, Standards for Tiny Houses, International Residential Code 2021 Edition (three copies on file with the Town Manager)
- International Mechanical Code 2012 Edition
- International Plumbing Code 2012 Edition
- International Fire Code 2006 Edition
- International Fuel and Gas Code 2012 Edition
- National Electric Code 2011 Edition
- Uniform Building Code 1997 Edition Appendix Chapter 33
- Uniform Code for the Abatement of Dangerous Building 1997 Edition
- International Code Council Electrical Code 2012 Administrative Provisions

**SECTION 3.** All Ordinances, Resolutions, or Motions and parts of Ordinances, Resolutions or Motions of the Council in conflict with the provisions of this Ordinance are hereby repealed.

**SECTION 4.** The Town Manager is hereby directed to publish this Ordinance in accordance with law and to post this amended Chapter 7 on the Town's website upon its effective date.



**ORDINANCE NO. 24-03**

**PASSED AND ADOPTED** by the Mayor and Town Council of the Town of Patagonia, Arizona  
this **27<sup>TH</sup> day of March 2024**.

APPROVED:

*Andrea Wood*  
Andrea Wood, Mayor

ATTEST:

*Ron Robinson*  
Ron Robinson, Town Manager/Clerk

APPROVED AS TO FORM:

*Michael Massee*  
Michael Massee, Town Attorney