

September 10, 2015

TO: Members of the MAG Building Codes Committee

FROM: Larry Taylor, Gilbert, Chair

SUBJECT: MEETING NOTIFICATION AND TRANSMITTAL OF TENTATIVE AGENDA

Wednesday, **September 16, 2015** - 2:00 pm
MAG Office, Second Floor, Ironwood Room
302 North 1st Avenue, Phoenix

A meeting of the MAG Building Codes Committee (BCC) has been scheduled for the time and place noted above. Members of the MAG Building Codes Committee may attend in person, by videoconference or by telephone conference call. Those attending by telephone conference call must make arrangements with Merry Holmgren at MAG at (602) 254-6300 at least one day prior to the meeting.

If you drive to the meeting, please park in the garage under the building and bring your ticket to the meeting; parking will be validated. For those using transit, the Regional Public Transportation Authority will provide transit tickets for your trip. For those using bicycles, please lock your bicycle in the bike rack in the garage.

Pursuant to Title II of the Americans with Disabilities Act (ADA), MAG does not discriminate on the basis of disability in admissions to or participation in its public meetings. Persons with a disability may request a reasonable accommodation, such as a sign language interpreter, by contacting Scott Wilken at the MAG office. Requests should be made as early as possible to allow time to arrange for accommodation.

Please be advised that under procedures approved by the MAG Regional Council on June 26, 1996, all MAG committees must have a quorum to conduct business. A quorum is a simple majority of the membership, or 12 people for the MAG Building Codes Committee. If you are unable to attend the meeting, please send a proxy from your jurisdiction or agency to represent you.

If you have any questions or require additional information, please contact Scott Wilken at (602) 254-6300 or swilken@azmag.gov.

TENTATIVE AGENDA
MAG Building Codes Committee Meeting
September 16, 2015

- | | |
|--|--|
| 1. <u>Call to Order</u> | 2. For information. |
| 2. <u>Introductions</u> | 3. Review and approve the minutes of the March 18, 2015 meeting. |
| 3. <u>March 18, 2015 Meeting Minutes</u> | 4. For information and discussion. |
| 4. <u>Call to the Audience</u>

Members of the public may request to speak on items that fall under the jurisdiction of the MAG Building Codes Committee (BCC) and are not scheduled on the agenda; or, on items on the agenda for discussion but not for action. A total of 15 minutes will be provided for the Call to the Audience, with a limit of three minutes per speaker, unless the Chair requests an exception to this limit. Those requesting to comment on action agenda items may be provided an opportunity to do so at the time the agenda item is heard. | 5. For information and discussion. |
| 5. <u>Comments From the Committee</u>

An opportunity will be provided for Building Codes Committee members to present a brief summary of current events. The Building Codes Committee is not allowed to propose, discuss, deliberate or take action at the meeting on any matter in the summary, unless the specific matter is properly noticed in accordance with the Arizona Open Meeting Law. | 6. For information and discussion. |
| 6. <u>Buildings with Single Unisex Bathroom</u>

A discussion of building code related issues surrounding the permitting of buildings with a single unisex bathroom. | |

- | | |
|--|--|
| <p>7. <u>Regulatory Challenges Related to Recreational Vehicle Park Models in Mesa</u></p> <p>Discussion regarding the regulatory challenges of recreational vehicle parks with which Mesa has historically dealt. Please see Attachments 1-8.</p> | <p>7. For information and discussion.</p> |
| <p>8. <u>Anchorman-Lockdown Device</u></p> <p>Discussion of a new door locking device and how it fits within the current fire code. Please see Attachment 9.</p> | <p>8. For information and discussion.</p> |
| <p>9. <u>Occupancy Classification for Indoor/Outdoor Camping Experience</u></p> <p>Discussion of occupancy classification of a proposed indoor/outdoor camping user. Please see Attachments 10-12.</p> | <p>9. For information and discussion.</p> |
| <p>10. <u>Updated MAG Building Codes Committee Membership</u></p> <p>We are requesting that Committee members review Attachment 13, Committee Roster, sent with this agenda. Please forward any changes to Scott Wilken prior to the meeting or provide them at the meeting.</p> | <p>10. For information and discussion.</p> |
| <p>11. <u>Update Survey of Code Adoption</u></p> <p>Attachment 14 identifies the codes that member agencies have adopted. Please review this information and provide any updates to Scott Wilken.</p> | <p>11. For information and discussion.</p> |
| <p>12. <u>Topics for Future Agendas</u></p> <p>Potential topics for the next meeting will be discussed. Please share any items of discussion or presentations that you would be interested in hearing about at future meetings.</p> <p>The next meeting is scheduled for Wednesday October 21, 2015 at 2:00 p.m. in the MAG Ironwood Room.</p> | <p>12. For information and discussion.</p> |
| <p>13. <u>Adjournment</u></p> | <p>13.</p> |

MINUTES OF THE
MARICOPA ASSOCIATION OF GOVERNMENTS
BUILDING CODES COMMITTEE

March 18, 2015

Maricopa Association of Governments Office
302 N. 1st Ave
Ironwood Room
Phoenix, AZ

COMMITTEE MEMBERS

*Mary Dickson, El Mirage, Chair
*Larry Taylor, Gilbert, Vice Chair
Brett Harris, Avondale
Phil Marcotte, Buckeye
*Mike Tibbett, Carefree
Mike Baxley, Cave Creek
#Ron Boose, Chandler
*Jason Field, Fountain Hills
Tom Paradise, Glendale
David Whittaker for Ed Kulik, Goodyear
*Chuck Ransom, Litchfield Park
*Robert Goodhue, Maricopa
Tom Ewers, Maricopa County

Donna Canale for Steven Hether, Mesa
Bob Lee, Paradise Valley
#Dennis Chase, Peoria
Michael Abegg, Phoenix
#Michael Williams, Queen Creek
Michael Clack, Scottsdale, Acting Chair
*Brigham Bennett, Surprise
#Roger Vermillion for Martin Perez, Tempe
Dale Crandell, Tolleson
#Kevin Bruce, Wickenburg
Gregory Arrington, Youngtown
*Jackson Moll, Home Builders Association
#Sharon Bonesteel, Salt River Project

OTHERS IN ATTENDANCE

Scott Wilken, MAG
Merry Holmgren, MAG
Thomas Cochran, Energy Inspectors

Josh Vigh, Energy Inspectors
Chris Baggett, APS
Ty Eshelman, Chas Roberts
Nathan Good, Chas Roberts

*Those members neither present nor
represented by proxy.

#Those members participating via
audioconference

1. Call to Order

Michael Clack, Acting Chair, called to order the March 18, 2015 meeting of the MAG Building Codes Committee (BCC) at 2:00 p.m.

2. Introductions

Voting members Ron Boose, Dennis Chase, Michael Williams, Roger Vermillion, and Kevin Bruce attended via telephone conference call. In addition, non-voting member Sharon Bonesteel attended via telephone conference call. All members and guests introduced themselves.

3. January 21, 2015 Meeting Minutes

Tom Ewers made a motion to approve the January 21, 2015 minutes. Phil Marcotte seconded the motion, and the motion passed unanimously.

4. Call to the Audience

There were no comments from the audience.

5. Comments From the Committee

Bob Lee reminded the committee members that the Arizona Building Officials (AZBO) Spring Educational Institute would be April 12-17 in Casa Grande.

6. Legislative Update

Scott Wilken gave an update on recent and current legislation of interest to the committee. He said that he was not aware of any proposed legislation that would significantly affect building codes. He discussed Senate Bill (SB) 1072, which would restrict local governments from establishing the sale or lease price of residential housing, or require the sale or lease of housing to any particular class or group of residents. He said that the bill was intended to preempt the creation of inclusionary zoning requirements in some communities. Bob Lee asked about a bill changing the transaction privilege tax requirements. He said the bill had been passed, signed into law, and has already gone into effect. Scott Wilken said that he would research that new law and provide an update to the committee. Bob Lee also asked about a bill that would prohibit requiring property owners to report energy consumption of their buildings. Michael Clack said that his understanding was that this bill started with small businesses not being able to afford energy usage monitoring equipment. Michael Williams said that the law also prohibits cities and towns from requiring a business license prior to the issuance of a building permit, and that people have 30 days to get a business license from the city or town. Scott Wilken said that he would research that bill as well and provide an update.

7. AZBO Code Review and Development Committee Update

Sharon Bonesteel discussed activities of the Arizona Building Officials (AZBO) Code Review and Development Committee. She talked about changes to the 2015 code proposed by the committee, and that the AZBO Board did not think the changes were significant enough to act on them. She said that the committee will look at any changes that AZBO wants to propose for

the 2018 codes. She said the committee needs more participation from AZBO members. Bob Lee said that the MAG Building Codes Committee has historically recommended that the AZBO amendments be adopted locally. He asked if, since AZBO did not act on the proposed changes, this committee should act on them. Sharon Bonesteel said that she can provide a copy of the proposed amendments to the committee. Bob Lee asked for a future agenda item for this committee to be a review of the proposed AZBO amendments.

Tom Ewers asked if anyone on the AZBO committee had reviewed the 2012 amendments to see how many still need to be incorporated into the 2015 codes. Sharon Bonesteel said that those amendments have not been reviewed yet, but will be in the coming months. Michael Abegg said that Phoenix has recognized the need to limit the amount of amendments introduced into the base code. He said that, unless the amendment addresses a local need like temperature or state law, most code amendments will be eliminated from the code and addressed as policies. He asked what criteria were used to determine if an amendment should be included in the base code. Sharon Bonesteel said that one group of amendments was related to aligning the code with state law, and the other group dealt primarily with areas that are problematic and not clear. She said she could take Phoenix's policy proposal to the AZBO committee.

8. Sprinklers and Alarms

Michael Abegg gave a presentation on sprinklers and alarms. He said that building codes and state laws can conflict at times. He said that local governments try to keep their codes in compliance with state law, but one area in which this has been difficult is with sprinklers in R-type occupancies, things that appear to be R-type occupancies, and when sprinklers can and cannot be required. He discussed state laws regarding sprinkler requirements, and restrictions on what local governments can require. He talked about state law requirements for residential group home facilities. Brett Harris discussed Avondale's current policy regarding group homes and sprinklers, saying that they are currently not required to install sprinklers. Michael Abegg said that Phoenix requests a copy of the group home license to verify that it is operating in a way that would not require sprinklers under state law. Sharon Bonesteel said that the AZBO code review committee discussed this issue. She said that she can provide additional information as needed. Michael Abegg said that it would be good to address this as a region, rather than as individual jurisdictions. Bob Lee and Sharon Bonesteel discussed the definition of assisted living facilities by the Department of Health Services (DHS), said that these definitions might conflict with state law. Donna Canale said that it can be as simple as asking the applicants if the residents can evacuate the building in an emergency without help. Michael Abegg said that Phoenix had taken that approach, but DHS said that the question has nothing to do with whether or not the residents are ambulatory. Brett Harris said that the lawsuit that would be filed in this case is a discrimination lawsuit. Michael Williams said that these facilities should not be lumped into the same category, and that homes for developmentally disabled persons have been preempted for years. He said that other group care homes could be required to have sprinklers with more than five occupants. Bob Lee and Michael Clack said that Paradise Valley and Scottsdale require all homes to get sprinklers. Michael Williams said that local governments that require sprinklers in homes that have been preempted by state law, that would be a violation. He said that new laws provide the right to sue the local government in court when in violation.

Michael Abegg said that Phoenix tries to comply with they are made aware, but it would be nice to have an organized policy to keep everyone from accidentally violating the law. Scott Wilken said that a policy like this can be discussed at a future agenda.

9. MAG Building Codes Committee Chair and Vice Chair Appointments

Scott Wilken said that the terms for the current Chair and Vice Chair would end on June 30, and requested that anyone interested in becoming the new Vice Chair should submit a letter of interest.

10. Updated MAG Building Codes Committee Membership

There were no updates.

11. Updated Survey of Code Adoption

David Whittaker said that Goodyear is adopting the 2012 codes, effective July 1.

12. Topics for Future Agendas

There were suggestions.

13. Adjournment

Michael Clack said that the next meeting of the Building Codes Committee will be April 15, 2015.

Tom Ewers made a motion to adjourn. Dale Crandell seconded the motion and the motion passed unanimously. The meeting was adjourned at 2:54 pm.

SUN LIFE RV RESORT

5055 EAST UNIVERSITY • MESA, ARIZONA 85205 • PHONE 981-9500

Setback Agreement
~between~
The City of Mesa and Sunlife RV Resort
Monday, March 09, 1998

This document will outline the procedures and agreement between the City of Mesa and Sunlife RV Resort to implement compliance with Ordinance #3261. The City of Mesa will agree to inspect and consider compliance with Ordinance #3261 on a space by space basis, and Sunlife RV Resort agrees to implement compliance to the ordinance by following the procedures and policies set forth in this document.

The following items are what Sunlife RV Resort agrees to do to accomplish this goal:

- 1) Furnish the city, a list of RV spaces currently in and out of compliance. This will require some time to complete and will be received by the city no later than December 31st, 1999.
- 2) Furnish an annual report of RV spaces that have been brought into compliance during the previous year.
- 3) Any resident wishing to make an improvement on his/her space which requires a building permit, will bring his/her space into compliance prior to management approval.
- 4) Apply for a variance on spaces, if any, that cannot come into compliance without a variance.
- 5) New park model sets will be required a minimum of a 3 foot clearance at emergency egress points.
- 6) Any resident wishing to sell their park model in place will be required to correct any and all code violations before selling, or the purchaser must be informed of the deficiency and agree to bring the park model and space into compliance within 6 months of purchase. This policy shall go into effect beginning December 1st, 1997
- 7) Any owner of an RV or park model who rents the unit for monetary gain will be required to bring the space into compliance within 1 year from the date this agreement is accepted.
- 8) Clearly stated understanding that either The City of Mesa or Sunlife RV Resort can ask for a review of the agreement if either party feels that the other has failed to adhere to the requirements of the agreement.

SUN LIFE RV RESORT

5055 EAST UNIVERSITY • MESA, ARIZONA 85205 • PHONE 931-9500

In order to implement and enforce this agreement Sunlife RV Resort will do the following:

- 1) The management will agree to inform every resident now and in the future of any and all requirements by the City of Mesa and by Sunlife RV Resort.

- 2) All residents will be required to:
 - a. Obtain written permission from the management prior to obtaining a City of Mesa building permit.
 - b. Require their contractor to report to the office at the start of project.
 - c. Hire a contractor that is licensed, insured and bonded.
 - d. Submit a copy of any building permits to the management prior to construction.Any work done without a permit will be reported to the City of Mesa.

- 3) Implement and enforce a new policy to insure compliance at the time of sale.

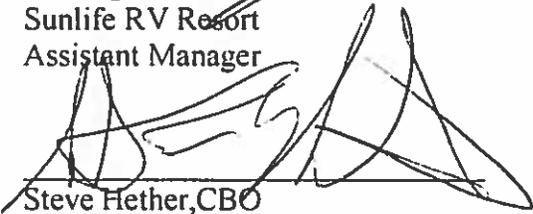
It is the intention of Sunlife RV Resort to make this process of compliance as smooth and orderly as possible. We are committed to this program with the goal of making significant progress towards compliance.

Sincerely,



Pat Engebose
Sunlife RV Resort
Assistant Manager

3/9/98
Date



Steve Hether, CBO
Building Inspections Supervisor/City of Mesa

3/9/98
Date



APPLICATION

Zoning Administrator/Board of Adjustment

Pre-App. ^{ATT 1} CS
Item 7
Received _____

Property Address: 5055 E University Zoning District: R-4

Property Owner: Mobile Resorts Inc. Applicant: Clare Abel, Burch & Cracchiolo, P

Signature: [Signature] Signature: [Signature]

Address: Mobile Resorts International, Inc. Address: 702 E. Osborn Road, #200

Address: 5053 E. University Drive Address: Phoenix, AZ 85014

Phone No.: Mesa, AZ 85205 602/981-9500 Phone No.: 602/234-9920

Request: Variance Special Use Permit Interpretation Mod. of Pad

List Requests: (Be specific) Variance to reduce rear yard setback from 5' to

a) 3' along University Drive;

b) 3' along Higley Road; and

c) 2' along the canal.

Items Required for a Complete Submittal

Failure to provide the items noted below will result in a delay of your hearing date.

(All drawings must be fully dimensioned and drawn to scale.)

- Application Form
- Application Fee \$ 100
- Site Plan
- Floor Plan
- Justification/Compatibility Statement (typewritten on separate sheet)
- Other TYPICALS OF SPACE STAYS (Both for "COURT" LOTS & "STREET" LOTS)
- Elevations
- Landscape Plan
- Sign Plan (Existing and proposed)
- 8 1/2 x 11" Transparencies (of all drawings)
- Homeowner's Assoc./Architectural Committee Written Approval

Office Use Only

Zoning Administrator: _____ Hearing Date: February 24, 1998 Case No.: ZA98-23

Approved Denied Withdrawn Continued to: _____

Conditions See minutes and case file.

Board of Adjustment: _____ Hearing Date: _____ Case No.: _____

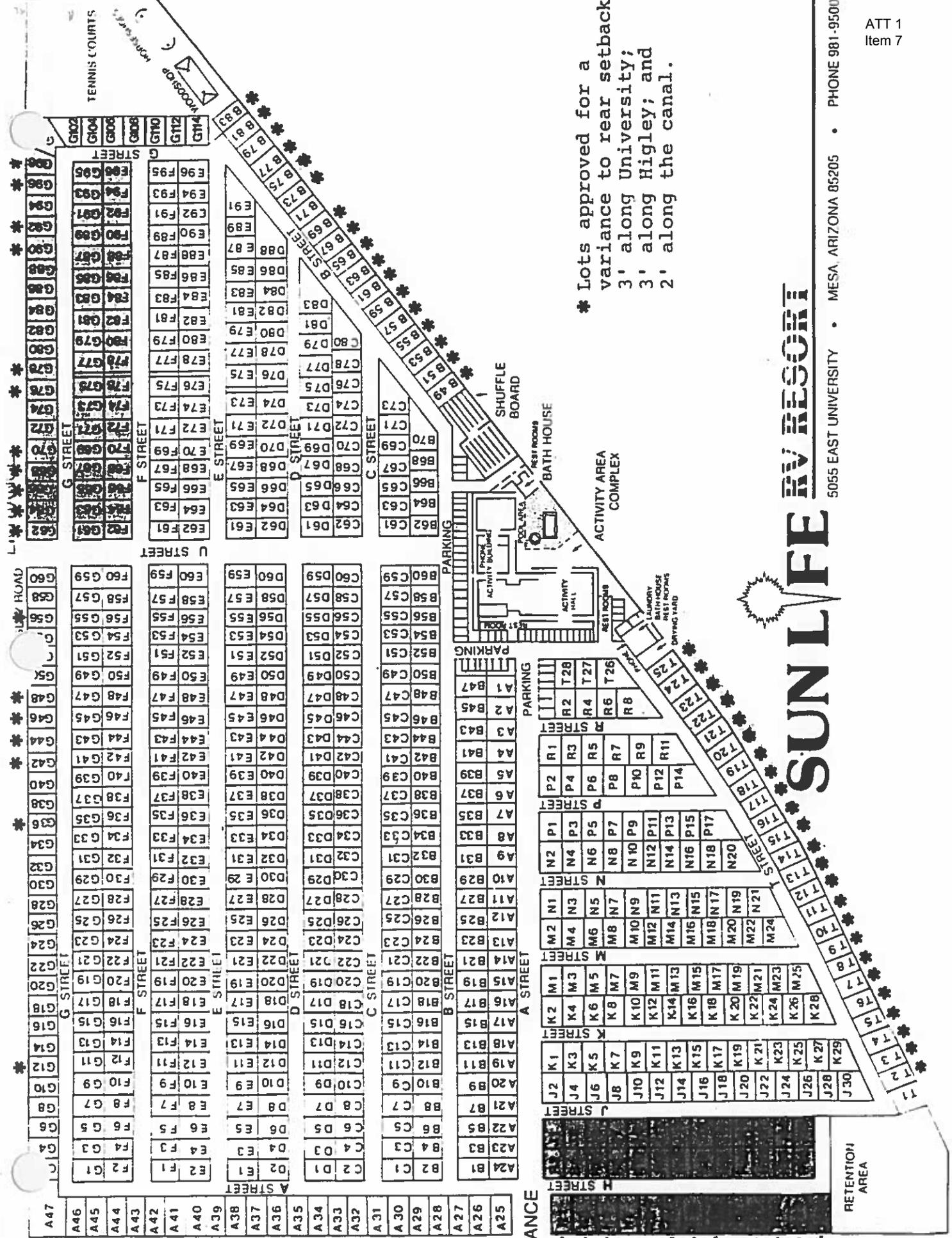
Approved Denied Withdrawn Continued to: _____

Conditions (see minutes)

Downtown Development Committee: _____ Meeting Date: _____

Council Appeal: _____ Hearing Date: _____

[Signature]
Zoning Administrator



* Lots approved for a variance to rear setback 3' along University; and 3' along Higley; and 2' along the canal.

SUNLIFE RV RESORT

5055 EAST UNIVERSITY • MESA, ARIZONA 85205 • PHONE 981-9500

RETENTION AREA

ENTRANCE

UNIVERSITY DRIVE

RETENTION AREA



Building Inspection Division

December 12, 2002

Mrs. Barb Fields
Sun Life RV Resort
5055 E. University Dr
Mesa, AZ 85205

Dear Mrs., Fields,

City of Mesa records indicate that the minimum setbacks for your park are: front – 5' measured from back of sidewalk, rear – 3' for interior spaces and 5' for perimeter spaces, park model side – 3', and awning/carport side is 0'. The park established these setbacks at the time of entering into the compliance agreement with the City of Mesa. (See attached sample site plan submitted by Sun Life) This letter is a formal request to have the site/plot plans correctly identify these minimum setback dimensions. The site plans that are currently being submitted for review indicate the setbacks are 3' on the awning/carport side and 0' on the park model side.

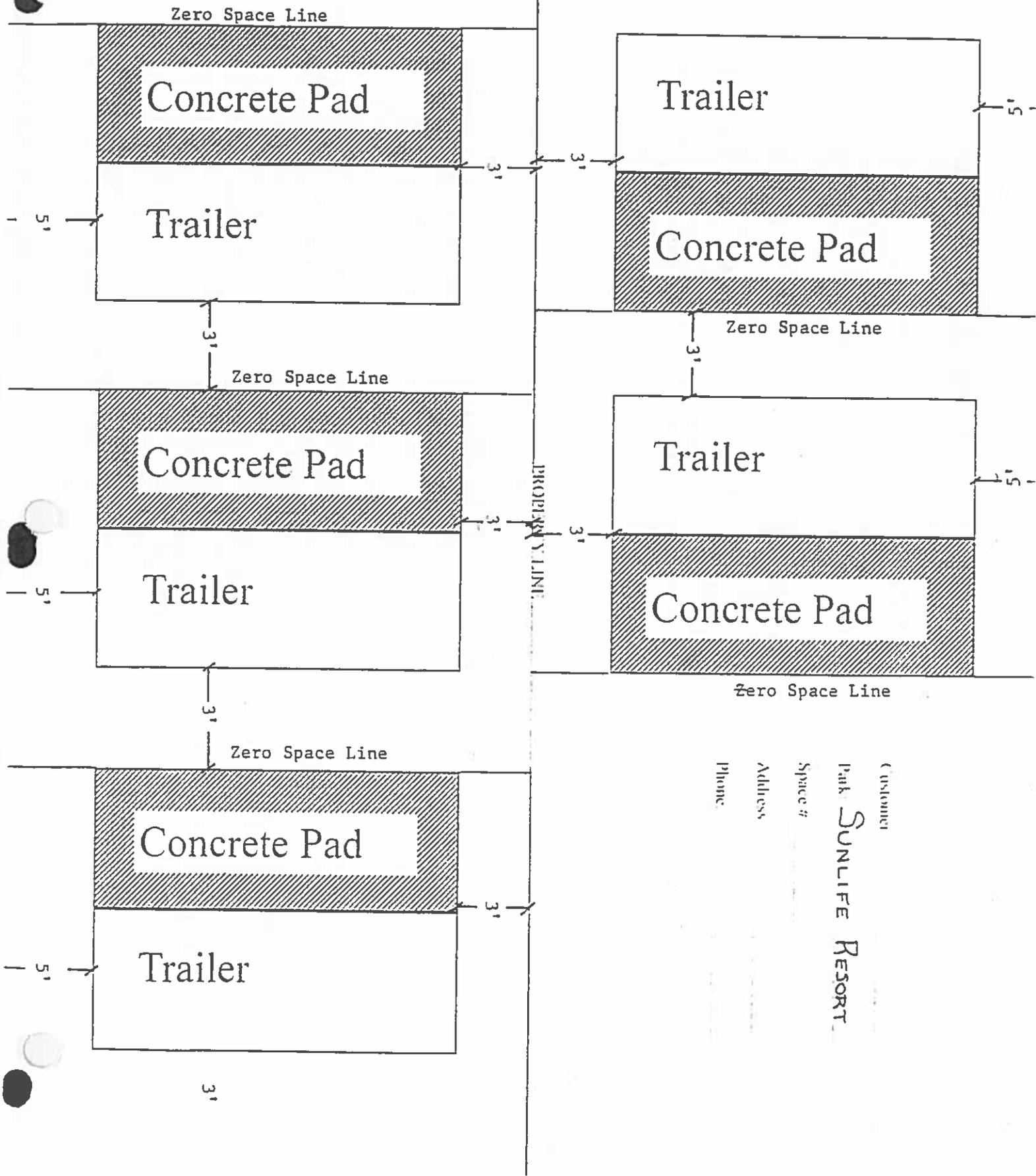
My staff has to deny the original submittal due to inaccurate information provided on the site plan. If the remainder of the submittal is correct we are delaying the customers project unnecessarily. In an effort to provide the highest level of customer service to your residents I am requesting that you use a site plan that accurately represents the setbacks previously established. If Sun Life has changed the setbacks to 3' on the park model side and 0' on the awning/carport side a letter and sample site plan must be submitted to the City for review.

Your immediate assistance and cooperation in this matter is appreciated.

