

May 2013 Building Safety Month



Founded by the International Code Council (ICC), Building Safety Month (BSM) is celebrated by jurisdictions worldwide during the month of May.

Building Safety Month is a public awareness campaign offered each year to help individuals, families and businesses understand what it takes to create and sustain safe and sustainable structures. The campaign reinforces the need for adoption of modern, model building codes, a strong and efficient system of code enforcement and a well-trained, professional workforce to maintain the system.

The campaign is presented by the ICC and its 50,000 members worldwide along with a diverse partnership of professionals from the building construction, design and safety community. Corporations, government agencies, professional associations, nonprofits and more come together to support Building Safety Month because they understand the need for safe and sustainable structures where we live, work and play.



What did Arizona Do?

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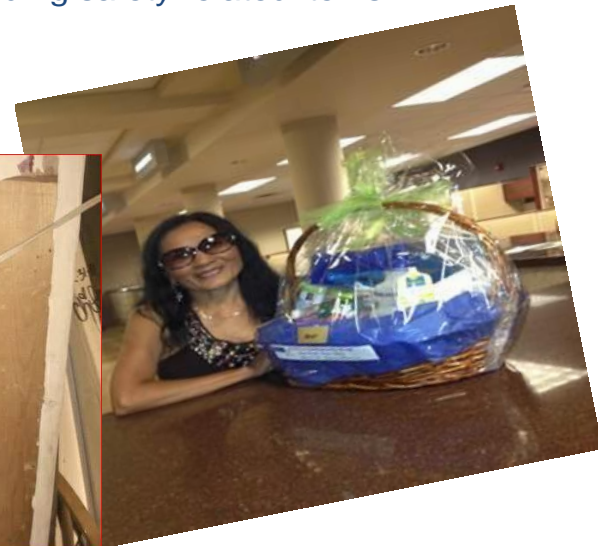
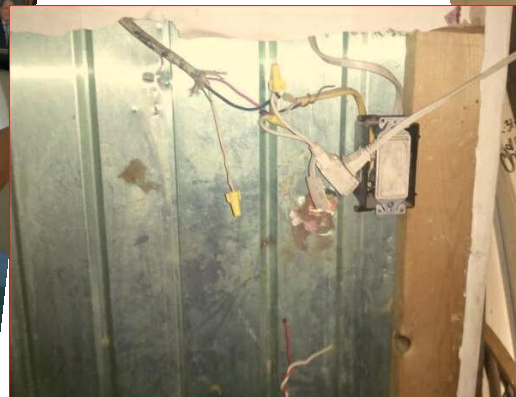


Arizona Building Officials

June 2013

City of Avondale

Each year for building safety month Avondale proudly displays a signed proclamation from our Mayor declaring May as building safety month, framed building safety month poster, and various building safety related pamphlets that provide valuable information to our residents. We have tables set up at each of our Libraries and City Hall lobby with all of the above mentioned items. This year we expanded our outreach to include weekly tweets and Facebook postings alerting people of building safety month. And, as we have done for the past two years with the help of Sharon Bonesteel of SRP, we encourage people to register for drawings at the end of the month for building safety related items.



Educating homeowners about life safety issues.

City of El Mirage

El Mirage held month long activities and contests to celebrate Building Safety Month. Each week had a trivia question asked that made employees search the ICC website for the answer. Prizes ranged from a BBQ grill (donated by SWG) to a home energy audit (donated by APS). During Fire Safety Awareness week we held fire extinguisher training for all city employees and the seniors at the Senior Center. Posters announcing Building Safety Month were located in every City building and on display at Gateway Park on the digital information board. We also held a month long shoe and sock drive to benefit The Clothing Shop, an El Mirage charity that provides clothing to those in need. Over 60 pairs of new or gently used shoes were collected along with bags full of socks.

Maricopa County

For Maricopa County Building Safety Month we got some materials from ICC. Posted posters in our permit lobby. We had some customer handouts. We posted weekly safety tips. We also had a power point presentation running continuously on our lobby TV screen.