Sincerely,

Steven Hether
Deputy Building Safety Director

Cc: file



Customer _____
Park **SUNLIFE RESORT**
Space # _____
Address _____
Phone _____

3'1"



Building Inspection Division

November 28, 2000

Hometown Sun Life Resort
Attn: Ron Huemiller
5055 E. University Dr.
Mesa, AZ 85205-7200

Dear Mr. Huemiller;

I apologize for the lengthy delay in responding to your letter dated August 4, 2000.

In your letter you requested a change to the way you measure the side setbacks within your RV park. The City of Mesa has no objection to this requested change. I do however, want to emphasize that this change could affect some spaces that have already been classified as "in compliance". Any spaces that have been issued permits with the previous setbacks may not have the 36" minimum separation at this time, therefore, placing the space back into the "non-compliant" state. A revised list of the status of the spaces within the park will be required at the time of the annual audit. Terri Hulme will be scheduling these audits during the month of December 2000. Please contact her at 480-644-4542 to schedule a date and time for your audit.

The second item addressed in your letter was a request for a "variance" to the 36" minimum required separation for units along "T" street. The building code is very specific where it relates to the separation of structures. With the information provided in your letter, I must deny your request. At the time of the audit I would suggest that you show my staff the sites in question. There may be possible alternatives to resolve this situation.

The last item addressed in your letter concerns the woodworking shop. I have requested guidance from the City Attorney's office concerning the unusual circumstances that surround this structure. I am still waiting for their response. In the meantime, you may continue to use the structure as outlined in our previous correspondence. I will contact you as soon as I have any new information.

I appreciate your efforts and your cooperation in resolving these issues. Please contact me if you need additional information or assistance.

Sincerely,

A handwritten signature in black ink, appearing to read 'Steven Hether', written over a horizontal line.

Steven Hether, CBO, Field Inspection Administrator

Cc: Jack Friedline, Development Services Manager
file

6935 East Decatur
P.O. Box 1466
Mesa Arizona 85211-1466
602.644.2313 Tel
602.644.2895 Fax





Building Inspection Division

September 14, 1999

Sunlife RV Resort
Attn: Ron Huemiller
5055 E. University Dr.
Mesa, AZ 85205

Dear Ron,

Once again the City of Mesa Building Inspection Division will be conducting its annual audit to review lots that have been brought into compliance through sale, rental or voluntary compliance over the past year. Each park with an agreement will need to provide a list of lots that have been brought into compliance over the last year by the audit date. This list can be mailed to our office prior to the scheduled audit or provided to the inspector at the time of the audit.

Audits will be scheduled during the weeks of October 18, 1999 through October 29, 1999. Please contact Terri Hulme at 480-644-4542 as soon as possible to schedule the on-site inspection. The process should take about a half of a day.

The audit will be conducted in the same manner as it was last year. Random lots will be selected to verify their compliance and the parks understanding of the agreement. We will schedule enough time to work with you on any issues pertaining to the Compliance Agreement that have developed over the last year. We would also like to utilize this as an opportunity to receive feedback from you as to how the enforcement of the compliance agreement has affected your park. If you have any ideas or suggestions on how to make this an easier process for everyone concerned please have them ready to be discussed.

If you have any questions or comments relating to this matter, please contact me at 644-2039.

Sincerely,

Steven Hether, CBO
Field Inspection Administrator

cc: Tom Mattingly, CBO, Building Inspections Superintendent
file

6955 East Decatur
P.O. Box 1466
Mesa Arizona 85211-1466
602.644.2313 Tel
602.644.2895 Fax



SUN LIFE RV RESORT

5055 EAST UNIVERSITY • MESA, ARIZONA 85205 • PHONE 981-9500

Wednesday, July 15, 1998

Steven Hether, CBO
6935 East Decatur
P.O. Box 1466
Mesa, Arizona 85211-1466

Dear Steve,

In regards to your letter sent on July 8th of this year, this letter is being sent to you with a list of any and all park models brought into compliance as of December 1st, 1997. If this list is not complete, please let me know so I can correct it ASAP. If you have any further questions or concerns feel free to call me regarding this matter.

Sincerely,



Pat Engebose
Assistant Manager
Sunlife RV Resort

SUN LIFE RV RESORT

5055 EAST UNIVERSITY • MESA, ARIZONA 85205 • PHONE 981-9500

Wednesday, July 15, 1998

The following is a list of lots that have been brought into compliance from December 1st 1997 thru July 15th, 1998.

A-03.....	Vol.
A-17.....	Ren.
A-20.....	Sale
A-21.....	Vol.
B-07.....	Vol.
B-10.....	Vol.
B-30.....	Vol.
B-44.....	Sale
B-60.....	Vol.
B-73.....	Sale
C-17.....	Vol.
C-25.....	Vol.
C-26.....	Ren.
C-30.....	Ren.
C-35.....	Sale
C-37.....	Ren.
C-40.....	Vol.
C-42.....	Vol.
C-46.....	Ren.
C-47.....	Ren.
C-62.....	Vol.
C-64.....	Sale
D-10.....	Vol.
D-18.....	Vol.
D-31.....	Vol.
D-78.....	Vol.
E-04.....	Vol.
E-10.....	Sale
E-11.....	Vol.
E-50.....	Vol.
E-62.....	Sale
E-63.....	Vol.
E-67.....	Vol.
E-71.....	Vol.
E-77.....	Sale
E-87.....	Vol.
E-92.....	Vol.

SUN LIFE RV RESORT

5055 EAST UNIVERSITY • MESA, ARIZONA 85205 • PHONE 981-9500

Wednesday, July 15, 1998

The following is a list of lots that have been brought into compliance from December 1st 1997 thru July 15th, 1998.

F-02.....	Vol.
F-18.....	Vol.
F-62.....	Vol.
F-68.....	Sale
F-69.....	Vol.
F-71.....	Sale
F-74.....	Vol.
G-03.....	Vol.
G-17.....	Vol.
G-23.....	Vol.
G-28.....	Vol.
G-31.....	Vol.
G-85.....	Vol.
G-91.....	Sale
G-93.....	Vol.
J-03.....	Vol.
J-05.....	Vol.
J-06.....	Vol.
J-08.....	Sale
J-09.....	Sale
J-21.....	Vol.
J-26.....	Vol.
K-01.....	Vol.
K-05.....	Vol.
M-12.....	Sale
M-21.....	Sale
M-24.....	Vol.
R-04.....	Vol.
R-11.....	Vol.
T-01.....	Vol.
T-02.....	Sale



July 8, 1998

Marc Caneva
 Sunlife RV Resort
 5055 E. University Dr.
 Mesa, AZ 85205

Z 134 333 300

US Postal Service

Receipt for Certified Mail

No Insurance Coverage Provided.
 Do not use for International Mail (See reverse).

Sent to	MARC CANEVA
Street & Number	5055 UNIVERSITY
Post Office, State, & ZIP Code	MESA AZ 85205
Postage	\$.32
Certified Fee	1.10
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	1.10
Return Receipt Showing to Whom, Date, Addressee's Address	
TOTAL Postage & Fees	\$ 2.52
Postmark of Date	JUL 8 1998

Dear Marc,

As a follow up to the Compliance Agreement that was entered into by your park and the City of Mesa, the Building Inspection Division will be conducting an audit to review lots that have been brought into compliance through sale, rental or voluntary compliance. Each park with an agreement will need to provide us with a list of lots that have been brought into compliance over the last year, before August 31, 1998, so we can update our records. Each park manager will be contacted in late August to schedule an on-site inspection by our staff. The process will take at least half of a day but could take longer depending on the size of the park.

Random lots in each park will be selected to verify their compliance and the parks understanding of the agreement. With this audit we will be able to work with each park manager and clarify any misinterpretations of the Compliance Agreement. It will give us an opportunity to head off any problems that have been created so that more do not occur. We would also like to utilize this as an opportunity to receive feedback from each park on how we can assist in making this an easier process for everyone concerned.

If you have any questions or comments relating to this matter, please contact me at 644-2039.

Sincerely,

Steven Hether, CBO
 Field Inspection Administrator

cc: Tom Mattingly, CBO, Building Inspections Superintendent
 file

6935 East Decatur
 P.O. Box 1466
 Mesa Arizona 85211-1466
 602.644.2315 Tel
 602.644.2895 Fax





April 9, 1998



To: Tom [Signature]

From: CKL

Return

Keep or toss

Post-it FY Pad 7668
No / STEVE HETHER

MS. DARLENE J. CARTY
5055 East University, G98
Mesa, Arizona 85205

Dear Ms. Carty:

I have received your letter regarding the City's enforcement of the RV set-back ordinance.

The City Council has reviewed the studies, reports and pictures presented by the building inspections staff and has given much consideration to this matter. In the interest of safety and to prevent further violations, we fully support our staff's efforts to work with the owners/managers and residents of the RV parks so that their units might meet ordinance requirements.

Thank you for your sharing your comments with me on this matter. If you would like an inspector to visit your unit and assess your situation, please contact Steven Hether, Chief Building Inspector, at 644-2039.

Sincerely,

WAYNE J. BROWN
Mayor

WJB:rlr

xc: Councilmembers
Steven Hether ✓

20 East Main Street Suite 750
PO Box 1405
Mesa Arizona 85211-1405
602.644.2388 Tel
602.644.2175 Fax



Questions/clarifications:

1. Has Sun Life Owner/mgmt signed the RV Park agreement with the city?
 - a. Proper reference/name of agreement?
 - b. When signed?

2. Explain/clarify the city requirements, under the signed agreement, for the park residents.
 - a. Have any exceptions been made for any park or individual park residents? If so, who, what exceptions, etc.
 - b. Does city use "structure to structure" to determine conformance?
If so, define "structure".
 - c. Are you aware of parks where "conformance" requirements differ from city? If so, who, where, extent/type of differences.

3. Fire wall requirements:
What is the "national" standard definition of a "1 hour" wall?
What is city definition of "1 hour" wall?
May "fire wall" definition stop at top of studding plate, i.e., not necessary to build into the recesses of a normal metal roof?
If no electricity in shed, is fire wall required?

4. Clarify permit requirements, i.e. it is our understanding that a permit is not required when we are only bringing unit into compliance. Also, confusion on replacing an existing water heater.

5. Address question of liability if explosion/fire damage to unit, neighbor and or park while a unit is being put into compliance (include comments regarding those who may be "helpers" to a resident owner).

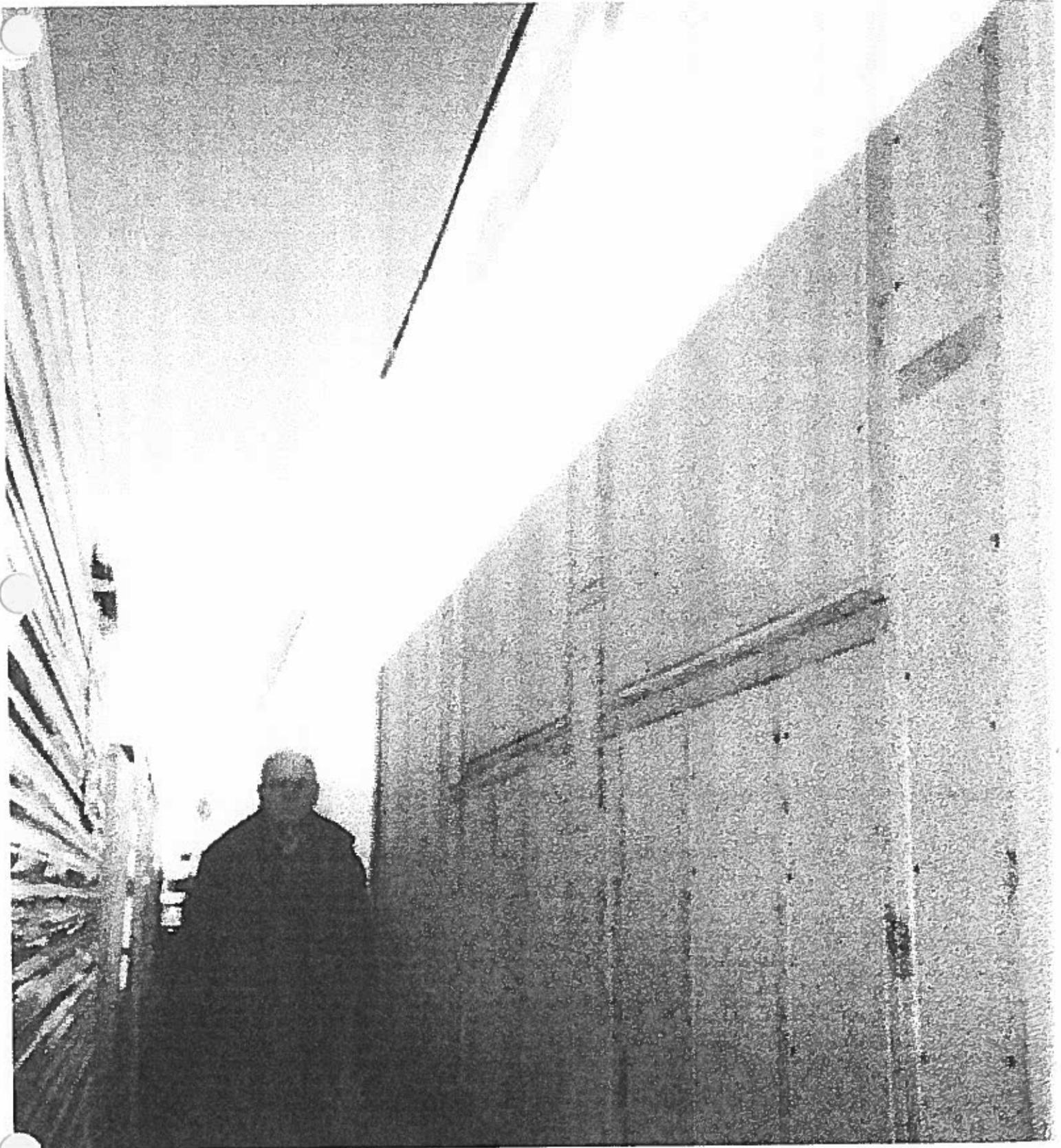
Questions & clarifications requested at meeting Jan. 28, 1999 Sun Life RV Resort
Attending: Steve Heather, City of Mesa; Lynn Wergin, SunLife manager;
Representatives of Sun Life RV Resort Residents Association.
Max Fitz appointed by "Street Reps" to conduct meeting.

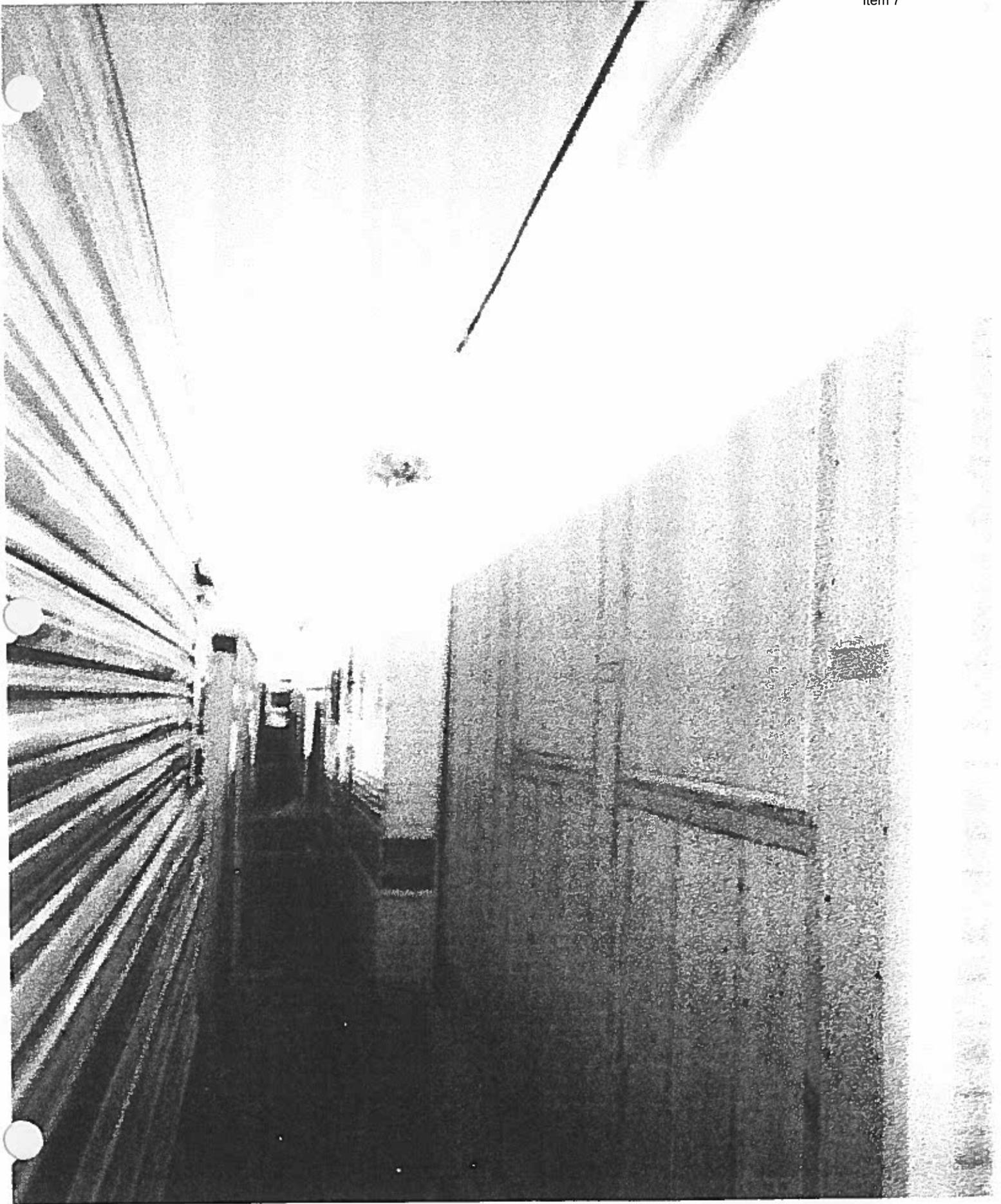
STEVE HEATHER:

1. Has Sun Life Owner/mgmt signed the RV Park agreement with the city?
 - a. Proper reference/name of agreement?
 - b. When signed?
2. Explain/clarify the city requirements, under the signed agreement, for the park residents.
 - a. Have any exceptions been made for any park or individual park residents? If so, who, what exceptions, etc.
 - b. Does city use "structure to structure" to determine compliance? Define "structure" as used in the agreement.
 - c. Are you aware of parks where "compliance" requirements differ from city requirements? If so, who, where, extent/type of differences.
3. Fire wall requirements:
 - What is the "national" standard definition of a "1 hour" wall?
 - What is city definition of "1 hour" wall?
 - May "fire wall" definition stop at top of studding plate, i.e., not necessary to build into the recesses of a normal metal roof?
 - If no electricity in shed, is fire wall required?
4. Clarify permit requirements, i.e. it is our understanding that a permit is not required when we are only bringing unit into compliance. Also, confusion on replacing an existing water heater.
5. Address question of liability if explosion/fire/damage to unit, neighbor and/or park while a unit is being put into compliance (include comments regarding those who may be "helpers" to a resident owner).

LYNN WERGIN:

1. Would you arrange a meeting between the "Street Reps" and the owner of the park?
2. What is the legal name and address of the owner (individual or other legal entity), of the park?
3. When will control be turned over to the new owners?
4. What will be the age restrictions under new owner?







Office of the Mayor

March 13, 1998

DONALD E. JANSSEN
5055 East University, B-32
Mesa, Arizona 85205

Dear Mr. Janssen:

I received your letter requesting a variance for the location of your park model. Unfortunately, there is not a variance process available to reduce the minimum separation between structures required by the Uniform Building Code.

At the time the building permit #128225 was issued, the plan submitted to the City met all the minimum requirements of the code; if submitted today, it would still meet the requirements for compliance.

The space line locations and setbacks are determined by the park owners/managers, with the City confirming that the setbacks the park establishes meets minimum code requirements. Sunlife RV Resort has determined the location of the space lines within their park and setbacks are measured from that point. A review of the setbacks for compliance with minimum life safety requirements is done by city staff to determine approval or denial of a permit request.

I understand your frustration and suggest that you contact your park management to determine if a solution or compromise is available to you.

Staff has verified that the maximum size of a storage shed within an RV park is 120 square feet. Enclosed, you will find a pamphlet that may be helpful to you. If you need additional clarification or information on this matter, please contact Steven Hether, building inspection administrator, at 644-2039.

I appreciate your opinion and thank you for sharing your comments with me.

Sincerely,



WAYNE J. BROWN
Mayor

Enclosure
WJB:rlr

xc: C.K. Luster
Steven Hether ✓

20 East Main Street Suite 750
P.O. Box 1466
Mesa Arizona 85211-1466
602.644.2388 Tel
602.644.2175 Fax

Attention All Residents

Tuesday, March 10, 1998

This letter is being sent to you with regards to the compliance agreement between the City of Mesa and Sunlife RV Resort. Inside you will find a list of what is required to bring your space into compliance with the zoning codes. You will also find the requirements if you should decide to build an Arizona Room.

The City of Mesa began to enforce the zoning ordinance in 1997, which requires that there be 6 feet between park models. Sunlife RV Resort, after careful consideration went into a compliance agreement with the City. This agreement reduces the setback from the 6 feet between park models to the 3 feet which is currently enforced.

This packet includes a list of the rules and regulations that will be enforced by the management, there is also a map included with this packet to show you where any measurements will be taken from. All of these rules are now in effect, and will apply to every space located in Sunlife RV Resort.

No resident will be forced to bring his/her space into compliance. You will have to bring your space into compliance when you would like to have an improvement done, or sell your unit. Any resident that rents his/her park model for monetary gain must bring the park model into compliance no later than March 10th, 1999. Any resident that will need a permit from the city must bring a copy of every page up to the office prior to the beginning of construction. Starting work without doing so will result in the contractor being asked to leave the space until such matters are taken care of. The City of Mesa will be informed of any resident who performs work without a permit, this would apply only if the work you do requires a permit. Any resident that decides to bring his/her space into compliance will not be required to have a permit.

Any resident who would like an upgrade inspection performed on his/her space needs to notify the front office. The upgrade will be performed within one week of the request. All residents are asked to please let me perform the upgrade and put it in your mailbox. I would ask that residents not question the management until they receive the inspection. By trying to answer all questions on every space limits the time to perform such upgrades. Once you have received your upgrade inspection, and have any questions I will gladly explain any questions that you may have.

Once again, these rules and regulations are now in effect and will be enforced by the management of this park. All residents will receive the same treatment with regards to the rules, there will be no exceptions.

Any resident who wishes to build an Arizona Room will find the requirements in this packet, one thing that will not be required by the residents is the plot plan. The plot plan will be drawn by the management. You will be required to submit a drawing of your proposed Arizona Room to scale, indicating all switches, outlets, windows, doors, smoke detector, etc. The pages proceeding this page will go into more detail.

Thank you,



Pat Engebose
Sunlife Management

Park Model Regulations

Tuesday, March 10, 1998

The list below indicates any and all requirements that are required by all residents.

- All residents must obtain a city permit for any new construction, electrical, and plumbing. This would be things such as Arizona Rooms, sheds, A/C units, heat pumps, washer and dryers, installation of electric or plumbing.
- Any owner of park model who rents the unit for monetary gain will be required to bring the space into compliance no later than March 10th, 1999.
- All carpet installed outside must be approved prior to installation. Earth tones only, no solid colors such as green, red, blue, black, etc.
- Any park model that is for sale must have an upgrade inspection performed, all park models must be brought into compliance prior to selling. The seller may have the new owner complete any upgrades required, pending approval of the management. This must be done prior to the closing date.
- All sheds must extend up to the awning.
- Any privacy wall between awning and adjacent park model must be vented aluminum only, and must have park approval prior to construction. No approval will be granted unless your space is in total compliance.
- Any park model that has a tongue still attached must be at least 5 feet from the street or remove it. This will only be enforced if you sell or require a permit.
- No fiberglass of any kind will be allowed.
- Any wiring going into the electric pedestal must be buried. Any electric lines that are exposed must be in armored cable, or conduit. All lines must still be buried.
- Any electrical or plumbing going into sheds or Arizona Rooms must run under the concrete.
- No roll-down blinds, unless approved and fire retardant.
- Any and all requirements listed in the park directory.
- Park model must be a minimum of 36 inches from the concrete pad. (NO EXCEPTIONS)
- There are to be no obstructions in this area under any condition, any window awning hanging lower than 7 feet is considered an obstruction. Meaning that if you have a window awning and measure from the ground to the bottom of the awning it has to be at least 7 feet.

SUN LIFE RV RESORT

5055 EAST UNIVERSITY • MESA, ARIZONA 85205 • PHONE 981-9500

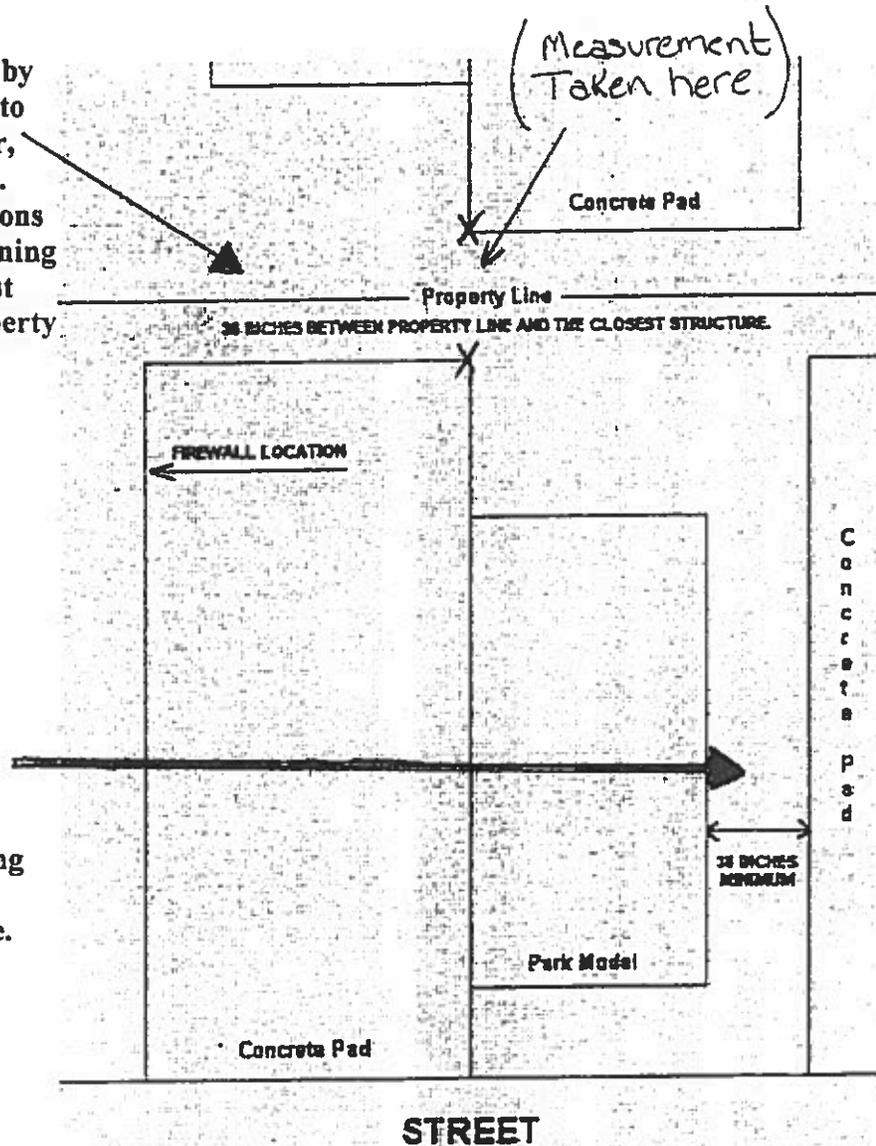
- All structures in the rear must be a minimum of 36 inches from the property line. This property line is figured by measuring from concrete pad to concrete pad to find the center, then measure from the center 36 inches. There can be no obstructions in this area, if you have electric and or plumbing going into the shed or Arizona Room it will have to be put under the concrete or run along the awning. The electric and or plumbing can not be set on top of the concrete.
- Any structure built on the concrete must have a 1 hour firewall on the wall that faces any park model. A 1 hour firewall consists of 5/8 inch gypsum board installed on the inside and outside wall facing a park model. On the outside the gypsum board must be put on the studs with the siding applied over. This firewall is required whether you have a shed or an Arizona Room. The only reason that you will not be required to have one is if your shed or Arizona Room has no adjacent property.
- All firewalls must be inspected before they are covered.
- Any unit that is along the canal and or the perimeter wall must be a minimum of 5 feet away from the wall or 5 feet away from the property line. We are currently trying to work out an agreement with the City to have this reduced. Any residents affected by this will be notified of any changes as they happen.
- Awnings in the rear must be a minimum of two feet away from the property line. The awning above the park model may overhang on the side, but is not to exceed 12 inches.
- Maximum size of a shed not to exceed 120 sq. ft. Maximum size of an Arizona Room shall not exceed 400 sq. ft. excluding the shed.
- Minimum parking space is 9' x 18'.
- At least 65% of all walls in the front elevation of an Arizona Room shall be open. The open area must consist of patio doors and or windows. Windows shall be at least 4'x4'.
- Any resident that has a building permit issued must bring a copy of all pages to the office prior to the start of any construction, if the office does not receive a copy, and work begins, the contractor will be asked to leave the space until the next business day.
- Any Arizona Room must have the siding match the park model.

SUN LIFE RV RESORT

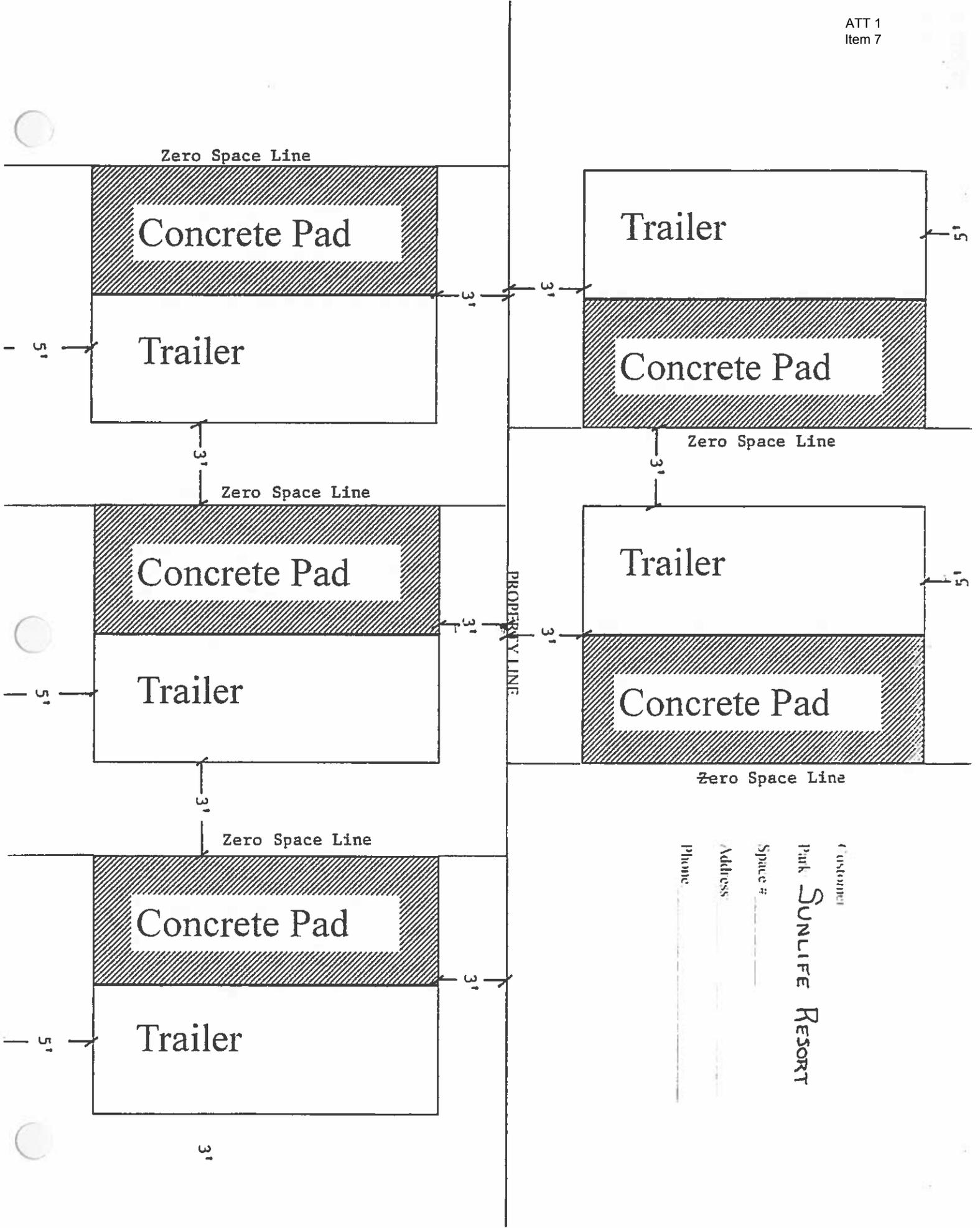
5055 EAST UNIVERSITY • MESA, ARIZONA 85205 • PHONE 981-9500

The rear setback is taken by measuring from concrete to concrete to find the center, which is the property line. There can be no obstructions in this 3 foot area. The awning in the rear must be at least 2 feet away from the property line, no exceptions.

The 3 foot setback that is required on the side is taken by measuring from the concrete pad to the closest vertical point on the park model. The awning may overhang no more than 12 inches on this side.



NOTE: At the time of this release the rear setback for spaces along the canal and or the perimeter wall is currently five feet. If this should change any resident will be informed. This five foot setback in the rear applies to residents along the canal and perimeter wall only. All interior lots are as listed above.



Customer
Park **SUNLIFE** RESORT
Space # _____
Address _____
Phone _____

3'

SUN LIFE RV RESORT

5055 EAST UNIVERSITY • MESA, ARIZONA 85205 • PHONE 981-9500

ATTENTION ALL RESIDENTS

UPGRADE REQUIREMENTS

All requirements listed below are required to meet city zoning ordinances.

All residents that rent park models, wish to sell their park model, or require a city permit, will be required to complete any necessary upgrades.

All park models will be looked at the same, no resident will receive any special treatment as these are guidelines that I must follow as per the City of Mesa zoning ordinance.

- 1) Park model must be a minimum of 36 inches from the concrete pad. (NO EXEPTIONS)
- 2) There are to be no obstructions in this area under any condition, any window awning hanging lower than 7 feet is considered an obstruction. Meaning that if you have a window awning and measure from the ground to the bottom of the awning it has to be at least 7 feet.
- 3) All structures in the rear must be a minimum of 36 inches from the property line. This property line is figured by measuring from concrete pad to concrete pad to find the center, then measure from the center 36 inches. There can be no obstructions in this area, if you have electric and or plumbing going into the shed or Arizona Room it will have to be put under the concrete or run along the awning. The electric and or plumbing can not be set on top of the concrete.
- 4) Any structure built on the concrete must have a 1 hour firewall on the wall that faces any park model. A 1 hour firewall consists of 5/8 inch gypsum board installed on the inside and outside wall facing a park model. On the outside the gypsum board must be put on the studs with the siding applied over. This firewall is required whether you have a shed or an Arizona Room. The only reason that you will not be required to have one is if your shed or Arizona has no adjacent property.
- 5) All firewalls must be inspected before they are covered.
- 6) All park requirements are still required just as they have been in the past.
- 7) All these conditions will apply to every resident, no resident will be asked or made to bring their trailer or space into compliance, with the exception of the following:
 - A) You own a park model that is for rent.
 - B) You want to sell your park model.
 - C) You wish to have work done that requires a city permit. (If you need a city permit for any work you will have to bring everything into compliance.)

SUN LIFE RV RESORT

5055 EAST UNIVERSITY • MESA, ARIZONA 85205 • PHONE 981-9501

8) Any unit that is along the canal and or the perimeter wall must be a minimum of 5 feet away from the wall or 5 feet away from the property line. We are currently trying to work out an agreement with the city to have this reduced to 3 feet. Any residents affected by this will be notified of any changes as they happen.

9) No fiberglass of any kind, any fiberglass that is installed on your space must be removed.

10) If you wish to have any work done on your space such as an a/c unit, new shed, Arizona Room, plumbing into a shed, a new park model, etc. they will require a permit from the City of Mesa, in order for a resident to receive the permit that resident will have to bring any condition that is out of compliance into compliance before the permit will be issued.

Example: You wish to have an A/C unit installed, and do not currently have one. If your shed doesn't have a firewall, you would be required to install a firewall before a permit for the air conditioning would be issued.

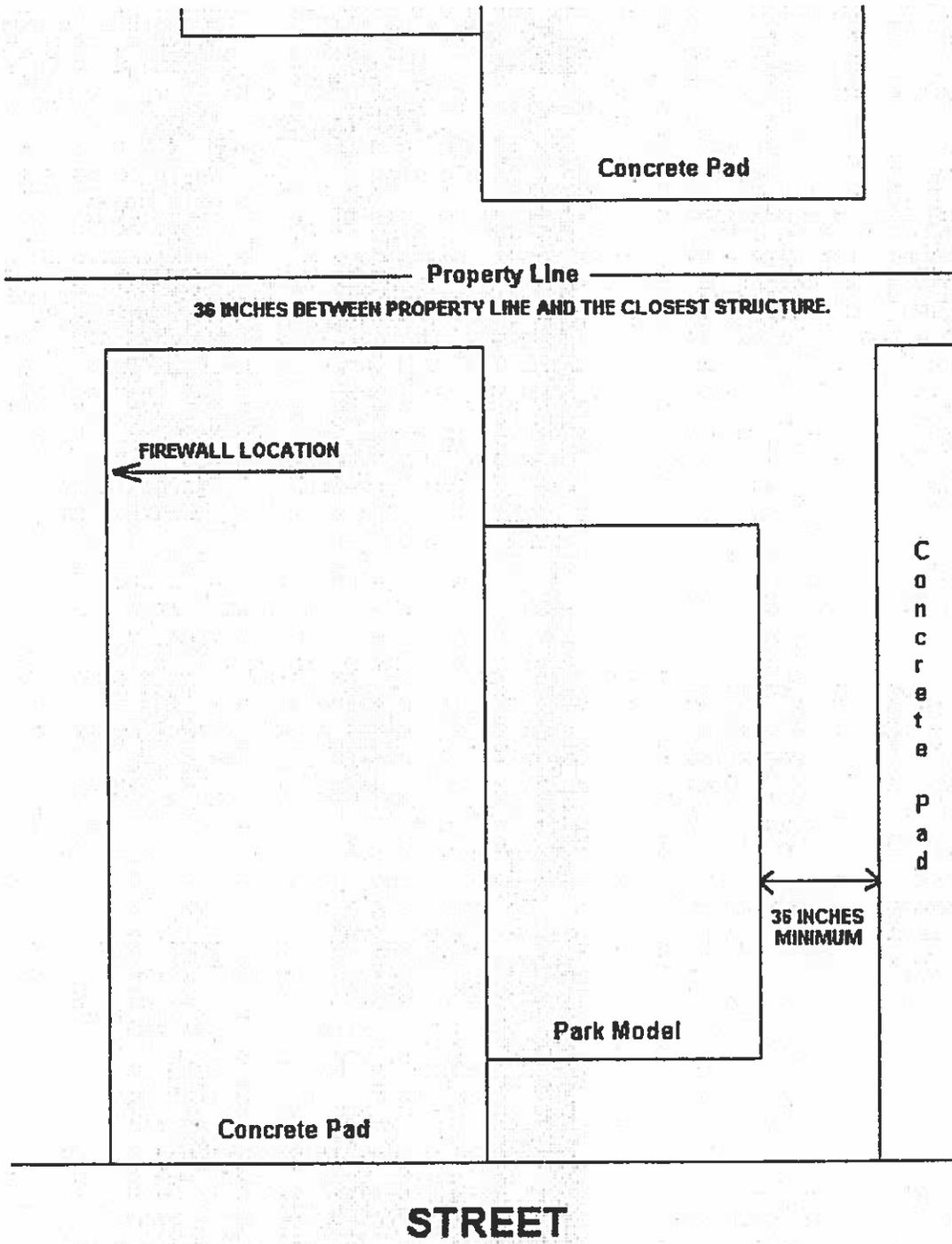
11) Any resident who rents will have to bring that park model into compliance within 1 year from the date of first inspection.

ALL RESIDENTS

If you decide that after receiving your upgrade inspection you decide that you do not want to sell, you will not be required to complete any upgrades. As long as you don't sell, rent or require a city permit you will not be required to do any improvements to your space.

SUN LIFE RV RESORT

5055 EAST UNIVERSITY • MESA, ARIZONA 85205 • PHONE 981-981-9819



Building Inspections

Memo

To: Denise Bleyle, City Manager's Office
From: Steven Hether, Building Inspections Administrator *ASH 3/4/98*
CC: Tom Mattingly, Building Inspections Superintendent
Date: March 4, 1998
Re: Donald Janssen letter

As you requested I have written a short response to Mr. Janssen's letter to Mayor Brown. That response follows this memo. I wanted to first explain to you what transpired during the months of January 1997 and September 1, 1997. When the RV industry approached us after the City Council approved the changes in the RV Ordinance we realized it could be a lengthy process to come to an agreement with the park owners/managers. Therefore, after meeting with these owners/managers we felt comfortable that almost all would enter into the "compliance agreement". Based on that, we agreed to "operate in good faith" with the RV parks as though the compliance agreement had already been signed. At the onset, the parks were asked to provide the City with the setback dimensions that would create the least amount of disturbance to surrounding spaces while still meeting the minimum separation required by the building code. My staff spoke with the management of Sunlife RV Resort and it appears the problem with Mr. Janssen's space lies with the fact that the previous maintenance supervisor for Sunlife identified the space line to be in one location while the current maintenance supervisor determines space lines in a different manner. A review of the plot plan approved on January 21, 1997 shows that it still would be approved by the City today provided there was no change in the space line location. This same problem occurred in another RV park, however, the management of that park used a more customer friendly method of correcting the problem by shifting the measuring error to adjoining spaces that had not yet been brought into compliance.

I hope this gives you a better understanding of what we have been dealing with and how complex it can be. Please let me know if you need additional information or clarification regarding Mr. Janssen's letter or any other related issue.

SUN LIFE RV RESORT

5055 EAST UNIVERSITY • MESA, ARIZONA 85205 • PHONE 981-950

Park Model Regulations

Monday, March 02, 1998

The list below indicates any and all requirements that are required by all residents.

- All residents must obtain a city permit for any new construction, electrical, and plumbing. This would be things such as Arizona Rooms, sheds, A/C units, heat pumps, washer and dryers, installation of electric or plumbing.
-
- All carpet installed outside must be approved prior to installation. Earth tones only, no solid colors such as green, red, blue, black, etc.
-
- Any park model that is for sale must have an upgrade inspection performed, all park models must be brought into compliance prior to selling. The seller may have the new owner complete any upgrades required, pending approval of the management. This must be done prior to the closing date.
-
- All sheds must extend up to the awning.
-
- Any privacy wall between awning and adjacent park model must be vented aluminum only, and must have park approval prior to construction. No approval will be granted unless your space is in total compliance.
-
- The space between your park model and your neighbor must be free of any obstructions, this includes propane tanks, A/C units, water heaters, large rocks, plants, etc. Any window awnings must be at least 7 feet from the ground to the lowest part of the awning.
-
- Any park model that has a tongue still attached must be at least 3 feet from the street or remove it. This will only be enforced if you sell or require a permit.
-
- No fiberglass of any kind will be allowed.
-
- Any wiring going into the electric pedestal must be buried. Any electric lines that are exposed must be in armored cable, or conduit. All lines must still be buried.
- Any electrical or plumbing going into sheds or Arizona Rooms must run under the concrete.
-
- A firewall must be installed in sheds and Arizona Rooms. This consists of 5/8 inch drywall applied both inside and outside. The firewall will not be required if you have no adjacent property next to a shed or Arizona Room.
-

RECEIVED

19 February, 1998
5055 E. University N-17
Mesa, AZ 85205

FEB 24 1998

CITY OF MESA
MAYOR'S OFFICE

Dear Mayor Brown,

I realize this is a statement post Council decision, but nevertheless I wish to express myself to you and your City Council members.

First, thank you for giving me the opportunity to present my thoughts and concerns re. the zoning ordinances for RV Resort parks and the managed and agreed upon add-ons by the RV Resort Owners Association.

No matter how one looks at this matter, it is definitely a positive for the parks owners who not only will realize no financial loss, but rather a stepped up process for moving out older trailers and moving in new trailers. No matter that they caused the present "crisis" by not following the city's zoning requirements from the beginning, but rather let the \$\$ rule their decisions. They own the land. On the flip side, the residents again must pay for the owner's wilfull disregard of the city's laws, either now or later.

It seems incomprehensible to me that the City Council would evidently set aside the only real fair resolve, i.e. to permit the "grandfathering in" of the parks as they are at present, and only when a new trailer is moved into the park would compliance to the zoning set-backs be required. This was also your understanding as evidenced by your letter to Rex Travis. It is also quite evident that honesty, integrity and moral strength are over-ruled by politics and power. The fire safety issue re. the proximity of the trailers is grossly overplayed. No person in the entire time of these parks has been lost or even hurt by fires. In fact, all fires have been self-contained in individual trailers.

I understand that the city intends to encourage park owners and/or managers to assist residents to comply. This seems commendable, however it is really only a temporary salve, for the resident must still pay.

I'm certain the Council does not realize that thousands of residents are simply scared, not knowing what their owners or managers are going to do next. They are actually scared of being kicked out. Many are planning to leave-sell-, because they cannot afford to make the necessary upgrades for compliance. The assistance for residents does not include those who have AZ rooms and thus their costs are generally between \$4,000 and \$6,000.

Copy of letter to Mayor Brown 2/24/98
Michael J. Brown

Minutes of Meeting with Sunlife RV
5055 E. University Dr.

In attendance of the meeting from Sunlife was Paul, and from the City was Steve Hether and Terri Hulme.

1. Steve discussed setbacks from old code to new code. Steve gave Paul a copy of the letter to Mr. Hankins and explained what the City was trying to accomplish.
2. It was stated that electrical pedestals are measuring point for the rear setback.
3. Compliance is required at time of sale, the buyer or seller has 30 days to comply.
4. Steve and Terri discussed plot plans with Paul. What is required for setbacks and what Terri needs on plot plans for submittals. Paul said he would call Terri and tell her what his side setbacks will be and where they will be measured from.
5. There are 765 spaces in the park and Paul will give Terri a list of internal restrictions for the park.
6. Paul took a copy of the Hankins letter to go over with the owner of the park. He said that he will call Dan Thompson and give him their input regarding the letter. Steve gave Paul, Dan's phone number.

To: Steve Hether, Building Inspections
From: Denise Bleyle, City Manager's Office
Subject: Response to letter
Date: February 17, 1998

MEMORANDUM

Hi Steve. We received another letter regarding the trailer park regulations from a resident of Sun Life. This one is a little different. They have an actual permit number and I am not sure what compliance issue they are questioning. They also ask a specific question regarding a proposed storage shed.

Could you please draft a short response to their concerns and send it back to me. I thought that because they had specific questions regarding their lot and had an actual permit number, it may be a little easier to address their concerns. I will put the letter in final form so that we may send them a response from the Mayor.

Thank you for all of your help with this matter. Please feel free to send this information back to me via e-mail (DBLEYLE), fax, interoffice or voice mail (3499).

Thanks again,
Denise



Dear Mr. Janssen:

Per your letter of February 13, 1998 regarding the request for a variance for the location of your park model. Unfortunately, there is not a variance process available to reduce the minimum separation between structures required by the Uniform Building Code.

At the time of issuance of building permit #128225 the plan submitted to the City met all requirements of the code. If this same plan were submitted today it would still be approved because it still meets the minimum requirements that the Building Department reviews for compliance. The space line locations and setbacks are determined by the park owners/managers. The City does ensure that the setbacks established by the park meet the minimum requirements established by code. Sunlife RV Resort has determined the location of the space lines within their park and the setbacks are measured from that point. A review of the setbacks for compliance with minimum life safety requirements is done by city staff to determine approval or denial of a permit request.

I understand your frustration and would suggest that you contact your park management to determine if a solution or compromise might be available to you. As I stated earlier, the parks determine where the space lines are and the method of how they determine their location.

I have verified that the maximum size of a storage shed within an RV park is 120 square feet. I am enclosing an information pamphlet that may be helpful to you. If you need additional clarification or information on these matters, please feel free to contact Steven Hether, the Building Inspections Administrator, directly at (602) 644-2039.

Sincerely,

RECEIVED

Ronald E. Janssen
5055 E. University B-32
Mesa Ariz. 85205

ATT 2
Item 7

FEB 13 1998

CITY OF MESA
MAYOR'S OFFICE

Mesa City Council:

I'd like to express an opinion regarding City ordinances in relation to building codes. We are told by our Park-Sun Life that if we sell our Park models - all must be brought up to compliance. I just put in a clothes washer and dryer and water heater in the winter of 1997. Today it is out of compliance. It was inspected by one of the Mesa City inspectors on Jan. 24 1997 - Permit No. 128 225 - Now I find I'm out of compliance.

I'd like to keep in compliance and request a variance. I may want to build a new storage shed next winter. According to our park personell we can now build a storage shed 10' X 15'. Is this correct? Please advise - I also must move my Park model 1/2" - tough to do.

Looking forward to hearing from you

Respectfully

Ronald E. Janssen

Original given to Mayor 2/17/98

91-0190-1

City Manager
20 East Main
Suite 750
Mesa, AZ 85211-1466

RECEIVED
FEB 06 1998
CITY OF MESA
CITY MANAGER'S OFFICE

5055 E. University
Mesa, AZ 85205
N-17
4 February, 1998

City Manager,

I would like permission to speak at the City Council Study Session on Friday, February 13, 8:30 a.m. My subject concerns the zoning requirements for RV Resort Parks in the city of Mesa, particularly those regarding the sides and rear setbacks for Park Model Trailers. Because of the very real psychological and financial problems this is causing the thousands of senior citizens affected, it is our hope the City Council would reconsider their recent enforcing resolution, permit the present status quo of Park Model Trailers, but require full compliance to the zoning regulations only to new trailers being moved into the parks.

Thank you for your attention to this matter.

WHICH PARK? WHAT'S HIS
SPECIFIC PROBLEM?

Sincerely,

Fred Brauer

Fred Brauer
tel. 641-4885

Wayne - FH1
He'll be on
the 13TH study
session agenda
Trindy

"SUN WIFE"
"5000 E UNIVERSITY"

If the number of telephone calls I have received are indicative of the attitudes and concerns re. this issue, then I must conclude RV Resort Park residents :

1. Are hurt and angry, particularly at their owners/managers;
2. Desire to sell and leave these parks;
3. Can't understand why grandfathering isn't accepted;
4. Desire to ^{hire} lawyers and begin lawsuits.

Mayor Brown, I'm sure you know and care that many people are seriously hurting because of the selling or renting agreement which was added to the Council's zoning ordinance. The City Council's latest actions have exacerbated the issue and have caused the resolution and responsibility to be entirely misplaced.

Thank you for reading this rather lengthy epistle. I had hoped we may have been able to discuss the issue openly in the meeting with the Council. I do appreciate your personal concern toward all your citizens in Mesa.

Sincerely,



Fred Brauer

Please share the above with the council members at your own discretion.

BURCH & CRACCHIOLO, P.A.