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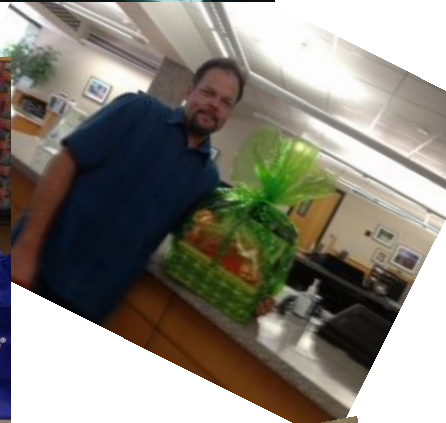


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City of Tempe

We created a press release, a proclamation; we had a display table with donations (flyers, handouts, stickers, pens/pencils coloring books, whistles and candy) from our Fire Department and SRP Utilities. Local business's donated gifts and or gift baskets and we had a weekly drawing for our customers who participated in each weekly activity (building terminology word search game, true/false answers to building code questions game, Hit the Nail on the Head game for question how many nails were in a Mason Jar etc.) We made baskets for our winners from all the wonderful gifts donated (Quick Trip gas card (4) \$25.00 each, T shirts from Orange Theory and SRP, Bus and Light Rail passes, teeth whitening certificates, facials, massages, oil changes etc.) the donations go on and on!



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City of Tucson

- Handed out Smoke detectors to those who came in for Residential permits.
- Held a raffle for Carbon Monoxide Detectors. Distributed COT Tattoos.
- Each Friday we had a snack and drink for our customers.
- We had a breakfast with Building Inspectors, plan reviewers and The Mayor. The Mayor read the proclamation at the breakfast. We gave the Mayor a carbon monoxide detector.



Ken Van Karszen, Bob Cherry, and Clayton Treulipen enjoy Safety glasses



Don Bazzie, Denise Kordle, Mayor Rothchild, and Ernie Duarte



ERNE DUARTE GIVES A CARBON MONOXIDE DETECTOR TO MAYOR ROTHCHILD



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Training Opportunities

IRC Chapter Training Event

PLAN REVIEW BASED ON THE 2012 INTERNATIONAL RESIDENTIAL CODE

Made possible by: the International Code Council, the ICC Grand Canyon Chapter and Prescott Valley Building Safety.

Thursday, August 22nd & Friday, August 23rd 2013

Prescott Valley Library-Crystal Room

7401 E. Civic Circle

Prescott-Valley, AZ 86314

This two day seminar is \$180 for AZBO Members; \$220 for Non-Members.

Flyer with additional information is available on AZBO's website or contact Randy at randy.pluimer@prescott-az.gov

Permit Technician Training

OVER THE COUNTER PLAN REVIEW REFRESHER AND AN IBC OVERVIEW by Mary Dickson.

July 24th, 9am- 3pm (lunch included)

City of El Mirage

El Mirage Fire Station 121

13601 N. El Mirage Road

Fee \$25.00. Payment can be made the day of the event but you must RSVP no later than July 19th to:

mochoa@cityofelmirage.org or anbennett@scottsdaleaz.gov

Bring an IRC, IBC and a calculator to class!

Sponsored by the Arizona Permit Techs!

Save the Dates - October 28 thru November 1st

AZBO FALL EDUCATION INSTITUTE

It will be held at the Scottsdale Cottonwoods Resort and Conference Center. Several new classes will be offered, including an expanded green/energy and inspection track. An evening social event is being planned for Wednesday, October 30th and will be hosted by the Central Chapter. Complete information will be posted on line and sent via email the first week of August. Watch for additional changes at the Institutes as the Education Committee continues its efforts to 'go green'!

KUDOS

~ Ella Ochoa received Citizen of the Year award from the El Mirage Fire Department at their annual awards ceremony held June 9th. She was recognized for her activities and work within the community, assisting with and supporting the fire department special causes and her work with AZ Building Officials and AZ Permit Techs!

HOARDING

Come and be a part of a collaborative effort with other jurisdictions and agencies to deal effectively with hoarding situations in your community. Arizona Hoarding Task Force meetings for the summer:

Maricopa Chapter

Thursday, August 8th from 2-4 PM at the Granite Reef Senior Center, 1700 N. Granite Reef Rd, Scottsdale

Contact mdickson@cityofelmirga.org for more information.

Southern Chapter

Tuesday, July 30, and September 17

3PM to 5PM, Abrams Building 3950 S. Country Club Road
Tucson, Arizona 85714

Contact loniell@aging.arizona.edu for more information

Verde Valley Chapter covering Northern AZ

Monday, August 5th, 2-4PM at the Cottonwood Rec Center, 150 S. 6th ST., Cottonwood.

Please check website www.azhoarding.com as this is a tentative date!

Contact Lisa.Diacik@campverde.az.gov for more information



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Submitted by:



Ed Peaser, CBO
Plan Review Manager

2012 International Property Maintenance Code

Recently, I made a presentation to the State of AZ Hoarding Committee on the sanitation requirements now found in the 2012 IPMC, how it's adopted by governments entities and who enforces it.

First, let's first talk about how it's adopted. Basically, there are 2 ways to do this. A Code Official can adopt the IPMC as a standalone code, or they can simply adopt the latest version of the IBC, which includes section 101.4 – Referenced codes.

Section 101.4 states: "The other codes listed in Sections 101.4.1 through 101.4.6 and referenced elsewhere in this code shall be considered part of the requirements of this code to the prescribed extent of each such reference." Those referenced codes are:

101.4.1 Gas – IFGC

101.4.2 Mechanical – IMC

101.4.3 Plumbing – IPC

101.4.4 Property maintenance – IPMC

101.4.5 Fire prevention - IFC

101.4.6 Energy – IECC

Unless a Code Official deletes Section 101.4 in their adopting language, or one of the subsections of section 101.4, they are adopting these codes and they are enforceable within their jurisdiction.

What about enforcement? Section 104.1 says the "the Code Official is authorized and directed to enforce the provisions of this code." In the past, cities would adopt zoning ordinances covering these types of issues and let Zoning Administrator handle them. The IPMC makes it clear this the responsibility falls to the Code Official. This verbiage actually gives the Code Official more tools to do their job when faced with a property that is unsanitary.

And when faced with such a property, the IPMC gives the Code Official the "Right of Entry" under Section 104.3 as it does in the IBC. Section 104.3 also says "if entry is refused, the code official shall have recourse to the remedies provided by law to secure entry." So, if necessary, the Code Official can obtain an administrative search warrant. Since the IPMC clearly covers sanitation, then unsanitary conditions can warrant the Code Official requesting entry.

What's unique about these requirements is that in the past Code Officials would determine if a building was unfit for occupancy if it didn't meet the minimum requirements for occupancy as stated in the IBC or IRC. Sanitation was a lifestyle, not a violation of the code. Code Officials used occupancy requirements such as means of egress; hot and cold running water; heating; working toilet, lav and shower; kitchen sink; emergency egress from a bedroom; 36" path throughout, etc. and any other basic requirement for occupancy as stated in the code.

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The IPMC now makes sanitation a requirement for occupancy. The first thing it says under the scope in Section 101.2 is “the provisions of this code shall apply to all existing residential and nonresidential structures.” So we don’t use this code for new construction. It goes on to say that the code is for the “minimum requirements for light, ventilation, space, heating, sanitation, protection from the elements, life safety, safety from fire and other hazards, and for safe and sanitary maintenance.” So it’s now putting that word “sanitation” in the verbiage.

Under 101.3 Intent, it states “Existing structures and premises that do not comply with these provisions shall be altered or repaired to provide a minimum level of health and safety as required herein.” This allows the Code Official the ability to order the property to be returned to a minimum level.