ATTORNEYS AT LAW

DANIEL CRACCHIOLO
JACK DANIEL KLAUSNER
DARYL MANHART
BRYAN F. MURPHY
DONALD W. LINDHOLM
DANIEL R. MALINSKI
JESS A. LORONA
MARVIN DAVIS
THOMAS A. LONGFELLOW
JAMES M. STIPE
CYNTHIA S. CAMPBELL

STEPHEN E. SILVER
LUPE INIGUEZ
IAN NEALE
LINDA A. FINNEGAN
CLARE H. ABEL
EDWIN D. FLEMING
STEPHEN M. HART
MARTHA C. PATRICK
THEODORE A. JULIAN, JR.
STEVEN J. LIPPMAN

BRIAN KAVEN
BRAD S. OSTROFF
EDWIN C. BULL
ANDREW ABRAHAM
F. MICHAEL CARROLL
RALPH D. HARRIS
DAVID M. VILLADOLID
J. BRENT WELKER
STEVEN M. SERRANO
JORDAN J. RICH

702 EAST OSBORN ROAD, SUITE 200

PHOENIX, ARIZONA 85014

(602) 274-7611

FAX (602) 234-0341

MAILING ADDRESS

P.O. BOX 16882

PHOENIX, ARIZONA 85011

OF COUNSEL

FRANK HAZE BURCH

HOWARD C. MEYERS

DONNA PLATT BOROS

WRITER'S DIRECT LINE

(602) 234-9905

November 20, 1997

Mr. Steven E Hether, CBO
Building Inspections Supervisor
CITY OF MESA
6935 E. Decatur
P.O. Box 1466
Mesa, Arizona 85211-1466

Re: *Sun Life RV Resort*

Dear Steve:

As you know, I represent the owner of Sun Life RV Resort. We had the opportunity to meet with you and appreciate the time you gave us and the information. Based upon our discussions, we believe it is in the best interests of Sun Life to enter into an agreement with the City of Mesa similar to the agreements from other properties in Mesa. The one major concern we have at this time involves the property boundary which borders the County owned property in the Flood Control District. All the trailers have a setback of at least five feet. However, some of the Arizona rooms are closer to the County property than five feet. As you know, this is just raw land so there is no dangerous situation, but we do have to resolve this issue by variance or agreement.

There are a few other instances of improvements coming closer than five feet to the property line. Again, these improvements do not adjoin other properties but are too close to the wall or property line.

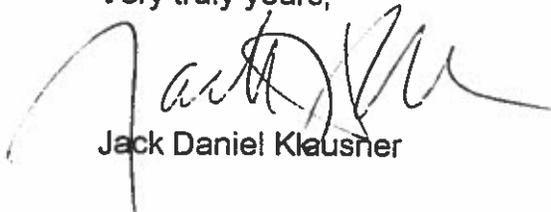
Could you please consider this and call me at your earliest opportunity so that I might have your ideas on how to resolve this particular issue. Once we have provided for this, I can draft a proposed agreement or we can use another agreement that you have already approved.

BURCH & CRACCHIOLO, P.A.

Mr. Steven E Hether, CBO
November 20, 1997
Page 2

Thank you for your prompt attention to this matter.

Very truly yours,

A handwritten signature in black ink, appearing to read "Jack Daniel Klausner", written over a printed name.

Jack Daniel Klausner

JDK:jah

cc: Marc Caneva

SUN LIFE RV RESORT

5055 EAST UNIVERSITY • MESA, ARIZONA 85205 • PHONE 981-950

NOTICE TO ALL RESIDENTS
MONDAY OCTOBER 27TH, 1997

RE: ALL UPGRADES, REQUIREMENTS

The management here at Sunlife RV Resort and the City of Mesa have worked out a compliance agreement. The reason for this agreement is that when the park was developed, it was built to the requirements at that time. Now, with the wider park models and Arizona rooms being added, the space between is not up to current codes in all cases. All parks in Mesa will have to be brought into compliance with these new codes.

The reason we are having a compliance agreement is so that we don't have to bring every space into compliance right away, it will be over a period of time. What this will mean to residents is that once you decide that you would like to upgrade your trailer and or space that requires a building permit, you will be liable for bringing your space into total compliance. This agreement also affects the sale/rental of units, meaning that if you wish to sell or rent your trailer, you will have to bring the unit into compliance. I understand that this situation may upset some residents, the park has entered into this agreement taking all situations into careful consideration and feels that this agreement is the best thing for the park and all its residents.

Any person/persons that wish to have any upgrades will have to notify the office and pick up any forms required for an upgrade. These forms will consist of a sit plan for your individual space, a site plan for adjoining spaces and a form listing any requirements that will have to be fulfilled as requested by the City of Mesa. All three forms must be signed by park management before presenting to the City of Mesa.

This compliance agreement will affect nearly every resident so I urge everyone to completely read through each and every document. Attached to this page you will find some of the requirements for adding an Arizona room, shed, etc. If you have any questions or concerns please contact Pat in the office.

Sincerely,

Pat Engebosc
Sunlife Management

SUN LIFE RV RESORT

5055 EAST UNIVERSITY • MESA, ARIZONA 85205 • PHONE 981-9500

Setback Agreement
~between~
The City of Mesa and Sunlife RV Resort
October 24th, 1997

This document will outline the procedures and agreement between the City of Mesa and Sunlife RV Resort to implement compliance with Ordinance #3261. The City of Mesa will agree to inspect and consider compliance with Ordinance #3261 on a space by space basis, and Sunlife RV Resort agrees to implement compliance to the ordinance by following the procedures and policies set forth in this document.

The following items are what Sunlife RV Resort agrees to do to accomplish this goal:

- 1) Furnish the city, a list of RV spaces currently in and out of compliance. This will require some time to complete and will be received by the city no later than December 31st, 1999.
- 2) Furnish an annual report of RV spaces that have been brought into compliance during the previous year.
- 3) Any resident wishing to make an improvement on his/her space which requires a building permit will have a plan on how any deficiencies will be brought into compliance.
- 4) Apply for a variance on spaces, if any, that cannot come into compliance without a variance.
- 5) New park model sets will be required a minimum of a 3 foot clearance at emergency egress points.
- 6) Any resident wishing to sell their park model in place will be required to correct any and all code violations before selling, or the purchaser must be informed of the deficiency and agree to bring the park model and space into compliance within one year of purchase.
- 7) Any owner of an RV or park model who rents the unit for monetary gain will be required to bring the space into compliance within 1 year from the date this agreement is accepted.
- 8) Clearly stated understanding that either The City of Mesa or Sunlife RV Resort can ask for a review of the agreement if either party feels that the other has failed to adhere to the requirements of the agreement.

In order to implement and enforce this agreement Sunlife RV Resort will do the following:

SUN LIFE RV RESORT

5055 EAST UNIVERSITY • MESA, ARIZONA 85205 • PHONE 981-950

1) The management will agree to inform every resident now and in the future of any and all requirements by the City of Mesa and by Sunlife RV Resort.

2) All residents will be required to:

a. Obtain written permission from the management prior to obtaining a City of Mesa building permit.

b. Require their contractor to report to the office at the start of project

c. Hire a contractor that is licensed, insured and bonded.

d. Submit a copy of any building permits to the management prior to construction.

Any work done

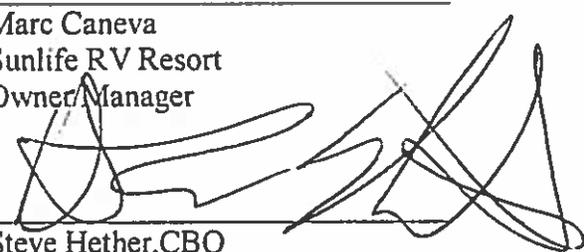
without a permit will be reported to the City of Mesa.

3) Implement and enforce a new policy to insure compliance at the time of sale.

It is the intention of Sunlife RV Resort to make this process of compliance as smooth and orderly as possible. We are committed to this program with the goal of making significant progress towards compliance.

Sincerely,

Marc Caneva
Sunlife RV Resort
Owner/Manager



Steve Hether, CBO
Building Inspections Supervisor/City of Mesa

Date

3-2-98

Date

Space # T-27
Arizona Room

2' 3"

3' 0"

Property Line

Proposed
Arizona Room

A/C

1' 9"
Shed

Space # R-06
Arizona Room

NOTE: This property
currently has
no firewall. Arizona Room
has electric & propane.

2' 5"

3' 0"

49' 3"

3' 0"

Space # R-02
Park Model

Required
Parking
9' x 18'

Space # R-04
Park Model

Concrete Pad

34' 0"

5' 0"

Concrete Sidewalk

Street

Space=34'x49'3"

Resident: _____

Existing Awning=19'x 42'

Scale 1/8"=1'

Management: _____

NOTE: No work shall commence until a copy of the permit is received by the front office.

[SAMPLE] SITE PLAN

Rear Measurement {Center=Property Line}
Measure From Concrete To Concrete To Find Center

3' in each
direction
(6' setback)

Property Line

49' 3"

Required
Parking
9' x 18'

Minimum 3' Setback
Measurement Taken
From Edge Of Concr

34' 0"

Concrete Pac

Concrete Sidewalk

Street

Space=34'x49'3"

Resident: _____

Existing Awning=19'x 42'

Scale 1/8"=1'

Management: _____

NOTE: No work shall commence until a copy of the permit is received by the front office.

MEASUREMENT LOCATION

ATTENTION ALL RESIDENTS

UPGRADE REQUIREMENTS

All requirements listed below are required to meet city zoning ordinances.

All residents that rent park models, wish to sell their park model, or require a city permit, will be required to complete any necessary upgrades.

All park models will be looked at the same, no resident will receive any special treatment as these are guidelines that I must follow as per the City of Mesa zoning ordinance.

- 1) Park model must be a minimum of 36 inches from the concrete pad. (NO EXEPTIONS)
- 2) There are to be no obstructions in this area under any condition, any window awning hanging lower than 7 feet is considered an obstruction. Meaning that if you have a window awning and measure from the ground to the bottom of the awning it has to be at least 7 feet.
- 3) All structures in the rear must be a minimum of 36 inches from the property line. This property line is figured by measuring from concrete pad to concrete pad to find the center, then measure from the center 36 inches. There can be no obstructions in this area, if you have electric and or plumbing going into the shed or Arizona Room it will have to be put under the concrete or run along the awning. The electric and or plumbing can not be set on top of the concrete.
- 4) Any structure built on the concrete must have a 1 hour firewall on the wall that faces any park model. A 1 hour firewall consists of 5/8 inch gypsum board installed on the inside and outside wall facing a park model. On the outside the gypsum board must be put on the studs with the siding applied over. This firewall is required whether you have a shed or an Arizona Room. The only reason that you will not be required to have one is if your shed or Arizona Room faces the street. All others must have a 1 hour firewall.
- 5) All firewalls must be inspected before they are covered.
- 6) All park requirements are still required just as they have been in the past.
- 7) All these conditions will apply to every resident, no resident will be asked or made to bring their trailer or space into compliance, with the exception of the following:
 - A) You own a park model that is for rent.
 - B) You want to sell your park model.
 - C) You wish to have work done that requires a city permit. (If you need a city permit for any work you will have to bring everything into compliance.)

8) Any unit that is along the canal and or the perimeter wall must be a minimum of 5 feet away from the wall or 5 feet away from the property line. We are currently trying to work out an agreement with the city to have this reduced to 3 feet. Any residents affected by this will be notified of any changes as they happen.

9) No fiberglass of any kind, any fiberglass that is installed on your space must be removed.

10) If you wish to have any work done on your space such as an a/c unit, new shed, Arizona Room, plumbing into a shed, a new park model, etc. they will require a permit from the City of Mesa, in order for a resident to receive the permit that resident will have to bring any condition that is out of compliance into compliance before the permit will be issued.

Example: You wish to have an A/C unit installed, and do not currently have one. If your shed doesn't have a firewall, you would be required to install a firewall before a permit for the air conditioning would be issued.

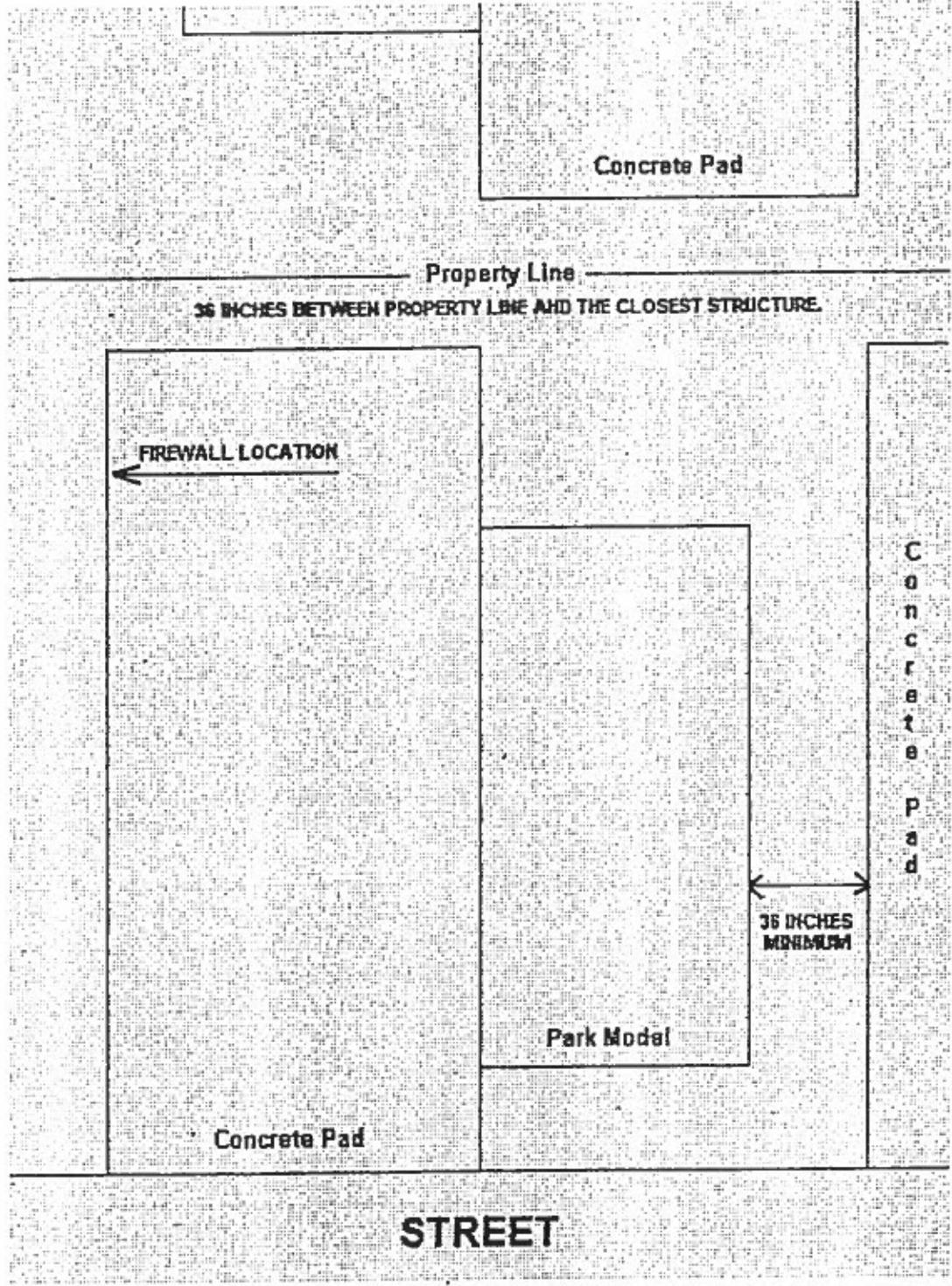
11) Any resident who rents will have to bring that park model into compliance within 1 year from the date of first inspection.

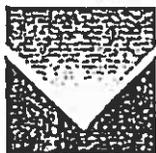
ALL RESIDENTS

If you decide that after receiving your upgrade inspection you decide that you do not want to sell, you will not be required to complete any upgrades. As long as you don't sell, rent or require a city permit you will not be required to do any improvements to your space.

SUN LIFE RV RESORT

5055 EAST UNIVERSITY • MESA, ARIZONA 85205 • PHONE 981-9





CITY OF
MESA

May 27, 1997

Clare H. Abel
Burch & Cracchiola, P.A.
702 East Osborn Rd. Suite 200
Phoenix, Az 85014

Dear Ms. Abel,

This letter serves as a formal response to your letter of April 29, 1997 directed to Mr. Tom Mattingly, CBO Building Inspections Superintendent, regarding guidelines for RV Parks. I am concerned about some of the statements made in your letter. You stated that there are presently six (6) units for sale within the Sunlife RV Resort and that "every single sale was rejected by the City of Mesa because the unit and space did not comply with the Mesa ordinance requirements." Rejected how and by whom? The City of Mesa has never had any control or authority over the sale of RV units within a RV park.

You also referred to a letter that was sent to the owner of another park concerning violations at that park and how they were to be remedied. You state that the letter included a "directive that compliance would be insisted upon at the time of sale or transfer of any unit." I am including with this letter a copy of my letter to Mr. Hankins of H-H Resorts Joint Venture which you refer to. This letter was written to Mr. Hankins as a formal response to his concerns relating to gaining compliance within his RV parks. I must also note that the City has received verbal communication from other parks indicating the same concerns. My letter to Mr. Hankins identifies possible alternatives to be considered in order to gain compliance with the setback requirements within RV parks, specifically #4 "individual lots should be brought into compliance when the unit is sold, when a change of occupant occurs, or when an upgrade requiring a permit occurs." The City of Mesa can only require compliance at such time when an upgrade requiring a permit occurs. If the City honors the parks requests for relief we believe it is reasonable to ask the parks to take steps to speed up the correction process. As Mr. Mizner advised you, the letter was simply a "wish list" and was written with the intent to give park owners a starting point which to work from.

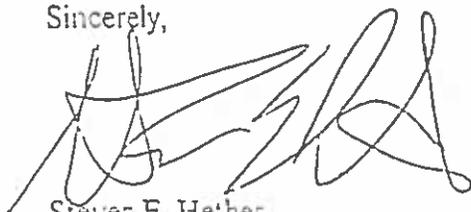
The City of Mesa is operating in good faith this season relating to setback issues by requiring compliance with the ordinance on a lot by lot basis. By doing this only partial compliance is being achieved. Specifically, the full side and rear setbacks will not be obtained until an adjoining lot is modified.

If by the beginning of the next season, September 1st, 1997, the RV Association and park owners do not have a written agreement on file with the City, the City will reevaluate its position on compliance issues when reviewing requests for permits. I am confident that the RV Association and park owners will submit a proposal that will be beneficial to all interested parties. If there are parks that do not agree with what the industry proposes, the City of Mesa is not mandating that they comply with it. However, for those parks that do not wish to participate in this offer the City will no longer be willing to gain only partial compliance (i.e.: setbacks) on a lot by lot basis. The parks not participating will have to show full compliance for the lot requesting the improvement, which may require adjustments on adjacent lots in order to maintain the quality of life and economic viability of the lot in question. What the City is asking for in return for partial compliance is nothing more than what the parks that have taken a pro-active approach to their setback problems are already doing. It is our hope that the owners and management of Sunlife will see the advantages to the upcoming proposal and join the RV Association and park owners in their attempt to arrive at an acceptable agreement with the City. I believe this is the best approach to balance the competitive realities of the industry and the safety of the tenants.

I have reviewed the "change of ownership upgrade" form you included with your letter. You state that these responses were received from the City of Mesa. This is a Sunlife form and the information provided on it was not written by a City staff member. These may be the requirements the City would enforce if a permit were being requested for an upgrade, but as I mentioned earlier, we do not have any control over the sale of a unit and do not require compliance at that time. You state that there must be a "misunderstanding on the part of the staff people who processed these transfers." City of Mesa staff does not process any documents relating to the sale of an RV, therefore, it seems there may be some confusion on the part of the Sunlife Staff.

I hope that this information clears up any confusion as to the City of Mesa's position pertaining to compliance issues directly related to the sale of a RV. Please do not hesitate to contact me at 602-644-2039 if I can be of further assistance.

Sincerely,



Steven E. Hether
CBO Building Inspections Supervisor

attachment

cc: Tom Mattingly, CBO, Building Inspection Superintendent

BURCH & CRACCHIOLO, P.A.
ATTORNEYS AT LAW

MAILING ADDRESS
P.O. BOX 16882
PHOENIX, ARIZONA 85011

702 EAST OSBORN ROAD
SUITE 200
PHOENIX, ARIZONA 85014
(602) 274-7611
FAX (602) 234-0341

Clare H. Abel
(602) 234-9920

April 29, 1997

Mr. Thomas Mattingly, CBO
Building Inspection Superintendent
City of Mesa
55 North Center Street
P. O. Box 1466
Mesa, Arizona 85211-1466

Re: RV Parks/Arizona Room-Patio Additions

Dear Mr. Mattingly:

I am writing to follow up with you on the issue of the new guidelines for RV parks and a problem which has arisen in connection with the Sun Life RV Resort.

As you will recall, I was in touch with you on several occasions on behalf of the owner of Sun Life RV Resort back in July and August 1996, when the new guidelines were being proposed. At the time, the City was very concerned about how to address the RV park issues from a historic and political perspective. At the time, I expressed my client's concerns about the direction the City was taking on this issue and at all times, I reminded you and Mr. Frank Mizner when we spoke that my client's willingness to "go along" with the City's new program was based upon the understanding that compliance would only be required if the existing unit were altered or expanded. For your reference, I have enclosed a copy of my letter to you dated July 26, 1996 and the Council Report dated August 26, 1996 (at page 2 of Attachment A).

In January, representatives of Sun Life received a copy of a letter which the City proposed to send to the owner of another park concerning violations at that park and how they were to be remedied. Among other requirements was the directive that compliance would be insisted upon at the time of sale or transfer of any unit, irrespective of whether any changes had been made to the property. When I called Mr. Frank Mizner to point out the inconsistency between the draft letter and the representations which were

BURCH & CRACCHIOLO, P.A.

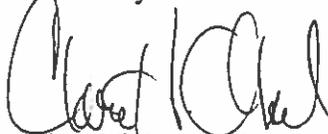
Mr. Thomas Mattingly
April 29, 1997
Page 2

made to RV park owners last summer, Mr. Mizner advised me that the draft letter was simply a "wish list" and that it would not be enforced in the manner that the letter suggested.

That brings us to April 1997. There are presently six (6) sales of units "in place" at Sun Life. The sales do not involve any changes whatsoever to the configuration of the unit within the space. Every single sale was rejected by the City of Mesa because the unit and space did not comply with the Mesa ordinance requirements. I have enclosed a copy of the responses received for each space from the City. In other words, notwithstanding the representations made by Mesa staff throughout the RV park ordinance review process, the ordinance requirements are being imposed, not only when there is a change or alteration to the unit, but also when there is merely a change in ownership.

I am hopeful that this is the result of a misunderstanding on the part of the staff people who processed these transfers. Please call me immediately so that we can clear up this matter.

Sincerely,



CLARE H. ABEL

For the Firm

CHA:vlk
Enclosures



SUN LIFE RV RESORT

ATT 2
Item

5055 EAST UNIVERSITY • MESA, ARIZONA 85205 • PHONE 981-951

CHANGE OF OWNERSHIP UPGRADE

4-4-97

Dear Resident:

Please be advised that all units which are for sale must first check with the office for possible upgrades which may be required.

It is the seller's responsibility to either make these improvements prior to the sale or make arrangements with the buyer and the office to have them completed within 30 days of the sale.

We ask that you contact the office prior to any actual work so that all construction meets with park approval.

Thank you
Sun Life Management

Resident: John & Ivaloo Pierre

Space # : E-77

Improvement Required: At the west end of the pad, the shed needs to be
moved in [east] 16" to give the required 3' in from the center of the park's
easement. This includes the awning and all of it's supports. The water service
to the unit needs to be changed to 1/2" soft copper, buried 12" deep, the same
applies to the water line to the evaporative cooler. The cactus on the north
side and at the rear of the unit need to be removed. Also, all rolldown blinds in
the carport area need to be removed. If you have any questions, please contact
the office.

SUN LIFE RV RESORT

5055 EAST UNIVERSITY • MESA, ARIZONA 85205 • PHONE 981-95

ATT 2
Item 7

CHANGE OF OWNERSHIP UPGRADE

4-4-97

Dear Resident:

Please be advised that all units which are for sale must first check with the office for possible upgrades which may be required.

It is the seller's responsibility to either make these improvements prior to the sale or make arrangements with the buyer and the office to have them completed within 30 days of the sale.

We ask that you contact the office prior to any actual work so that all construction meets with park approval.

Thank you
Sun Life Management

Resident: Allen & Jean Higgins

Space # : T-22

Improvement Required: The evaporative cooler needs to be removed from the roof. All structures that are within 5' of the park's property line need to be moved east, to give the required 5' clearance, including the awning. The unit needs to be moved south to give the 3' clearance required on the north side between your unit and the carport on space# T-21. All plastic and fiberglass need to be removed. The bougainvillea at the rear of the unit needs to be removed. If you have any questions, please contact the office.