Section 108.1.3 “Structure unfit for human occupancy” takes it a step further. It says: “A structure is unfit for human occupancy whenever the code official finds that..... because of the degree to which the structure..... is insanitary, vermin or rat infested, contains filth and contamination, or lacks..... sanitary facilities, or..... the structure constitutes a hazard to the occupants of the structure or to the public. So the Code Official can now issue a notice to comply if they feel an unsanitary condition is hazardous to a neighbor.

Section 108.1.5 “Dangerous structure or premises” says: “For the purpose of this code, any structure or premises that has any or all of the conditions or defects described below shall be considered dangerous.” Condition #9 states “A building or structure, used or intended to be used for dwelling purposes, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement, inadequate light, ventilation, mechanical or plumbing system, or otherwise, is determined by the code official to be unsanitary, unfit for human habitation or in such a condition that is likely to cause sickness or disease.” Now the Code Official can actually cite the building as Dangerous when in a unsanitary condition.

All that being said, what’s the worst case scenario? That question is answered in Section 110 “Demolition” which says: “The code official shall order the owner of any..... structure..... that has become so out of repair as to be dangerous, unsafe, insanitary or otherwise unfit for human habitation or occupancy, to demolish and remove such structure; or..... to repair and make safe and sanitary, or to board up and hold for future repair or to demolish and remove at the owner’s option.....”

So being able to remove someone from an unsanitary structure and to be able to order the structure to be demolished is a very bold change from past code requirements. As a Code Official, we often had to look beyond a lifestyle. We wouldn’t or couldn’t stop someone from living in unsanitary conditions as long as they met the minimum requirements for occupancy as stated in the code. Now we know that unsanitary conditions put our neighbors health in harm’s way. We may have a right to live in filth, but we don’t have a right to force our neighbors to live in our filth. That’s the big change in thinking.

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How do we find this unsanitary places? Sometimes it obvious from the exterior. But more often than not you'd never know how your neighbor lives because the exterior is actually kept in a clean condition. So we usually rely on a neighbors complaint.

What does the IPMC actually say about sanitation? Section 305.3 "Interior surfaces" says: "All interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition." This section specifically says the interior needs to be sanitary.

Section 308.1 "Accumulation of rubbish or garbage" says: "All exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage." This section says the exterior (as well as the interior) needs to be garbage free.

Section 308.3 "Disposal of garbage: says: "Every occupant of a structure shall dispose of garbage in a clean and sanitary manner by placing such garbage in an approved garbage disposal facility or approved garbage containers." This tells us how we must dispose of the garbage.

Section 309.1 "Infestation" says: "All structures shall be kept free from insect and rodent infestation..... that will not be injurious to human health." Rats aren't pets!!

Section 502.1 "Dwelling units" says: "Every dwelling unit shall contain its own bathtub or shower, lavatory, water closet and kitchen sink which shall be maintained in a sanitary, safe working condition." So it can't just be there, it actually has to work.

Section 504.1 "General" says: "All plumbing fixtures shall be properly installed and maintained in working order, and shall be kept free from obstructions, leaks and defects and be capable of performing the function for which such plumbing fixtures are designed. All plumbing fixtures shall be maintained in a safe, sanitary and functional condition."

Section 505.1 "General" says: "Every sink, lavatory, bathtub or shower, water closet or other plumbing fixture shall be properly connected to either a public water system or to an approved private water system. All kitchen sinks, lavatories, laundry facilities, bathtubs and showers shall be supplied with hot or tempered and cold running water....."

Section 506.2 "Maintenance" says: "Every plumbing stack, vent, waste and sewer line shall function properly and be kept free from obstructions, leaks and defects."

Section 505.4 "Water heating facilities" says: "Water heating facilities shall be properly installed, maintained and capable of providing an adequate amount of water to be drawn at every required sink, lavatory, bathtub, shower and laundry facility at a minimum temperature of 110°F (43°C)."

All these codes sections are written and geared for one purpose – sanitation. So check your adopted IBC. Did you delete out Section 101.4 or not. If not, you have the authority granted to you by section 101.4 to start enforcing this code TODAY!!

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