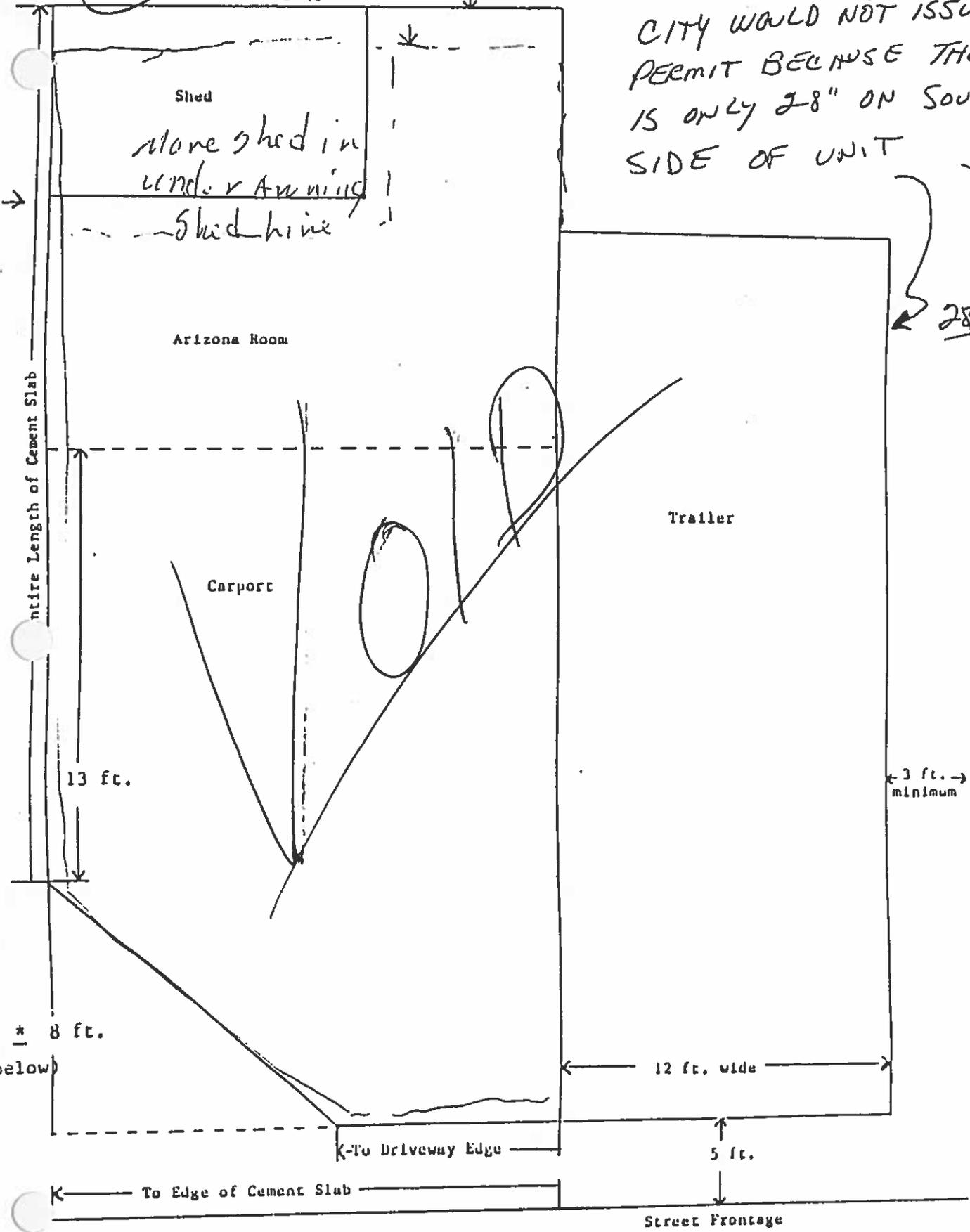
(3)

Center
7ft. 11.5 in
line
3 FT #1

Meter (Glass Face)
2 ft. minimum

PLEASE BE SURE TO READ THE BACK
OF THIS FORM.
ATT 2
Item 7

CITY WOULD NOT ISSUE A
PERMIT BECAUSE THERE
IS ONLY 28" ON SOUTH
SIDE OF UNIT



SPACE # F-16

NAME Robert Bischoff

DATE 3-6-97

TYPE OF IMPROVEMENT Replace existing awning with full

awning

SUN LIFE RV RESORT

ATT 2
Item 7

5055 EAST UNIVERSITY • MESA, ARIZONA 85205 • PHONE 981-9

4

CHANGE OF OWNERSHIP UPGRADE

3-31-97

Dear Resident:

Please be advised that all units which are for sale must first check with the office for possible upgrades which may be required.

It is the seller's responsibility to either make these improvements prior to the sale or make arrangements with the buyer and the office to have them completed within 30 days of the sale.

We ask that you contact the office prior to any actual work so that all construction meets with park approval.

Thank you
Sun Life Management

Resident: Charlotte Stringham

Space #: B-71

Improvement Required: Move the water heater to the inside of the unit. Re-locate the L.P. bottles to the rear of the unit. Re-locate the A/C unit to the rear of the unit. You must give 5' clearance from the park's property line to the Az. room. All plastic/fiberglass & shed material must be removed from the Az. room and changed to Yoder siding to match the lightest color of the unit and run horizontal. Replace all rotted carpeting on the front steps. If you have any questions, please contact the office.

SUN LIFE RV RESORT

5055 EAST UNIVERSITY • MESA, ARIZONA 85205 • PHONE 981-95

5

CHANGE OF OWNERSHIP UPGRADE

4-9-97

Dear Resident:

Please be advised that all units which are for sale must first check with the office for possible upgrades which may be required.

It is the seller's responsibility to either make these improvements prior to the sale or make arrangements with the buyer and the office to have them completed within 30 days of the sale.

We ask that you contact the office prior to any actual work so that all construction meets with park approval.

Thank you
Sun Life Management

Resident: Howard & Laura Brunsvold

Space # : N-4

Improvement Required: All power lines running from the power pedestal to the unit, the A/C unit and the shed need to be sleeved and be buried a minimum of 12" deep. PER; CITY OF MESA- The unit needs to be moved east to give the required 3' minimum between your unit and the carport pad at unit N-6 [next door]. At this time there is only 26". The shed also, needs to be moved onto the pad 16" north to give the required 3' minimum distance in from your property line. This includes the awning and awning supports. If you have any questions, please contact the office.



SUN LIFE RV RESORT

5055 EAST UNIVERSITY • MESA, ARIZONA 85205 • PHONE 981-950

6.

CHANGE OF OWNERSHIP UPGRADE

1-2-96

Dear Resident:

Please be advised that all units which are for sale must first check with the office for possible upgrades which may be required.

It is the seller's responsibility to either make these improvements prior to the sale or make arrangements with the buyer and the office to have them completed within 30 days of the sale.

We ask that you contact the office prior to any actual work so that all construction meets with park approval.

Thank you
Sun Life Management

Resident: Robert & Maybelle Carr

Space # : F-87

Improvement Required: All aloe vera plants on the north side of the unit need to be removed, " PER; MESA CITY FIRE CODES." If you have any questions, please contact the office.

Mayor Wayne Brown
P.O. Box 1466
Mesa, Az. 85211

ATT 2
Item 7 2/2/98
DATE

RECEIVED

FEB 05 1997

CITY OF MESA
MAYOR'S OFFICE

Dear Mr. Brown:

Acknowledge

I am writing in regards to enforcement of the zoning requirements for R.V. Parks. In my opinion the enforcement of these requirements is of extreme damage to many residents who are unable to pay the costs involved or if the resident is forced to leave the site or death is forced to correct these zoning requirements. Several people are leaving already for fear of this problems. There some people are what make these what it is today and in my opinion are not being treated fairly.

I have been a City Council member myself, & I'm familiar with your problems. I think a much more prudent requirement would be to "Grandfather" these parks in. When a new unit is brought in or an old unit is replaced the the code requirements be met at that time. The present problem has been with us for years and was created by poor judgment of people before you and I were here. The burden is put on residents whom have followed the requirements given them.

Please give this your wholehearted consideration.

Sincerely,

Respectfully,
Robert M. Peterson, 5055 New Ave. E. Mesa

BURCH & CRACCHIOLO, P.A.
ATTORNEYS AT LAW

MAILING ADDRESS
P.O. BOX 16882
PHOENIX, ARIZONA 85011

702 EAST OSBORN ROAD
SUITE 200
PHOENIX, ARIZONA 85014

(602) 274-7611
FAX (602) 234-0341

Clare H. Abel
(602) 234-9920

July 26, 1996

Mr. Thomas Mattingly, CBO
Building Inspection Superintendent
City of Mesa
55 North Center Street
P. O. Box 1466
Mesa, Arizona 85211-1466

Re: RV Parks/Arizona Room-Patio Additions
Mobile Resorts International - Sun Life

Dear Mr. Mattingly:

I am writing in response to your letter dated July 19, 1996 concerning RV enclosures.

I provided my client, Mr. Marc Caneva of Mobile Resorts International, a copy of your letter dated July 19, 1996 and the enclosed guidelines for RV enclosures. Mr. Caneva agrees with the guidelines submitted. A key element to Mr. Caneva's agreement is the provision that existing improvements be "grandfathered."

Because of concerns that changes may be made as these guidelines wind their way through the process, please keep me informed of and included in any future discussions, policy sessions or public hearings about these guidelines.

If you have any questions, please feel free to contact me.

Sincerely,



CLARE H. ABEL
For the Firm

CHA:vlk
xc: Marc Caneva

Page 2

9. Existing units will be grand-fathered until existing unit is replaced, *altered or expanded (i.e., remodeling, adding electric or plumbing etc)*. *Changes will require existing construction installed contrary to city codes without permits to be corrected to these regulations.*
10. Enforcement actions will include citations issued to both the tenant and the park owner.
11. All future RV spaces shall be 34' minimum width.

* Side spacing for existing lots less than 34' wide.

- *Park model - side spacing shall provide a minimum 3' clear emergency egress from all openings of newly installed park models adjacent to existing patio enclosures, awnings or park models on adjacent spaces.*
- Patio enclosure - side spacing between structures may be reduced to 3' if a 1-hour fire resistive wall without openings is provided at the exterior sidewall of the accessory structure.
- *Patio enclosure awnings not to exceed 16' in width.*
- Awning canopy may extend 1' into the 3' side yard.
- Awning post and necessary support is to be a minimum of 3' from neighboring structure.
- Shed - side spacing may be reduced to 3'.
- 3' side spacing must be free of all obstructions such as landscaping, propane tanks, A/C units, window awnings, etc.

CITY PERMITS

Construction permits (and inspections) are required for the following:

1. Conventional wood framing used as a bearing wall, roof, floor or when supporting a roof or floor, *fire resistive walls or fire resistive construction.*
2. Electrical, mechanical and plumbing (inspections must be requested and the work approved prior to concealment). Call 644-2314.
3. *Any addition, awning, room enclosure or installation of park model units.*
4. Rental park owner/manager written authorization required for issuance of permit.

Construction permits are not required for concrete slabs, sidewalks, steps and *detached* storage buildings.



Office of the Mayor

March 18, 1998

ROBERT W. KETCHUM
5055 East University Drive
Mesa, Arizona 85205

Dear Mr. Ketchum:

Thank you for your letter regarding the enforcement of the RV setback requirements.

In your letter you state that, "the enforcement of these requirements is of extreme damage to many residents who are unable to pay the costs involved..." It is the City's responsibility to ensure life safety requirements and to enforce building code requirements. With the violations compiling as they have, it would be more damaging to *not* require compliance; the problems only increase, along with everyone's liability.

Units not in compliance *have* been somewhat "grandfathered" in. They will be allowed to remain "as is" until such time as you request a permit for improvements. Many of the park owners/managers have agreed to require compliance at the time of sale, rental or replacement.

Our staff has been working with many of the RV park owners/managers and their residents to assist them in complying with the setback ordinance. This partnership has helped to reassure the parties involved that conformance can be achieved with less burden than first thought.

I appreciate your input. This has not been an easy situation for anyone.

Sincerely,

WAYNE J. BROWN
Mayor

WJB:rlr

xc: C.K. Luster
Steven Hether ✓

20 East Main Street Suite 750
P.O. Box 1466
Mesa Arizona 85211-1466
602.644.2388 Tel
602.644.2175 Fax





AZ ROOMS WITHIN RV PARKS AND SUBDIVISIONS

55 North Center Street
P.O. Box 1466
Mesa, Arizona 85211-1466
480.644.4273 Tel
480.644.2418 Fax



PLAN SUBMITTAL REQUIREMENTS

In order to begin the plan review process, you will need to submit **(1) copy of the application with contractor verification form** and **(2) copies of your complete plans**. This packet includes examples of plans that are to be used as reference only. The checklist below provides detailed information that the examples do not include. Additional information may be required, depending on the extent of your addition.

Before submitting your plans to the City of Mesa, you must obtain **approval from your park management**. Park approval may be a signature on your site plan, or a separate form provided by the park.

Construction Application:

- Address of site, including lot number & interior address (if applicable)
- Name, address and phone number of applicant
- Contractor's name, address, phone number, city and state tax ID numbers and contractor's license number (if a contractor is being used)
- Description of work to be covered under the permit

Site Plan:

- Identify space lines, with dimensions of lot
- Identify location of any public or private easements
- Location of all existing and proposed structures (Park model, awning, etc)
- Year, make & size of park model
- Dimensions from structures to all property lines
- Location of electric pedestal, gas meter, a/c unit, LP tanks, etc
- Location of 9' x 18' paved parking space behind front setback

Floor Plan:

- Dimensions of AZ room and/or storage shed
- Location of emergency egress window from park model bedroom
- Location of all doors and windows for enclosure and those on the adjacent wall of the park model

Floor Plan (cont.):

- Size and type of windows and doors
- Location of partitions (Partitions are only permitted to enclose laundry and restroom facilities)
- Location of electrical outlets, lights, fans, switches
- Location of smoke detector. Smoke detector must be hardwired with battery back-up
- Location of sub-panel, if laundry facilities are being installed
- Location of all plumbing fixtures
- Location of any mechanical equipment

Exterior Elevations:

- Elevations of all sides of the enclosure
- Identify door and window locations, with sizes (33% of the front elevation must be open space)
- Provide height of enclosure at high and low points
- Provide height of deck or knee wall, if enclosure is built on raised floor

Framing Detail:

- Size and spacing of wall studs
- Identify top and bottom plates
- Size and spacing of ceiling and floor joists
- Floor sheathing
- Header sizes
- Insulation
- Roofing material (provide ICC # for awnings & insulated roof panels)
- Interior finish
- Exterior Finish
- Pony wall or post and beam construction for raised floors.

- * Span tables will need to be provided for any engineered joists that are being used

Misc:

- A deck or raised floor, over 30" in height, must have the required hand and guardrails. Provide a detail showing:
 - Height of railing
 - Spacing of rails
 - Sizes of steps
 - Additional details may be needed to show direction of span of joists
-



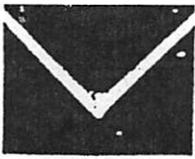
INSPECTIONS

Every construction project that requires a City of Mesa building permit also requires inspections at various stages of the projects progress. An Inspection Record card is provided by the City, at the time the building permit is issued. This inspection record card, in addition to the approved set of plans, must be available to the inspector at the time of inspection. Without the plans, or inspection card, the Building Inspector cannot complete the requested inspection.

To request an inspection, you must call (480) 644-2428. This is a 24 hour automated system. To ensure that your inspection request is scheduled properly, please have your inspection record card available at the time you call. The inspection record card contains the above referenced phone number, your building permit number, and three digit codes for each inspection type. You will need this information to schedule an inspection on the automated system. Inspections called in on the automated system will be scheduled for the next business day. Inspections are performed between the hours of 7:00 am and 3:30 pm, Monday through Friday.

A building permit will expire if an inspection is not made within 180 days from the date of permit issuance. Once a building permit has expired, it must be renewed before any inspections will be made. A renewal fee will be assessed at the time of renewal. To avoid additional permit fees you must remember to request an inspection within the 180 day time period. All building permits are required to have a final inspection.

For additional information regarding an inspection or the inspection process please call (480) 644-4273. The Building Safety staff is available between the hours of 7:30 am and 5:00 pm, Monday through Friday.



**CITY OF
MESA**

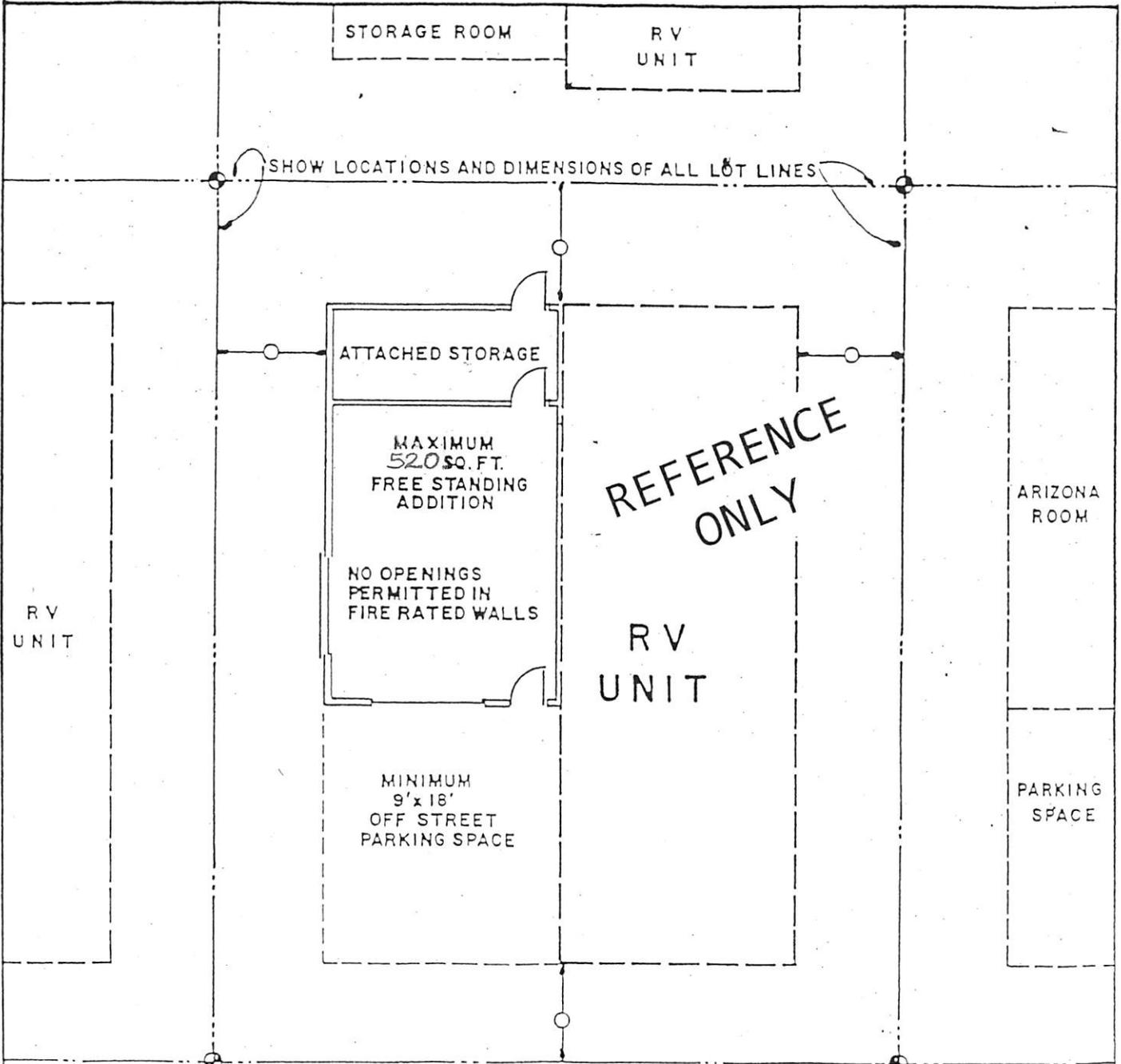
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BUILDING INSPECTIONS DIVISION

55 NORTH CENTER

6935 EAST DECATUR STREET

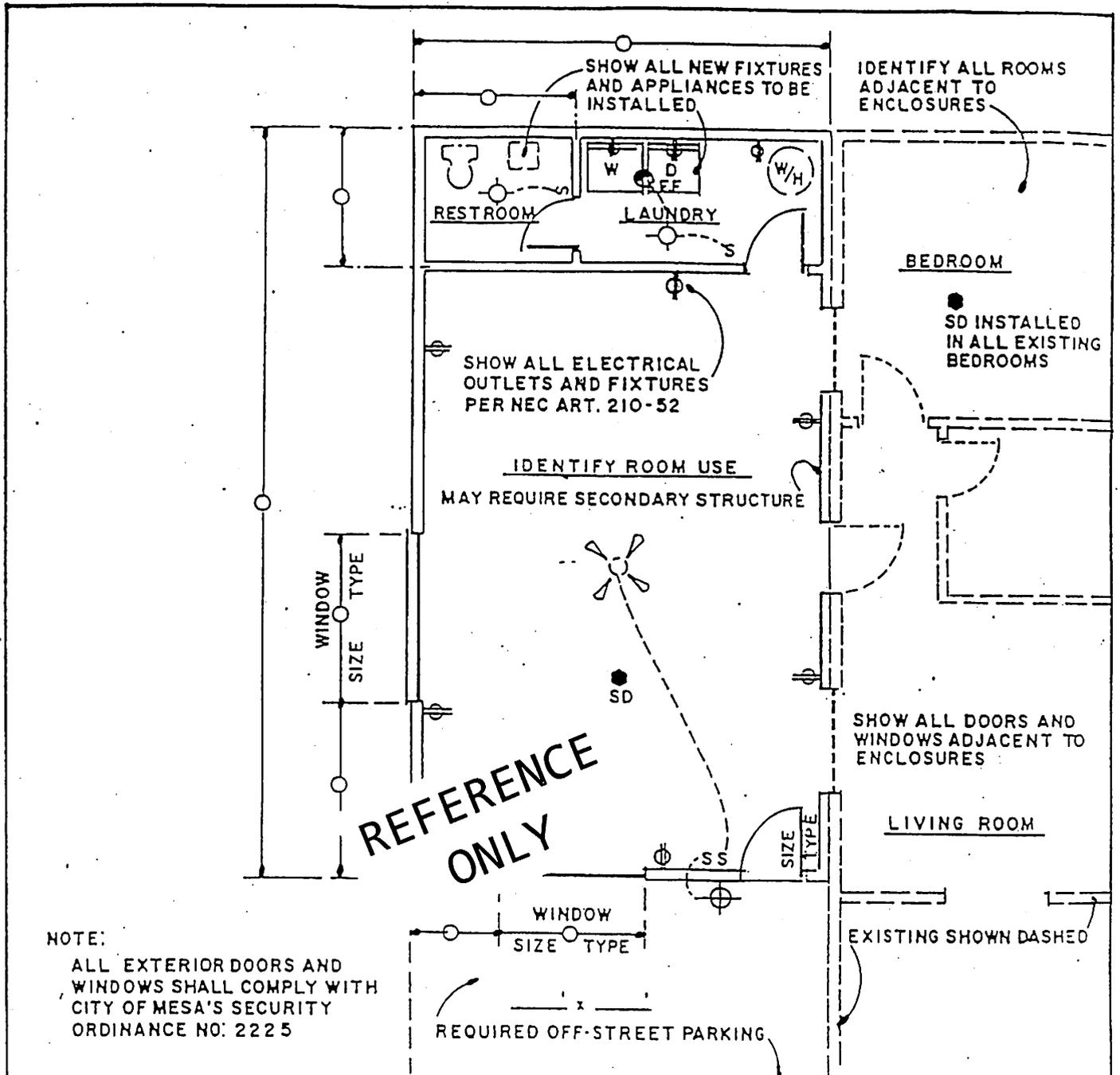
ATT 3
Item 7



ADDRESS: _____ LOT NO: _____

- ⊗ MAY REQUIRE SUBDIVISION APPROVAL
- SHOW DIMENSIONS REPRESENTED BY CIRCLES
- ⊕ MINIMUM INFORMATION REQUIRED FOR RECREATIONAL VEHICLE SUBDIVISION BUILDING PERMITS

APPROVED BY: _____	FOR REFERENCE ONLY	B. I. NO.
DATE: _____	SITE PLAN	RVS · 001



NOTE:
ALL EXTERIOR DOORS AND WINDOWS SHALL COMPLY WITH CITY OF MESA'S SECURITY ORDINANCE NO: 2225

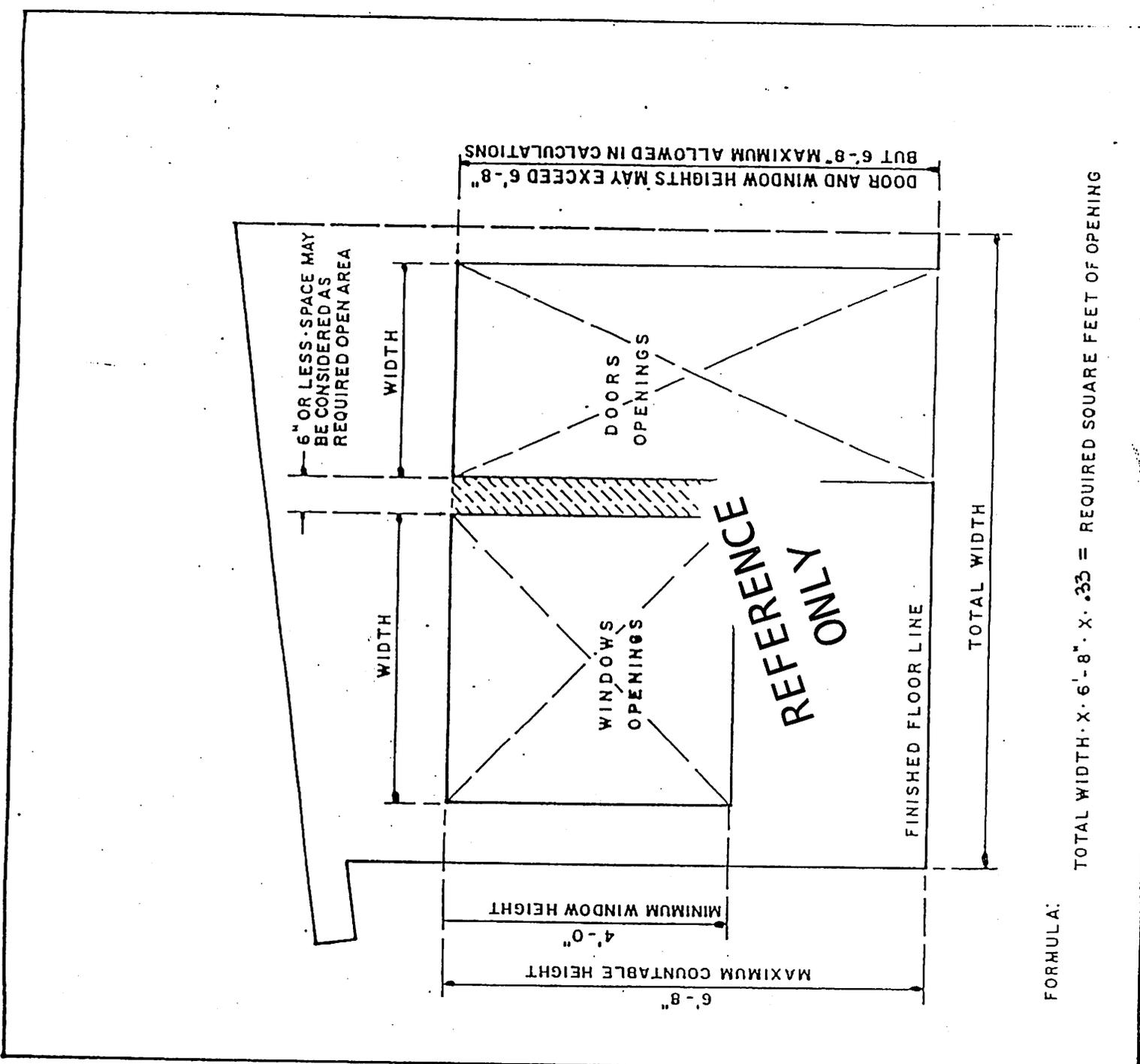
- ⊗ PROVIDE APPROPRIATE SITE PLAN AND DETAILS WITH PERMIT APPLICATION
- PROVIDE DIMENSIONS REPRESENTED BY CIRCLES
- ⊠ INSTALL SMOKE DETECTORS PER UBC SEC. 310.9.1

APPROVED BY:	FOR REFERENCE ONLY	B. I. NO.
DATE: _____	ENCLOSURE	MRV-001



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BUILDING INSPECTIONS DIVISION
55 NORTH CENTER
6935 EAST DECATUR STREET



FORMULA:

$TOTAL\ WIDTH \cdot X \cdot 6'-8" \cdot X \cdot .33 = REQUIRED\ SQUARE\ FEET\ OF\ OPENING$

FRONT WALL ONLY

APPROVED BY: _____

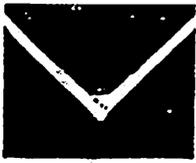
FOR REFERENCE ONLY

B. I. NO.

WALL OPENING CALCULATIONS

DATE: _____

RVO-001



**CITY OF
MESA**

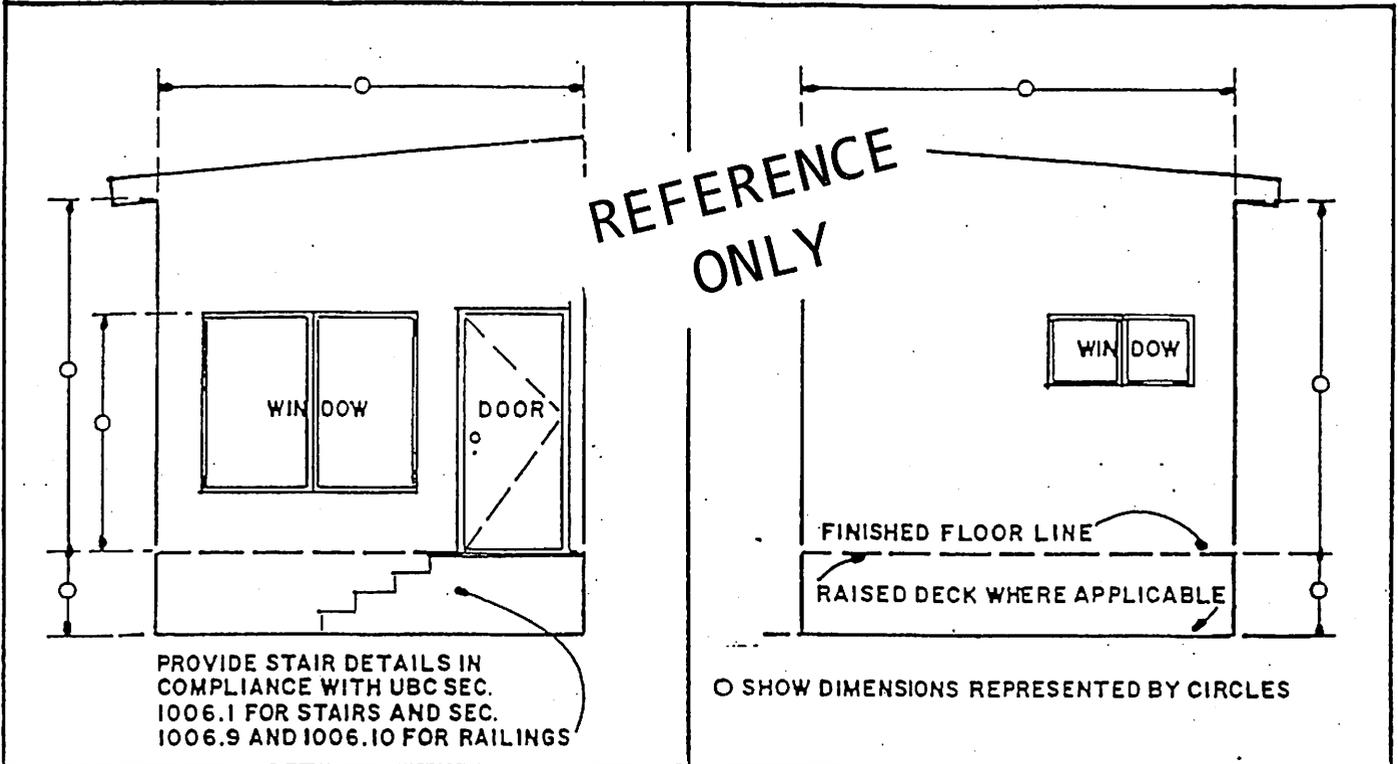
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BUILDING INSPECTIONS DIVISION

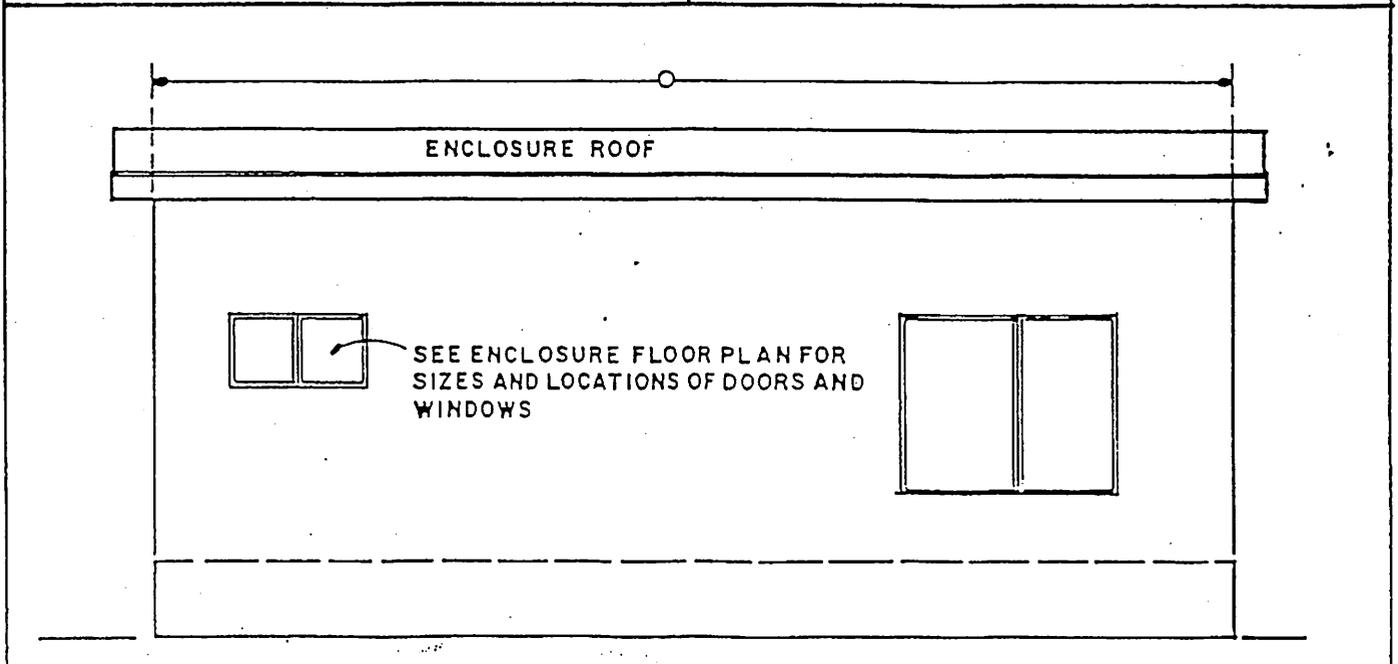
55 NORTH CENTER

6935 EAST DECATUR STREET



FRONT

REAR



SIDE

APPROVED BY: _____

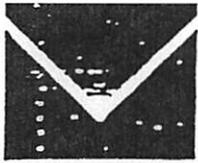
FOR REFERENCE ONLY

B. I. NO.

DATE: _____

ENCLOSURE ELEVATIONS

MRV-002



**CITY OF
MESA**

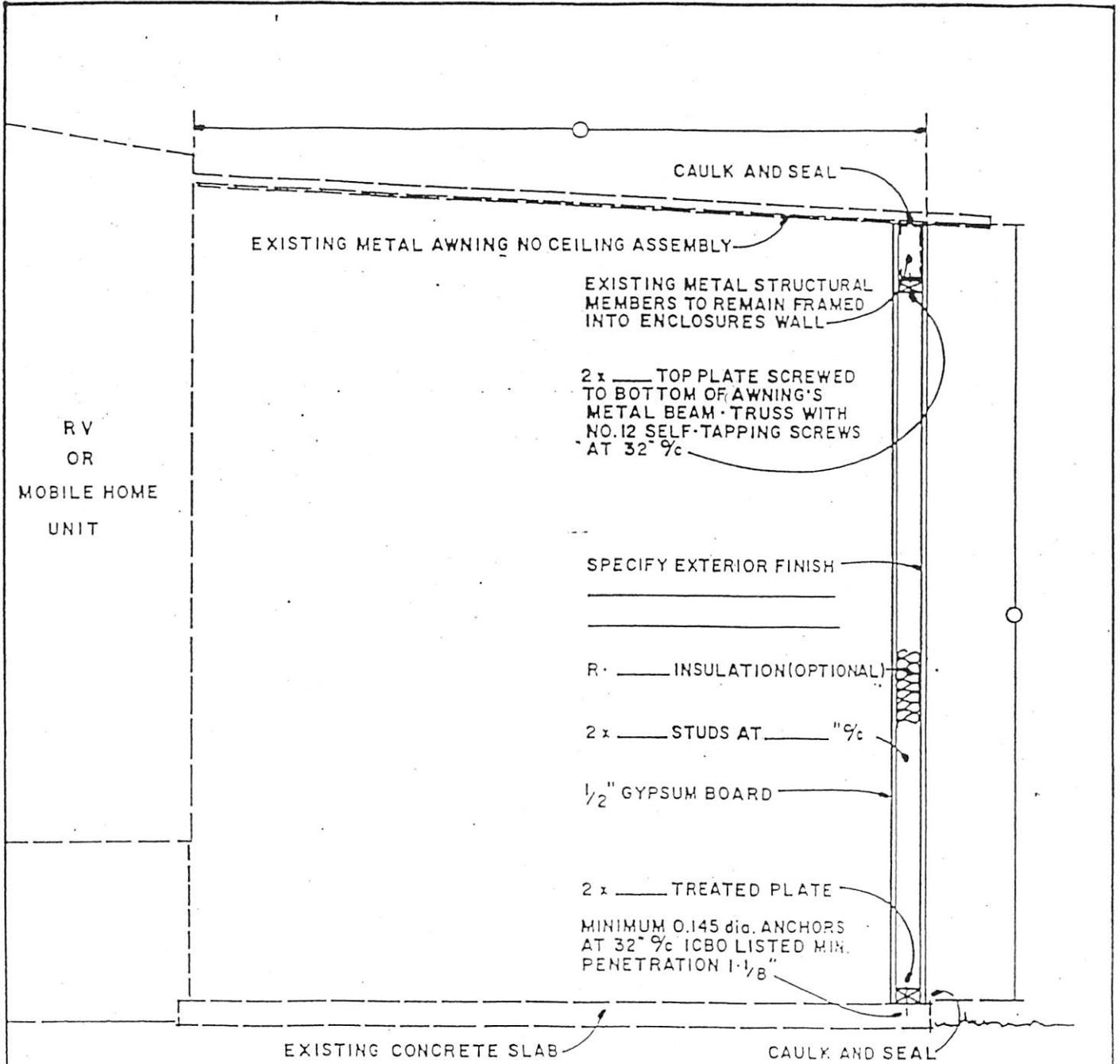
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ATT 3
Item 7

BUILDING INSPECTIONS DIVISION

55 NORTH CENTER

6935 EAST DECATUR STREET



- SHOW DIMENSIONS REPRESENTED BY CIRCLES
- ⊗ PROVIDE APPROPRIATE SITE PLAN WITH PERMIT APPLICATION

APPROVED BY: _____
DATE: _____

ARIZONA ROOM ENCLOSURE

B. I. NO.
MRV-003



**CITY OF
MESA**

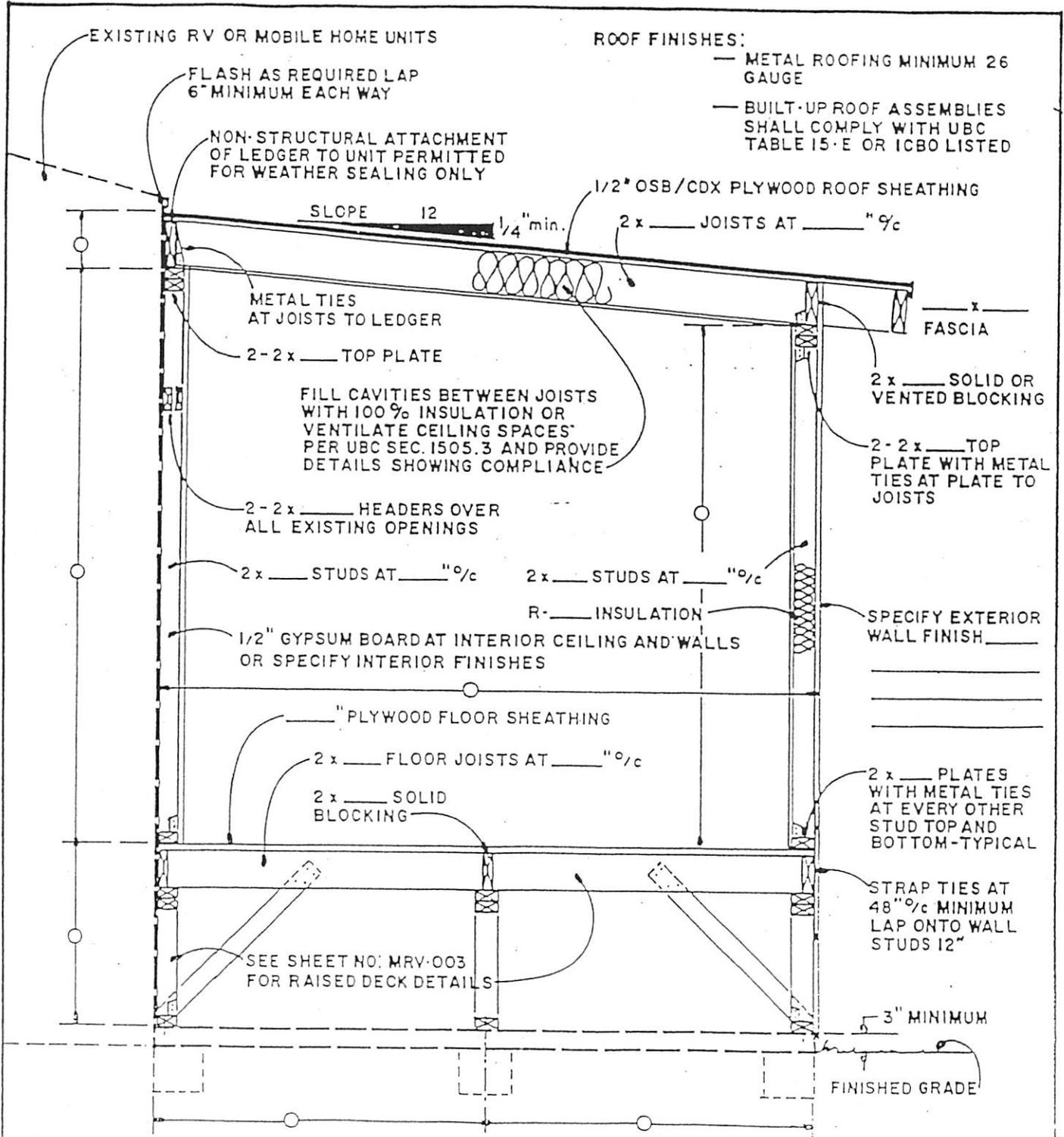
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BUILDING INSPECTIONS DIVISION

55 NORTH CENTER

6935 EAST DECATUR STREET

ATT 3
Item 7



- SHOW DIMENSIONS REPRESENTED BY CIRCLES
- ⊗ ALL METAL CONNECTORS SHALL BE ICBO LISTED

APPROVED BY: _____

DATE: _____

RAISED PATIO ENCLOSURE

B. I. NO.

MRV-005



**CITY OF
MESA**

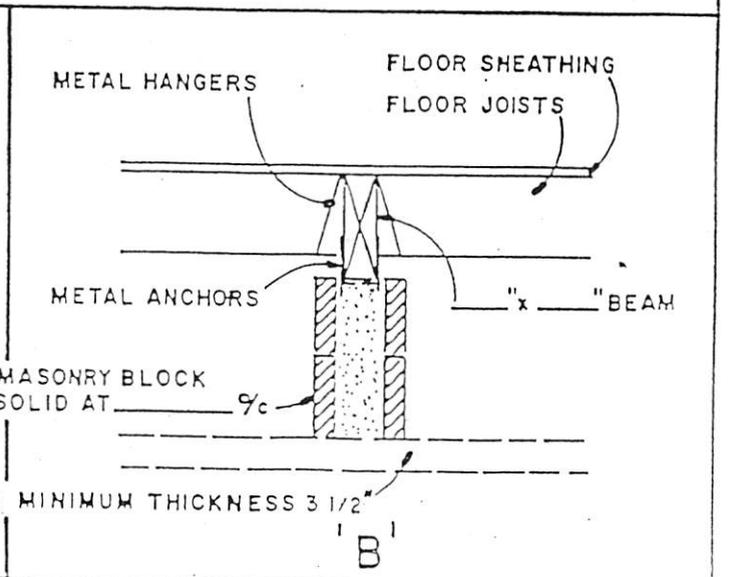
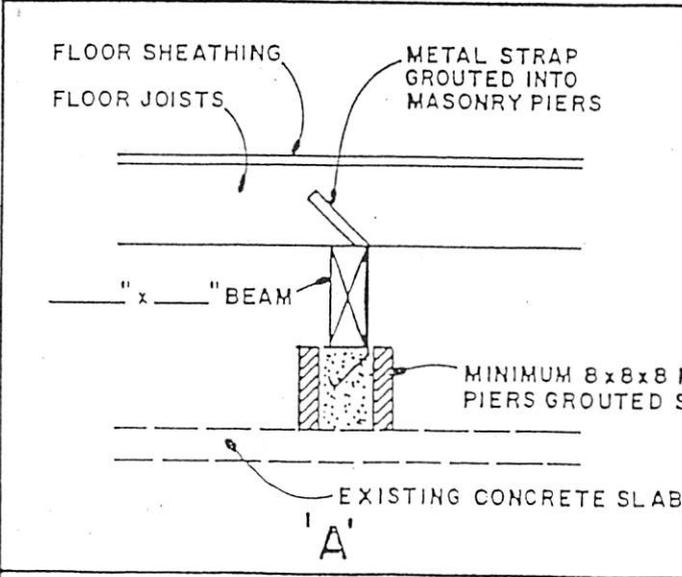
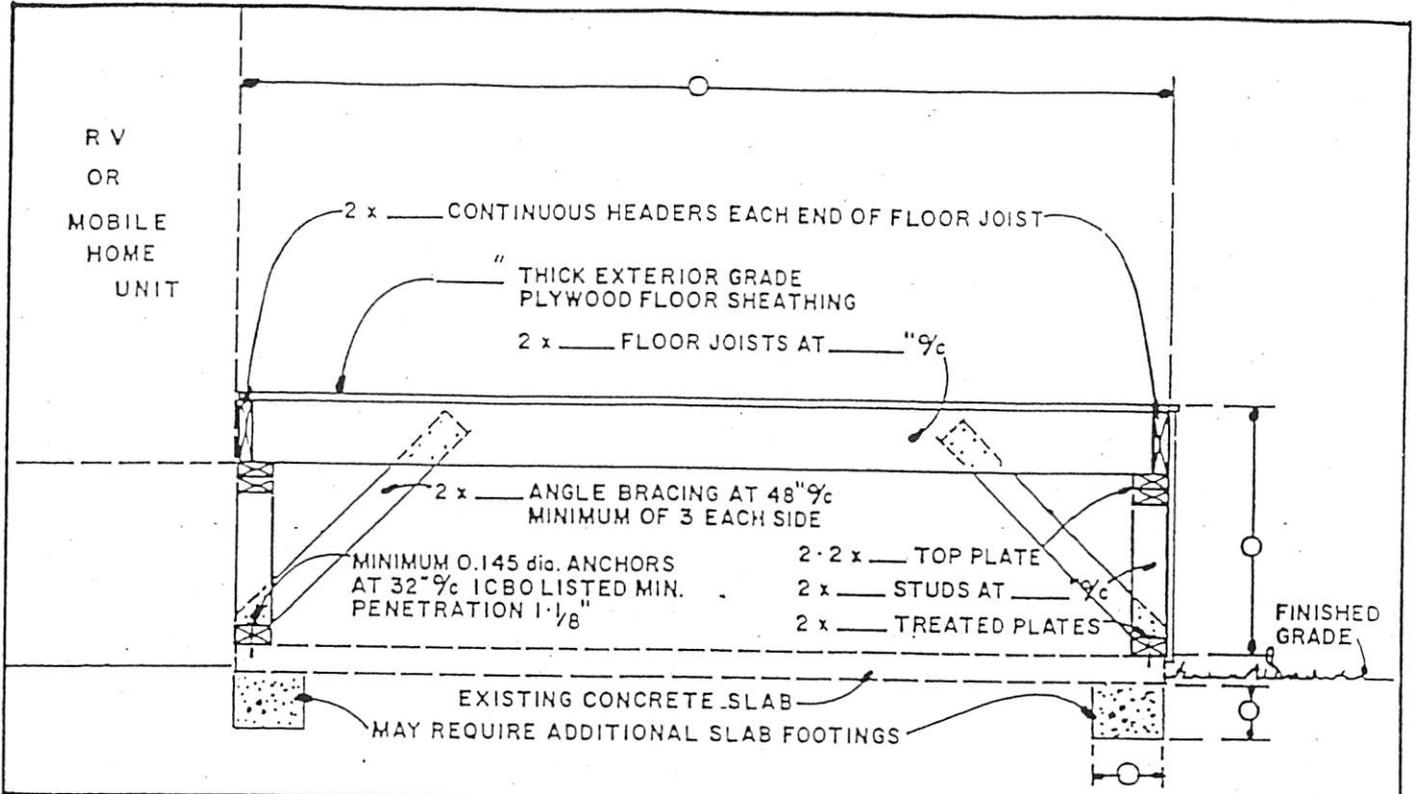
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BUILDING INSPECTIONS DIVISION

ATT 3

55 NORTH CENTER

6935 EAST DECATUR STREET



INTERMEDIATE PIERS

- ⊗ ALL METAL CONNECTORS SHALL BE ICBO LISTED
- PROVIDE DIMENSIONS REPRESENTED BY CIRCLES
- ⊗ PROVIDE UNDER FLOOR ACCESS AND VENTILATION PER UBC SEC. 2317.3 AND 2317.7

APPROVED BY: _____
DATE: _____

RAISED DECK

B. I. NO.
MRV-004



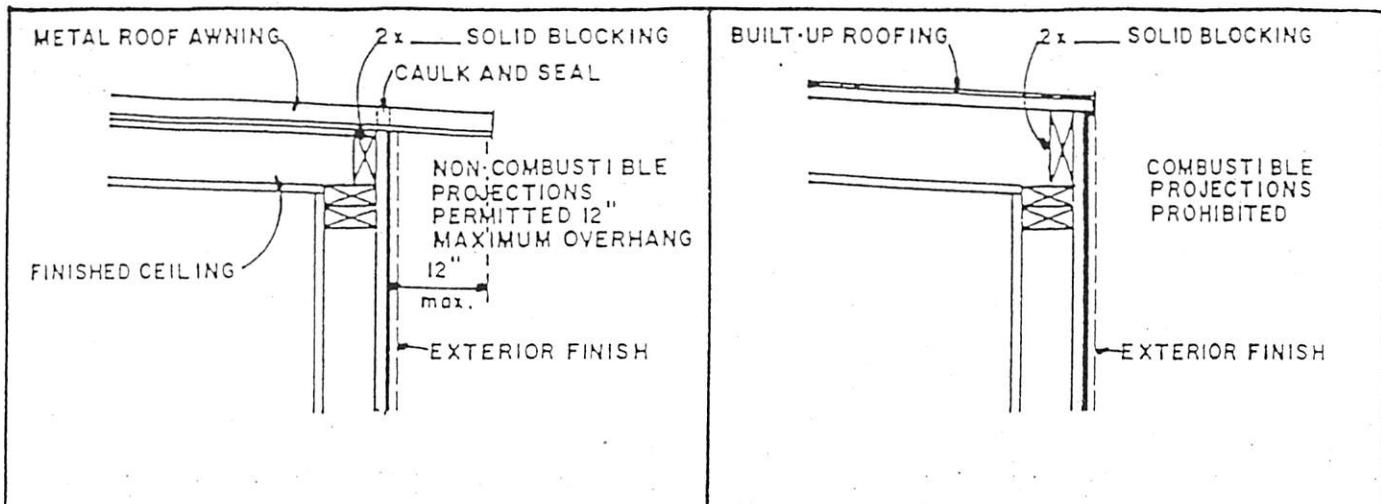
CITY OF MESA

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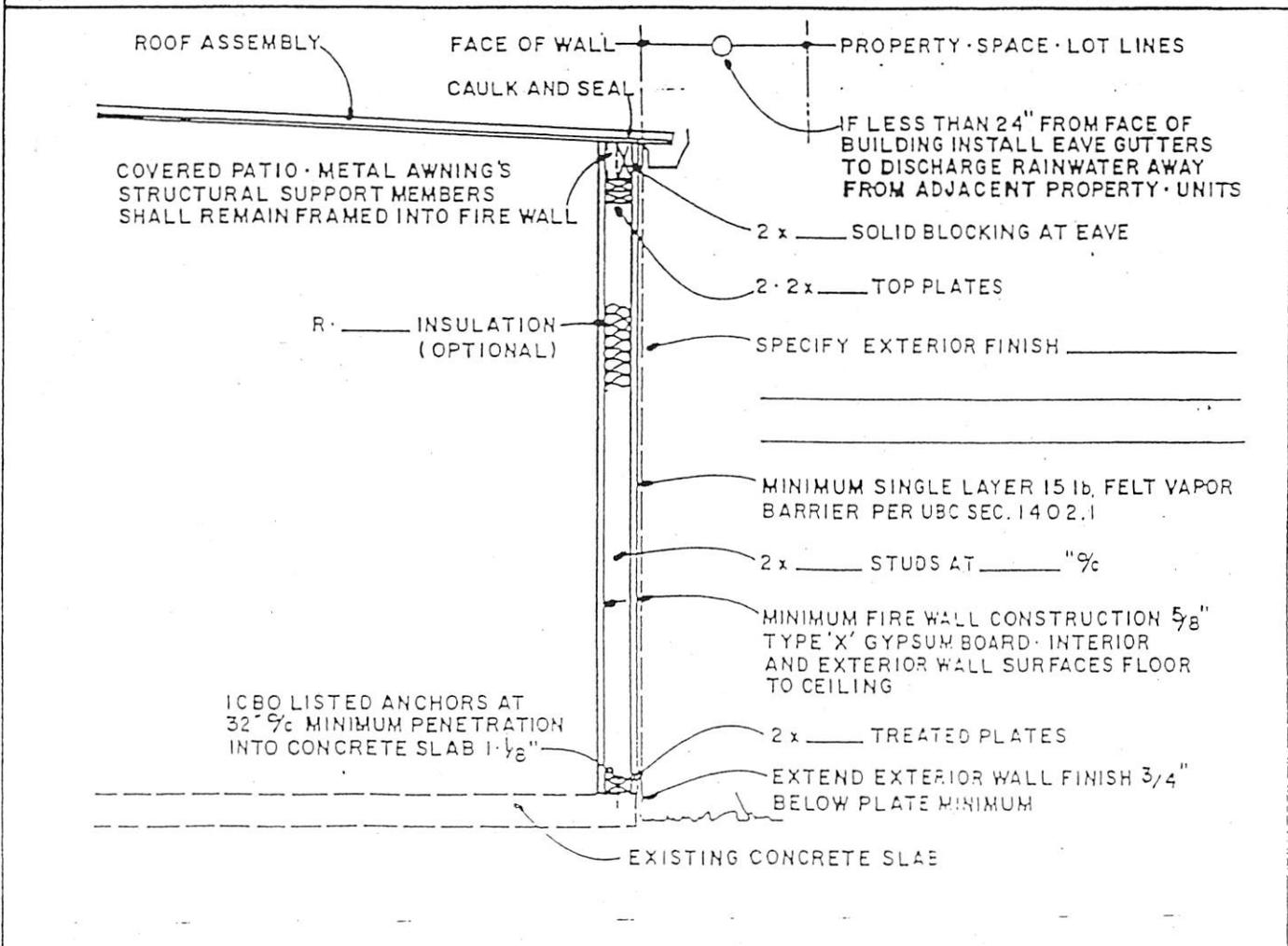
BUILDING INSPECTIONS DIVISION

55 NORTH CENTER

6935 EAST DECATUR STREET



EAVE TERMINATIONS

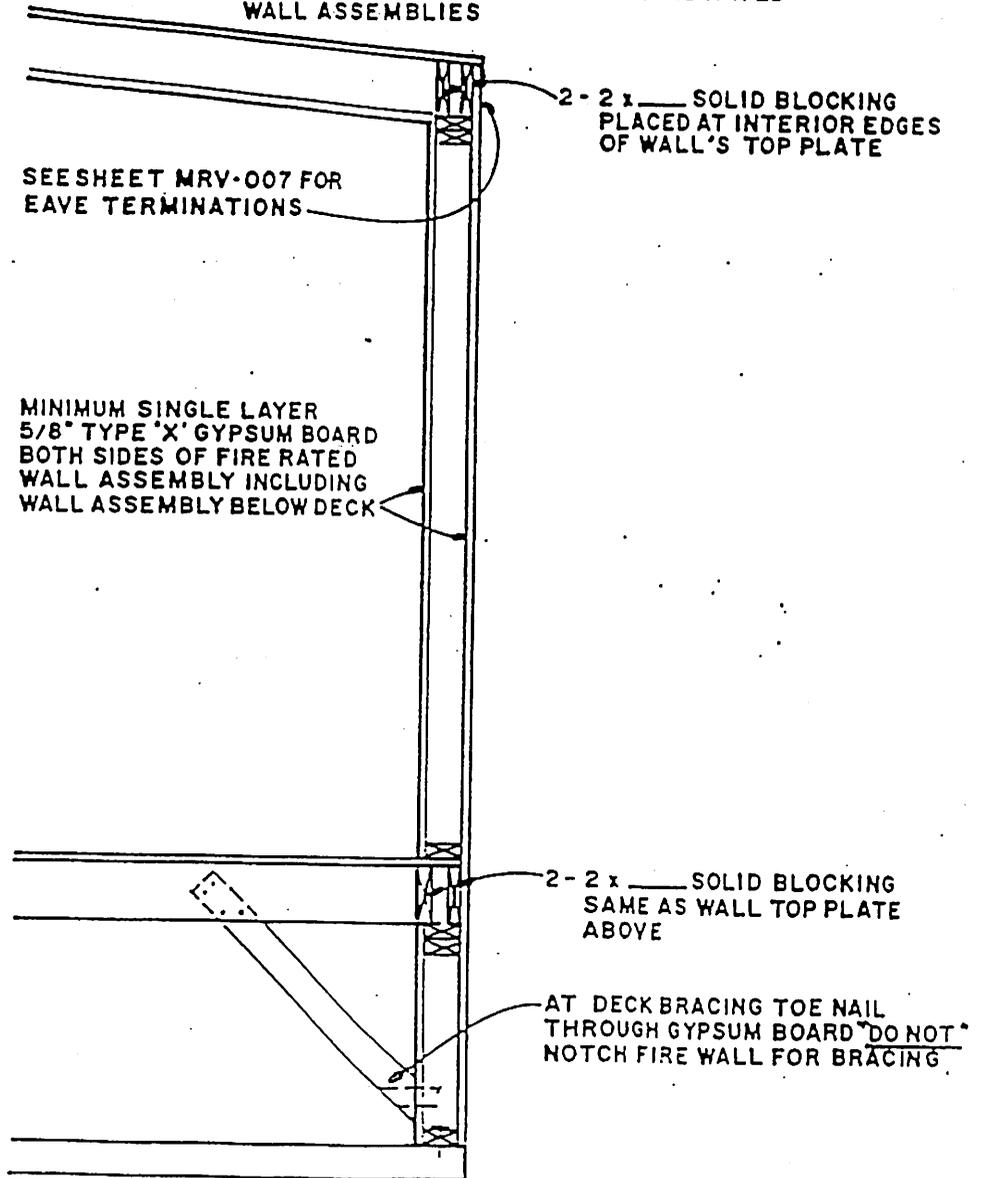


APPROVED BY: _____
DATE: _____

FIRE WALL DETAILS

B. I. NO.
MRV · 007

NOTE: — SEE SHEET MRV-005 FOR TYPICAL RAISED DECK CONSTRUCTION DETAILS FOR UNRATED WALLS THIS DETAIL SHOWS ADDITIONAL REQUIREMENTS AT FIRE RATED WALL ASSEMBLIES



APPROVED BY: _____
DATE: _____

RAISED DECK FIRE WALL

B. I. NO.
MRV-006

Chapter 34 **Manufactured Home/Recreational Vehicle Regulations**

Sections:

- 11-34-1 [Purpose and Intent](#)
- 11-34-2 [Permitted Uses](#)
- 11-34-3 [Zoning, Area, Density, Yard, Recreational, and Parking Regulations](#)
- 11-34-4 [Development Requirements](#)
- 11-34-5 [General Provisions](#)

11-34-1: Purpose and Intent

- A. **Purpose.** This Chapter is to provide for manufactured home and recreational vehicle parks and subdivisions which are suitably developed for the placement and occupancy of manufactured homes or recreational vehicles for residential purposes on rented, leased, or owned spaces with the necessary accessory uses and amenities.

- B. **Intent.** These regulations are intended to enable the development of unique, well-planned projects incorporating a variety of manufactured and vehicle-based housing for permanent or seasonal occupancy. It is also the intent of this Chapter to provide adequate regulations to preserve the residential character of the development and to prohibit inappropriate and incompatible land uses.

11-34-2: Permitted Uses

- A. **Permitted Uses in Recreational Vehicle Parks and Subdivisions:**
 - 1. One recreational vehicle on each approved lot or space. No manufactured homes or dwelling units of conventional construction shall be permitted on a lot or space for living purposes, except as specified below.

 - 2. Recreational vehicle accessory structures, as defined in [Chapter 87](#), Definitions,
 - a. Aggregate floor area, of all enclosed RV accessory structures shall be limited to 520 square feet, including storage rooms (attached or detached) and patio enclosures,

 - b. Additional requirements applying to patio enclosures:
 - i. Parking spaces shall not be enclosed.

 - ii. All roof materials shall be lightweight aluminum or other noncombustible material.

MESA ZONING ORDINANCE

- iii. A smoke alarm shall be installed in each room within a patio enclosure.
 - iv. Partitions may be used to accommodate laundry, bath, and toilet facilities.
 - v. Convenience electrical outlets and air conditioning equipment may be installed.
 - vi. Removal of sliding doors, windows, or other modification of the existing recreational vehicle enclosed by the patio enclosure is prohibited.
 - vii. Walls may consist of conventional wood framing or modular (prefabricated) construction.
 - viii. Glass located within 24" of a doorway or 18" of a floor must be tempered.
 - ix. Openings may be covered with screen mesh, plastic panels, or mineral glass. The combined surface area of openings facing the front, including doors and windows, shall account for 33% of the surface area of the front elevation.
 - x. The front wall may contain a solid knee wall not more than 32 inches above a finished floor.
 - xi. An open area located within the front wall shall be a minimum of 36" inches in height.
- c. Additional requirements applying to storage buildings or space, attached or detached, subject to:
- i. a maximum area of 120 square feet;
 - ii. A maximum height of 10 feet above grade when detached or 10 feet above finished floor when attached;
 - iii. Location within the buildable area unless placed in the rear quarter of the space or lot and separated from the recreational vehicle by at 6 feet.
3. Manager's office and residence, which may be of conventional construction.
4. Recreation and social centers, which may be used for dancing, crafts, hobbies, games, child care, meetings, banquets, theatrical performances, movie viewing, and similar entertainment uses which are intended and used primarily as a resident amenity. Such facility may be of conventional construction.
5. Outdoor recreation facilities such as parks, swimming pools, ramadas, playground equipment, shuffleboard and tennis courts, putting greens, and similar recreational uses intended for use by the residents of the park or subdivision.

6. Common-use laundry facilities, maintenance buildings, and security guard houses, which may be of conventional construction.
7. Designated areas for boat and recreational vehicle storage which are used solely by the residents of the park or subdivision.
8. Recreation center parking lots and guest parking areas.
9. Accessory retail activities, as defined in [Chapter 87](#), Definitions, provided:
 - a. All proprietors and vendors shall possess valid business licenses and permits as required by the [Mesa City Code](#); and
 - b. All signs, flyers, and advertising that describe or relate to accessory retail activities shall not be visible from beyond the boundaries of the [Recreational Vehicle Park](#) or subdivision; and
 - c. Such activities shall not exceed more than 1 every 7 days; and
 - d. Each separate activity shall not exceed more than 4 consecutive hours.
10. Manufactured homes may be placed on designated recreational vehicle lots or spaces subject to the approval of a [Special Use Permit](#) in the [RM-2 - PAD](#), [RM-4](#), and [RM-4 - PAD](#) zoning districts, in accordance with the provisions contained in [Chapter 70](#), provided the area of the RV park or RV subdivision is 10 acres or greater. The minimum area may include an abutting manufactured home park or subdivision which shares common development improvements, such as reciprocal access, circulation lanes, and recreation areas. The [Special Use Permit](#) shall only be approved upon a finding that the recreational vehicle park or subdivision is in substantial compliance with all of the following items:
 - a. The minimum area and minimum width of lots or spaces for recreational vehicle park or subdivision, as applicable; and
 - b. The minimum setbacks, and parking for recreational vehicle parks or subdivisions, as applicable; and
 - c. A minimum ratio of 100 square feet of open space or recreation area for each lot or space. Designated open space or recreation area in excess of the minimum required for an abutting manufactured home park or subdivision used to meet the minimum area requirement above may be included to satisfy the open or recreation space requirement. In the event that insufficient open space or recreation area exists upon initial approval, a phasing plan may be submitted and approved that will provide, over the course of time, the minimum open space or recreation area needed to comply with the specified ratio. Such a phasing plan

MESA ZONING ORDINANCE

shall show installation of all required additional open space or recreation area before installation of a manufactured home within the recreational vehicle park or subdivision that exceeds a threshold level of 66% of the lots or spaces within the recreational vehicle park or subdivision that contains manufactured homes; and

- d. Perimeter landscaping and perimeter screening walls; and
- e. The development requirements pertaining to the park or subdivision contained in this Subsection may be modified through approval of the [Special Use Permit](#), provided the modifications will substantially comply with the intent of these provisions, as evidenced by lot or space size, lot or space area, or open space and recreation areas in excess of the minimum required. Such modification may not exceed a deviation of more than 10% below the required minimum. In no instance, shall the minimum separation between units be less than 6 feet; and
- f. The maximum enclosed floor area of a manufactured home placed in a recreational vehicle park or recreational vehicle subdivision, including all enclosed space, storage rooms and building additions, shall be no larger than 1,100 square feet. Open patios, porches and carports shall not be included in the calculation of floor area of the manufactured home.

B. Permitted Uses in Manufactured Home Parks:

1. One manufactured home on each approved space. No dwelling units of conventional construction shall be permitted on any space for living purposes, except as specified below.
2. Manufactured home accessory structures as defined in [Chapter 87](#), Definitions.
3. Storage buildings, attached or detached, subject to:
 - a. A maximum area of 150 square feet;
 - b. A maximum height of 10 feet;
 - c. Location within the buildable area unless placed in the rear quarter of the space or lot and separated from the recreational vehicle by at least 6 feet.
4. Manager's office and residence, which may be of conventional construction.
5. Recreation and social centers, which may be used for dancing, crafts, hobbies, games, child care, meetings, banquets, theatrical performances, movie viewing, and similar entertainment uses which are intended and used primarily as a resident amenity. Such

facility may be of conventional construction.

6. Outdoor recreation facilities such as parks, swimming pools, ramadas, playground equipment, shuffleboard and tennis courts, putting greens, and similar recreational uses intended for use by the residents of the park.
7. Common-use laundry facilities, maintenance buildings, and security guard houses, which may be of conventional construction.
8. Designated areas for boat and recreational vehicle storage which are used solely by the residents of the park.
9. Recreation center parking lots and guest parking areas.
10. Accessory retail activities, provided:
 - a. All proprietors and vendors shall possess valid business licenses and permits as required by the [Mesa City Code](#); and
 - b. All signs, flyers, and advertising that describe or relate to accessory retail activities shall not be visible from beyond the boundaries of the [Recreational Vehicle Park](#) or subdivision; and
 - c. Such activities shall not exceed more than one every 7 days; and
 - d. Each separate activity shall not exceed more than 4 consecutive hours.

C. Permitted Uses in Manufactured Home Subdivisions:

1. One manufactured home on each approved lot. No recreational vehicles or dwelling units of conventional construction shall be permitted on a manufactured home lot for living purposes.
2. Manufactured home accessory structures as defined in [Chapter 87](#), Definitions.
3. Detached accessory buildings in accordance with [Section 11-5-7.A](#), Accessory Dwelling Units).
4. Recreation and social centers, which may be used for dancing, crafts, hobbies, games, child care, meetings, banquets, theatrical performances, movie viewing, and similar entertainment uses which are intended and used primarily as a resident amenity. Such facility may be of conventional construction.

MESA ZONING ORDINANCE

5. Outdoor recreation facilities such as parks, swimming pools, ramadas, playground equipment, shuffleboard and tennis courts, putting greens, and similar recreational uses intended for use by the residents of the subdivision.
6. Common-use laundry facilities, maintenance buildings, and security guard houses, which may be of conventional construction.
7. Designated areas for boat and recreational vehicle storage which are used solely by the residents of the subdivision.
8. Recreation center parking lots and guest parking areas.

11-34-3: Zoning, Area, Density, Yard, Recreational, and Parking Regulations

Table 11-34-3, below, specifies the required zoning, minimum area, maximum densities, minimum yard setback, minimum recreational area, and minimum parking regulation for all parks and subdivisions.

TABLE 11-34-3: DEVELOPMENT STANDARDS FOR RV AND MANUFACTURED HOME PARKS AND SUBDIVISIONS					
Standard	Type of Development				
	Recreational Vehicle Park	Recreational Vehicle Subdivision	Manufactured Home Park	Manufactured Home Subdivision	
Required Zoning	RM-4	RM-4 -PAD RM-4 -PAD	RM-4 , RSL	RS-6 - PAD	
Alternative Zoning for Infill Sites	--	--	--	ID-1, ID-2 (9)	
Minimum Area	10 Acres	10 Acres	10 Acres	10 Acres (9)	
Maximum Density (3)	22 spaces per net acre	15 spaces per net acre	10 spaces per net acre	7.26 spaces per net acre	
Minimum Space/Lot Size					
Area Sq. Ft.	1,200	1,750 (2,000 avg.)	3,000	6,000	
Width (ft)	34 (7)	35	40	60	
Depth (ft)	40	50	60	94	
Required Yard Setbacks (5)					
Front (ft)	5	7	5	Front (Enclosed Livable Areas, Porches/Porte Cocheres) Garages/ Carports – front and side yards	10 20 from the entry of carport/garage.
Side Min./Total (ft)	3/6 (8)	5/10	5/10	5/15 (2)	
Rear (ft)	3	5	10	15	
From Exterior Boundary of Development (ft) (6)	10	10	10	10	
Minimum Recreation Area (sq. ft.) (4)	75 per RV Space	150 per RV Lot	100 per M. H. Space	150 per M.H. Lot	
Minimum Paved Parking (1)	1 per RV Space	1 per RV Lot	2 per M. H. Space	2 per M. H. Lot	
Minimum Visitor Parking	1 per 10 RV Spaces	1 per 10 RV Lots	1 per 5 M. H. Spaces	1 per 5 M. H. Lots	

Table 11-34-3 Footnotes

1. Minimum space size 9' x 18': may be tandem but not in required front yard setback.
2. Minimum of 10' on one side for vehicle access and/or 10' on street side of corner lot or space.
3. Net acre means after deduction of existing and/or proposed rights-of-way.
4. Public or private streets, vehicle storage areas and exterior boundary landscaping shall not be located in this area.
5. Required yard setbacks are measured from any portion of the unit or accessory structures except for rear yard storage buildings as specified in section 3(A) and 3(B) of this chapter.
6. Setbacks are measured from required screen walls.
7. Minimum width of 28' for spaces not designated for park trailers or manufactured homes.
8. There shall be at least 6' between adjacent structures. This separation may be reduced by up to 3' for a patio enclosure with an exterior wall of not less than one-hour fire resistive construction as required in

MESA ZONING ORDINANCE

the building code, or for the supporting structural elements of an open metal awning, provided no obstructions occupy this area. No reduction in separation between structures shall be permitted for manufactured homes in recreational vehicle parks or subdivisions approved by a Special Use Permit through the Board of Adjustment.

9. Manufactured Housing may be approved for use as part of an infill site when approved in conjunction with an ID-1 or ID-2 zoning district, as per Chapter 12 of this Ordinance. When the ID-1 or ID-2 zoning is used to authorize a manufactured home subdivision, the project site may be less than 10 acres.

11-34-4: Development Requirements:**A. Requirements for Recreational Vehicle Parks and Subdivisions:**

1. A minimum of 5% of the required recreational area shall be enclosed within a recreation hall or building. Public or private streets, vehicle storage areas, and exterior boundary landscaping areas shall not be included when calculating required recreational area.
2. Landscaping shall be provided in accordance with the default landscape requirements of [Chapter 33](#), Landscaping, for a project located in a [RM](#), Multiple Residence district, unless a different character designator is approved by [City Council](#) for the site.
3. A 6 foot high masonry screen wall shall be required along all park and subdivision boundaries. Such wall shall be placed on the interior side of the required landscape strip.
4. Access to lots or spaces shall be from the interior of the park or subdivision.
5. Private streets shall be paved to a minimum width of 28 feet including required sidewalks when flush with the surface of the paving.
6. Concrete sidewalks at least 2 feet in width shall be provided on each side of interior private streets.
7. Required parking spaces shall be paved with either 2 inches of asphalt or 4 inches of concrete.

B. Requirements for Manufactured Home Parks and Subdivisions:

1. All room additions shall be structurally independent of the manufactured home itself but may be attached to the manufactured home by weather stripping.
2. Landscaping on the perimeter of the site shall be provided in accordance with the default landscape requirements of [Chapter 6](#), Commercial and Mixed Use Districts, and [Chapter 33](#), Landscaping, for a project located in a [RM](#), Multiple Residence district, unless a different character designator is approved by [City Council](#) for the site.
3. A 6 foot high masonry screen wall shall be required along all park and subdivision boundaries. Such wall shall be placed on the interior side of the required landscape strip.

4. Access to lots or spaces shall be from the interior of the park or subdivision.
5. Private streets shall be paved to a minimum width of 32 feet including required sidewalks when flush with the surface of the paving.
6. Concrete sidewalks at least 2 feet in width shall be provided on each side of interior private streets.
7. Required parking spaces shall be paved with either 2 inches of asphalt or 4 inches of concrete.

C. Additional Requirements for Manufactured Home Parks:

A minimum of 10% of the required recreational area shall be enclosed within a recreation hall or building. Public or private streets, vehicle storage areas, and exterior boundary landscaping areas shall not be included when calculating required recreational area.

11-34-5: General Provisions

[Return to Page 1](#)

A. Locations Outside of Parks and Subdivisions.

1. Permitted uses for manufactured homes or recreational vehicles outside of a park or subdivision are limited to the following:
 - a. As a sales office for manufactured home or recreational vehicle sales.
 - b. With approval of a [Special Use Permit](#) pursuant to [Chapter 70 Conditional Use Permits](#), as quarters for a night watchman or caretaker, provided no person other than the night watchman or caretaker shall occupy the unit.
 - c. As a construction field office for use by contractors while a permanent building is under construction.
 - d. As a temporary place of business for the owner or lessee during the course of construction of a new building on the site, or during remodeling of an existing building or tenant space.
 - e. As a temporary sales office for the sale of homes in a conventional subdivision.
 - f. As staff residences for comprehensive youth residences as defined by [Chapter 87, Definitions](#), limited to manufactured homes only, and subject to the approval of a [Special Use Permit](#) in accordance with [Section 11-5-8, Comprehensive Youth Residence](#), and [Chapter 70 Conditional Use Permits](#).
2. Prior to the use of a manufactured home or recreational vehicle for Items 1.b, 1.c, 1.d, and 1.e (above) enumerated in this Section, an [Administrative Use Permits](#) for the unit shall be obtained from the Building Safety Division and the Use Permit shall be nontransferable from one owner or lessee to another.
 - a. Except Item 1.d (above), the Use Permit shall expire on December 31 of each year, unless earlier revoked. A Use Permit fee shall be collected when the Use Permit is issued.

MESA ZONING ORDINANCE

- b. Use Permits issued for Item 1.d (above) shall be valid for the duration that a building permit associated with the building or remodeling activity remains active. In the event that no building permit is required, then the Use Permit shall remain valid for a maximum of 6-months, and may be renewed once if the applicant can demonstrate to the Zoning Administrator that the remodeling activity remains on-going and active.

B. Temporary Parking.

Manufactured homes and recreational vehicles shall not be parked, stored, or occupied on any property which is not part of an approved manufactured home or recreational vehicle park, subdivision, sales, or storage lot or approved under this Chapter. Temporary Parking of a manufactured home or recreational vehicle outside of an approved [Manufactured Home Park](#), [Manufactured Home Subdivision](#), [Recreational Vehicle Park](#) or [Recreational Vehicle Subdivision](#) is limited to the following:

1. Emergency parking of a manufactured home or recreational vehicle for a period of not longer than one (1) hour is permitted on any public thoroughfare subject to the provisions of the parking and traffic regulations of the [City of Mesa](#).
2. The temporary parking of a recreational vehicle on a public street in a residential area for the purposes of loading, unloading, or cleaning for a period of time not to exceed 48 hours shall also be permitted subject to the parking and traffic regulations of the [City of Mesa](#) and provided the vehicle is not parked so as to create a traffic hazard or obstruct traffic visibility.
3. On-site parking or storage of a recreational vehicle in accordance with the following, provided such recreational vehicle is not used for living quarters or commercial purposes:
 - c. Within an enclosed accessory building or garage in all zoning districts.
 - d. Where outdoor storage is otherwise allowed in the commercial and industrial districts.
 - e. On residential lots containing less than 5 dwelling units:
 - i. For Lots of a minimum 15,000 sqft or greater, anywhere within the buildable area behind the front line of the dwelling unit; or anywhere within the rear yard; or in the side yard behind the front line of the dwelling unit provided such recreational vehicle does not exceed 40-ft in length exclusive of tongue.
 - ii. For Lots less than a minimum 15,000 sq ft or greater, anywhere within the buildable area behind the front line of the dwelling unit; or anywhere within the rear yard; or in the side yard behind the front line of the dwelling unit provided such recreational vehicle does not exceed 30 ft in length exclusive of tongue.

MESA ZONING ORDINANCE

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Project Address: _____ Permit #BLD _____



Development & Sustainability Department

Administrative Completeness Review Checklist

RV/Park Model Sets

Purpose and Intent: This checklist is provided to guide applicants in obtaining building permits, and represents minimum requirements for all plans. Each project is unique, so additional information may be required upon review of the submittal documents.

This checklist is designed to show detailed information as it relates only to requirements as stipulated in the current City of Mesa Zoning Ordinance, Mesa City Code, and any zoning entitlements applicable to the property.

Plans shall not be submitted for review until any necessary entitlement processes as required by the Zoning Ordinance are completed. Plans submitted prior to the completion of the entitlement process require written approval from the Planning Director and Building Official, and a copy of approval for concurrent review shall be provided with the permit application and submittal documents.

Plans submitted as part of these requirements shall provide adequate construction details or drawings to demonstrate compliance with any related building codes.

GENERAL REQUIREMENTS	
<input type="checkbox"/>	Minimum of 2 sets required.
<input type="checkbox"/>	Plans may be 8-1/2" x 11", 11" x 17", or 24" x 36", assembled and stapled as one complete set. Pencil drawings will not be accepted. All plans, notes, details, etc. shall be legible.
<input type="checkbox"/>	If any plans are sealed by a registered professional then must be Arizona registrant, and seal shall be legible, current and include the registrant's expiration date. Each set shall include copies of any/all supporting documents or reports.
<input type="checkbox"/>	Provide park approval or homeowner's association approval. Approval is required prior to issuance of City permit.
SITE PLAN	
<input type="checkbox"/>	Provide fully dimensioned site plan, drawn to scale, including property lines, easements, setbacks, and lot dimensions.
<input type="checkbox"/>	Provide dimensions of park model
<input type="checkbox"/>	Provide dimensions of awning
<input type="checkbox"/>	Provide ICC# for awning (not required for R&R's)
<input type="checkbox"/>	Identify location of A/C unit
<input type="checkbox"/>	Identify location of emergency egress window from the park model bedroom. A minimum of 3 feet are required in front of bedroom window.
<input type="checkbox"/>	Provide required parking space (1 minimum parking space is 9'x18' unless approved by variance). Paved, unobstructed parking is required in R.V. parks and subdivisions. Stairs may not obstruct parking areas.

Project Address: _____ Permit #BLD _____



Development & Sustainability Department

Administrative Completeness Review Checklist

RV/Park Model
Compliance Permit

Purpose and Intent: This checklist is provided to guide applicants in obtaining building permits, and represents minimum requirements for all plans. Each project is unique, so additional information may be required upon review of the submittal documents.

This checklist is designed to show detailed information as it relates only to requirements as stipulated in the current City of Mesa Zoning Ordinance, Mesa City Code, and any zoning entitlements applicable to the property.

Plans shall not be submitted for review until any necessary entitlement processes as required by the Zoning Ordinance are completed. Plans submitted prior to the completion of the entitlement process require written approval from the Planning Director and Building Official, and a copy of approval for concurrent review shall be provided with the permit application and submittal documents.

Plans submitted as part of these requirements shall provide adequate construction details or drawings to demonstrate compliance with any related building codes.

GENERAL REQUIREMENTS	
<input type="checkbox"/>	Plans may be 8-1/2" x 11", 11" x 17", or 24" x 36", assembled and stapled as one complete set. Minimum of 2 sets required. Pencil drawings will not be accepted. All plans, notes, details, etc. shall be legible.
<input type="checkbox"/>	If any plans are sealed by a registered professional then must be Arizona registrant, and seal shall be legible, current and include the registrant's expiration date. Each set shall include copies of any/all supporting documents or reports.
<input type="checkbox"/>	Provide a copy of Park Manager Approval
SITE PLAN	
<input type="checkbox"/>	Property Line Dimensions
<input type="checkbox"/>	Setbacks identified, (front, rear, and sides)
<input type="checkbox"/>	Make/Model/Year and Size of Park Model
<input type="checkbox"/>	A/C and/or LP tank locations
<input type="checkbox"/>	Awning size and ICC# (not required if awning is an R&R)

<input type="checkbox"/>	Show required parking space (1, 9'x18' paved and unobstructed)
SHED	
<input type="checkbox"/>	Identify size, electric or plumbing, washer/dryer if applicable)
<input type="checkbox"/>	Identify if shed is prefabricated or conventionally framed
<input type="checkbox"/>	If conventionally framed, provide framing detail
<input type="checkbox"/>	If utilities exist, provide a floor plan
<input type="checkbox"/>	Provide the distance between the shed and the park model
<input type="checkbox"/>	Identify if the shed is under awning or if it is freestanding
OTHER REQUIREMENTS	
<input type="checkbox"/>	Identify Bedroom egress window or door for the park model
<input type="checkbox"/>	Identify electric pedestal
<input type="checkbox"/>	Identify sub-panel location (breaker box)
<input type="checkbox"/>	Provide construction drawings for AZ room (Applicant may obtain an AZ Room packet for required drawings needed for a complete submittal)

Project Address: _____ Permit #BLD_____



Development & Sustainability Department

Administrative Completeness Review Checklist

RV/Park Model/Manufactured Home

Patio Enclosure (Arizona Room)

Purpose and Intent: This checklist applies only to patio enclosures or “Arizona rooms” located at recreational vehicles, park models, or manufactured homes located within an existing RV or MH park. It does not apply to livable additions at manufactured homes. This checklist is provided to guide applicants in obtaining building permits, and represents minimum requirements for all plans. Each project is unique, so additional information may be required upon review of the submittal documents.

This checklist is designed to show detailed information as it relates only to requirements as stipulated in the current City of Mesa Zoning Ordinance, Mesa City Code, and any zoning entitlements applicable to the property.

Plans shall not be submitted for review until any necessary entitlement processes as required by the Zoning Ordinance are completed. Plans submitted prior to the completion of the entitlement process require written approval from the Planning Director and Building Official, and a copy of approval for concurrent review shall be provided with the permit application and submittal documents.

Plans submitted as part of these requirements shall provide adequate construction details or drawings to demonstrate compliance with any related building codes.

GENERAL REQUIREMENTS	
<input type="checkbox"/>	Plans may be 8-1/2" x 11", 11" x 17", or 24" x 36", assembled and stapled as one complete set. Minimum of 2 sets required. Pencil drawings will not be accepted. All plans, notes, details, etc. shall be legible.
<input type="checkbox"/>	If any plans are sealed by a registered professional then must be Arizona registrant, and seal shall be legible, current and include the registrant’s expiration date. Each set shall include copies of any/all supporting documents or reports.
<input type="checkbox"/>	Provide park approval or Home Owners’ Association approval. Approval is required prior to issuance of City Permit.
<input type="checkbox"/>	Provide a valuation for the project including cost of materials and labor.
<input type="checkbox"/>	Construction of patio enclosures and storage sheds shall comply with any existing variances, Special Use Permits, Zoning cases or other modifications to Chapter 34 of the Zoning Ordinance on file for the park. These approvals are park specific and not transferrable from one park to another.
SITE PLAN	
<input type="checkbox"/>	Drawn to scale. Show all property lines and dimensions, easements, right of way dimensions from center of street or alley, and location of existing dwelling. Proposed addition, detached building, or area of remodel clearly noted and dimensioned.

<input type="checkbox"/>	Setbacks labeled and measured from each property line to all existing and proposed structures or additions.
<input type="checkbox"/>	Clearly label and dimension the required parking space on the site plan; minimum of 1 space measuring 9' x 18' is required. Also identify driveway location and materials. Paved parking is required in RV Parks and Subdivisions.
<input type="checkbox"/>	Patio enclosures at RV Parks and Subdivisions per Mesa Zoning Ordinance 11-34-2(A)2:
<input type="checkbox"/>	Aggregate floor area, of all enclosed RV accessory structures shall be limited to 520 square feet, including storage rooms (attached or detached) and patio enclosures
<input type="checkbox"/>	Maximum size of storage shed not to exceed 120 Square feet. Maximum height shall not exceed 10 feet above grade when detached, or finished floor when attached. If detached, it must be located in the rear ¼ of space with a minimum separation of 6 feet from the RV or any structure attached to the RV.
<input type="checkbox"/>	Storage shed may be attached to patio enclosure.
<input type="checkbox"/>	Show and dimension the area of any exterior raised deck, and stairs. Stairs shall not encroach into required minimum parking area.
FLOOR PLAN	
<input type="checkbox"/>	Provide a noted and dimensioned floor plan of the enclosure area. Also identify the existing adjacent park model or recreational vehicle.
<input type="checkbox"/>	Identify the location of the existing emergency egress from the adjacent bedroom.
<input type="checkbox"/>	Access to the emergency egress window/door from the RV or park model bedroom may not be obstructed.
<input type="checkbox"/>	Interior partitions may be used to accommodate laundry, bath and toilet facilities only. Identify use of area within partitions. Bedrooms are not permitted.
<input type="checkbox"/>	Provide the following note on floor plan: "Patio enclosure shall not be used for sleeping purposes."
<input type="checkbox"/>	Removal of siding from the park model is prohibited unless approved by the manufacturer or an engineer.
<input type="checkbox"/>	Structural modification of a door or window opening at the park model or recreational vehicle is prohibited unless approved by the manufacturer or an engineer.
<input type="checkbox"/>	Provide at least 33% of the surface area of the front elevation of the patio enclosure or Arizona Room shall be open. Openings are to be of screen mesh, plastic, or 1/8" glass (insulated glass and dual pane windows are acceptable).
<input type="checkbox"/>	Identify the dimensions of all windows and doors at the enclosure or shed.
<input type="checkbox"/>	Tempered or safety glass is required for any glazing located within 24" of a door opening, if the bottom edge of such glazing is less than 60" above the adjacent walking surface (56" in bathrooms), or if the exposed bottom edge of the glass is less than 18" above the floor.
<input type="checkbox"/>	The front wall may contain a solid knee wall not more than 32 inches above a finished floor.
<input type="checkbox"/>	Exterior doors and windows shall comply with Security Ordinance #5086.
<input type="checkbox"/>	Water closets shall be located in a clear space not less than 30" wide (15" from center of water closet on each side). Provide 24" clear space in front of the water closet (R.307.1)
ELEVATIONS	
<input type="checkbox"/>	Provide four-sided elevations of patio enclosure or Arizona Room. The elevation should show

	how the enclosure will look when completed. Provide front, rear and side elevation views showing the new enclosure area(s) and the existing park model or recreational vehicle.
<input type="checkbox"/>	Identify all existing and proposed exterior finishes including wall materials/siding, roof finishes, etc. Identify the size of all new windows and doors.
<input type="checkbox"/>	Identify the height of the enclosure from grade or slab to top of awning or roof. Also, separately identify the height of raised floor area and height of wall/roof above raised floor.
FRAMING PLANS	
<input type="checkbox"/>	Enclosure is to be a self-supported structure. Bearing on park model or any structural connection to awning is prohibited. Attachment may be for weatherproofing only.
<input type="checkbox"/>	All roof materials shall be lightweight aluminum or other non-combustible material. Conventional roof framing may be used when a minimum of 6 feet of clearance is provided to any adjacent structures and are completely self-supported.
<input type="checkbox"/>	Provide a roof framing plan if enclosure is constructed with conventional framed roof system. Identify all roof framing materials including rafters, ceiling joists, sheathing, ceiling board. Identify all spans and spacing of joists/rafters. Identify all ridge beams, beams at openings, or headers.
<input type="checkbox"/>	Provide a ceiling framing plan if enclosure has a framed ceiling under a metal awning.
	For new metal awnings, Insulated Roof Panels, or other alternative roof systems, identify the ICC evaluation report number or provide engineered plans including span tables.
<input type="checkbox"/>	Show support for ceiling fan. Provide detail of existing support.
<input type="checkbox"/>	Provide a floor framing plan if enclosure is built on a raised deck. Identify all spans, spacing of floor joists, type and size of joists, type and size of beams, pony wall details, etc.
<input type="checkbox"/>	Provide floor ventilation complying with R408.1 for raised deck. Show opening and/or approved mechanical means.
<input type="checkbox"/>	Provide typical wall section if conventional framing is used in wall construction (wall section should include method of attachment to concrete, ie: redheads @ 48" o/c; shot pins @32" o/c, etc.).
<input type="checkbox"/>	Where enclosure is permitted to be constructed with less than 6' separation from lot line, enclosure wall less than 6' from lot line shall be a 1-hour fire rated wall. Provide typical wall section showing how the 1-hour wall is constructed.
<input type="checkbox"/>	All wood in contact with concrete shall be pressure treated or decay-resistant lumber.
<input type="checkbox"/>	Provide footing detail and foundation plan if enclosure is built with a conventional roof system. (Footings are not required if enclosure is built under an aluminum awning).
ELECTRICAL/PLUMBING/MECHANICAL	
<input type="checkbox"/>	The following items may be shown and noted on the floor plan if all information is shown legibly and clearly noted. Or, provide a separate noted electrical or plumbing plan to explain.
<input type="checkbox"/>	If no utilities (including electric or plumbing) will be installed, provide a note on floor plan stating "No Utilities Included."
<input type="checkbox"/>	Show the location of all new or existing outlets in the enclosure and/or storage shed, if any. If provided, all outlets shall be GFCI. Exterior outlets shall be GFCI and weatherproof.
<input type="checkbox"/>	Show the location of any new or existing light fixtures within the enclosure and outside of exterior doors.
<input type="checkbox"/>	Note the location of the required smoke detector. A smoke detector shall be installed in each

	room within a patio enclosure. Smoke detector shall be hardwired with battery back-up.
<input type="checkbox"/>	Show location of electrical sub-panel. New sub-panels are to have a minimum of 2 wires plus ground and isolated neutral. Sub-panels cannot be located in a bathroom or closet. Sub-panels must have a minimum of 36" clear space in front of panel.
<input type="checkbox"/>	All electrical outlet boxes in a 1-hour fire rated wall must be 1-hour boxes, steel, or listed plastic.
<input type="checkbox"/>	Show the location of electrical pedestal on the site plan.
<input type="checkbox"/>	Power for the enclosure or storage shed, and for the a/c-heat must come directly from the pedestal.
<input type="checkbox"/>	Provide ventilation in bathroom by means of an open-able window or installation of a mechanical exhaust fan. (M1507).
<input type="checkbox"/>	Dryers shall vent directly to the outside.
<input type="checkbox"/>	Show any natural gas, LP tanks and appliances, existing or proposed. Show how combustion air and venting is provided.
<input type="checkbox"/>	Washer drains to be minimum 1 ½" with 2" trap; 18"-30" stand pipe (P3201.7) Soil vent termination to be per P310.3, minimum 6" through roof and painted with water base paint.
<input type="checkbox"/>	Provide pressure balance on thermostatic mixing valve type control valves for all shower and tub-shower combinations (P2903.2)
<input type="checkbox"/>	All interior metallic piping in enclosure and shed shall be bonded.
<input type="checkbox"/>	Vacuum breaker required at hose bib.
SUPPORTING DOCUMENTS:	
<input type="checkbox"/>	Flood plain certification from Maricopa County Flood Control District for properties located within a designated flood zone.

Project Address: _____ Permit #BLD _____



Development & Sustainability Department

Administrative Completeness Review Checklist

RV/Park Model or Manufactured Home

Storage Shed

Purpose and Intent: This checklist applies only to storage sheds located at recreational vehicles, park models, or manufactured homes located within an existing RV or MH park. It does not apply to livable additions, Arizona rooms or other structures. This checklist is provided to guide applicants in obtaining building permits, and represents minimum requirements for all plans. Each project is unique, so additional information may be required upon review of the submittal documents.

This checklist is designed to show detailed information as it relates only to requirements as stipulated in the current City of Mesa Zoning Ordinance, Mesa City Code, and any zoning entitlements applicable to the property.

Plans shall not be submitted for review until any necessary entitlement processes as required by the Zoning Ordinance are completed. Plans submitted prior to the completion of the entitlement process require written approval from the Planning Director and Building Official, and a copy of approval for concurrent review shall be provided with the permit application and submittal documents.

Plans submitted as part of these requirements shall provide adequate construction details or drawings to demonstrate compliance with any related building codes.

GENERAL REQUIREMENTS	
<input type="checkbox"/>	Provide park approval or homeowner’s association approval. Approval is required prior to issuance of City permit.
<input type="checkbox"/>	Plans may be 8-1/2” x 11”, 11” x 17”, or 24” x 36”, assembled and stapled as one complete set. Minimum of 2 sets required. Pencil drawings will not be accepted. All plans, notes, details, etc. shall be legible.
<input type="checkbox"/>	If any plans are sealed by a registered professional then must be Arizona registrant, and seal shall be legible, current and include the registrant’s expiration date. Each set shall include copies of any/all supporting documents or reports.
<input type="checkbox"/>	Provide a valuation for the project including cost of materials and labor.
<input type="checkbox"/>	Construction of patio enclosures and storage sheds shall comply with any existing variances, Special Use Permits, Zoning cases or other modifications to Chapter 34 of the Zoning Ordinance on file for the park. These approvals are park specific and not transferrable from one park to another.
SITE PLAN	
<input type="checkbox"/>	Drawn to scale. Show all property lines and dimensions, easements, right of way dimensions

	from center of street or alley, and location of existing RV/park model/manufactured home. Proposed storage shed clearly noted and dimensioned.
<input type="checkbox"/>	Setbacks dimensioned from each property line to all existing and proposed structures.
<input type="checkbox"/>	Clearly label and dimension the required parking space on the site plan; minimum of 1 space measuring 9' x 18' is required. Also identify driveway location and materials. Paved parking is required in RV Parks and Subdivisions.
<input type="checkbox"/>	Maximum size of storage shed may not exceed 120 square feet in a RV park; 150 square feet in a manufactured home park. Maximum height shall not exceed 10 feet above finished floor. Storage shed may be attached to patio enclosure or under an awning. If detached, it must be located in rear ¼ of space with a minimum separation of 6 feet from park model or any structure attached to the park model.
FLOOR PLAN	
<input type="checkbox"/>	Provide a dimensioned floor plan of proposed storage shed. Show location of any proposed cabinets, laundry appliances, doors, windows.
<input type="checkbox"/>	Identify electrical and/or plumbing installation on floor plan of proposed storage shed, sub-panel location, underground plumbing and underground electrical.
<input type="checkbox"/>	If no utilities (including electric or plumbing) will be installed, provide a note on floor plan stating "No Utilities Included."
FRAMING DETAILS	
<input type="checkbox"/>	Storage sheds may be freestanding, or may be constructed under new or existing awning.
<input type="checkbox"/>	Provide wall detail or building section of proposed storage shed. Identify if storage shed is constructed under awning or with conventionally framed roof materials.
<input type="checkbox"/>	Enclosure is to be a self-supported structure. Bearing on park model or any structural connection to awning is prohibited. Attachment may be for weatherproofing only.
<input type="checkbox"/>	All roof materials shall be lightweight aluminum or other non-combustible material. Conventional roof framing may be used when a minimum of 6 feet of clearance is provided to any adjacent structures and are completely self-supported.
<input type="checkbox"/>	Provide roof framing plan if enclosure is constructed with conventional framed roof system. Identify all roof framing materials: rafters, ceiling joists, sheathing, ceiling board. Identify all spans and spacing of joists/rafters. Identify all ridge beams, beams at openings, or headers.
<input type="checkbox"/>	Provide typical wall section with framing details including method of attachment to concrete, i.e.: redheads @ 48" o/c; shot pins @ 32" o/c, etc.
<input type="checkbox"/>	Where enclosure is permitted to be constructed with less than 6' separation from lot line, enclosure wall less than 6' from lot line shall be a 1-hour fire rated wall. Provide typical wall section showing how the 1-hour wall is constructed.
<input type="checkbox"/>	If using footings, provide a footing detail.
ELECTRICAL/PLUMBING	
<input type="checkbox"/>	If provided, all outlets shall be GFCI. Exterior outlets shall be GFCI and weatherproof.
<input type="checkbox"/>	Show location of new or existing light fixtures within the enclosure and outside doors.
<input type="checkbox"/>	Show location of electrical sub-panel. New sub-panels are to have a minimum of 2 wires plus ground and isolated neutral. Sub-panels cannot be located in a bathroom or closet. Sub-panels must have a minimum of 36" clear space in front of panel.
<input type="checkbox"/>	All electrical outlet boxes in a 1-hour fire rated wall must be 1-hour boxes, steel, or listed

	plastic.
<input type="checkbox"/>	Show the location of electrical pedestal on the site plan.
<input type="checkbox"/>	Power for the enclosure or storage shed, and for the a/c-heat must come directly from the pedestal.
<input type="checkbox"/>	Dryers shall vent directly to the outside.
<input type="checkbox"/>	Show any natural gas, LP tanks and appliances, existing or proposed. Show how combustion air and venting is provided.
<input type="checkbox"/>	Washer drains to be minimum 1 ½" with 2" trap; 18"-30" stand pipe (P3201.7) Soil vent termination to be per P310.3, minimum 6" through roof and painted with water base paint.
<input type="checkbox"/>	All interior metallic piping in enclosure and shed shall be bonded.
<input type="checkbox"/>	Vacuum breaker required at hose bib.



What is a “Lockdown?”

There are several definitions for the term *lockdown*, the most common of which pertains to a state of containment or a restriction of progression. A lockdown is an emergency protocol to prevent people or information from escaping, which usually can only be ordered by someone in command. Lockdowns are also used to protect people inside a facility from a dangerous external event.

The 2012 International Fire Code defines Lockdown as:

“LOCKDOWN. An emergency situation, in other than an I-3 occupancy, requiring that the occupants be sheltered and secured in place within a building when normal evacuation would put occupants at risk.”

There may be various levels of lockdown. For example, in the case of buildings, a partial lockdown means that the doors leading outside of the building are locked and people may not exit or enter the building. A full lockdown means that people must stay where they are and may not exit or enter a classroom, apartment unit, store unit, an office space, condo unit or the building. If people are in a hallway they must go into the nearest classroom, apartment unit, condo unit, office space or store unit.



When an active shooter is in your vicinity remember to: RUN-HIDE-FIGHT¹

1. GET OUT EVACUATE RUN

If there is an accessible escape path, attempt to evacuate the premises

2. HIDE OUT

If evacuation is not possible, find a place to hide where the active shooter is less likely to find you.

3. TAKE ACTION AGAINST THE ACTIVE SHOOTER

As a last resort, and only when your life is in imminent danger, attempt to disrupt and/or incapacitate the active shooter.



FEMA (Federal Emergency Management Agency) Lockdown Procedures

- Clear everyone from the hallways into rooms.
- Assist those with access and functional needs.
- Close and lock all windows and doors, close window blinds, obscure door windows with paper.
- Block door with furniture, if appropriate
- Turn lights off.
- Prepare a plan of action if the intruder gains entry (e.g. all-out assault on the intruder).
- Follow specified protocols if evacuation is initiated by law enforcement personnel.
- If a fire alarm has been activated, do not evacuate **UNLESS** fire or smoke is visible.
- Direct students to an area of the room, unobservable from outside and potential lines of fire.
- Stay away from all doors and windows.
- **BE QUIET!** Turn off the ringer on all cell phones.
- Move outside groups to primary or alternate offsite evacuation location.
- Persons in other buildings should remain inside the locked buildings.
- If you have evacuated the building, call 911 to report your location and situation.

¹ U.S Department of Homeland Security, *Active Shooter-How to Respond*, October 2008

Why the Anchorman Active Crisis Tool is the best device to use in any lockdown situation



As you can see from the lockdown procedures, the emphasis is on rapid and quietly securing the occupants in the room by locking down or barricading the door during a crisis situation. Having the advantage to evacuate the room quick and efficiently is essential.

The Anchorman Active Crisis Tool (ACT):

- Is a simple and rapid way to “lockdown and barricade” the room from access by intruders.
- Does not require fine motor skills that deteriorate under stressful situations such as locking or unlocking a door with a key.
- Is activated with a simple foot stomp.
- Speed and simplicity allow fast lockdown and fast evacuation.
- Allows people to minimize the time they are near the door so that they are not within potential lines of fire.
- The ACT device is an Emergency Barricading System. Moving furniture to barricade a door creates noise and commotion when calm and quiet is called for. Barricading a door exposes people to injury, and causes them to be too close to the door where the line of

fire is most likely. Barricading a door with furniture creates an unsafe and lengthy evacuation, when rapid and organized evacuation is required.

- The ACT can be activated by any 5 year old student if an adult is not present, and can be deactivated from the outside with a specially made key handle.
- The ACT can withstand high velocity impacts and is not dependent on electricity or keypads to restrict access.
- The ACT device meets and exceeds all DHS/FBI Joint Intelligence Bulletin recommendations (Dated December 27, 2012).

The Anchorman Active Crisis Tool complies with Fire and Building Codes

- The Anchorman Active Crisis Tool has been “deemed credible” by numerous Fire, Law and life safety experts.
- The ACT is installed in many schools, colleges, churches, pre-schools, businesses, and residential occupancies throughout the United States.
- The Anchorman “anchor plate” installed on doors is code compliant. Permanent installation of the anchor plate is permitted by the 2012 International Building Code and does not violate the integrity of fire rated doors (1/2” holes are allowed in fire rated doors).
- If for any reason, the ACT needs to be “deactivated” to allow access to the room, responsible building management personnel or law enforcement personnel can simply deactivate the ACT from the outside with a specially designed key handle that inserts under the door to release the ACT device in less than 2 seconds.
- Anchorman Inc. recognizes that the International Fire and Building Codes do not allow more than one operation to unlatch any door other than an individual dwelling or sleeping units, and that manually operated surface bolts or locks are not permitted. When the Anchorman ACT has been activated, two separate actions to open the door are required (releasing the ACT with your foot and opening the door with your hand).
- The International Fire Code also requires that “An *approved* fire safety and evacuation plan shall be prepared and maintained”, and that “fire safety plans, emergency procedures and employee training programs *shall be approved by the fire code official.*”²
- These required and *approved* plans include Fire Evacuation Plans, Fire Safety Plans and Lockdown Plans.³
- Lockdown plans should be consistent with Federal and State guidance (Department of Homeland Security “DHS” and the Federal Emergency Management Agency “FEMA”).
- We assert, and there is consensus among fire and life safety officials that barricading a room with heavy furniture as prescribed by federal and state guidelines severely limits the occupants ability to quickly and safely evacuate the barricaded room and that the

² International Fire Code, 2012 First Edition: Section 404.2 Where Required, and Section 401.2 Approval

³ International Fire Code, 2012 First Edition; Section 404.3.1, 404.3.2 and 404.3.3

Anchorman Active Crisis Tool is the better option to perform a lockdown. The ACT exceeds the federal and state recommendations for performing a lockdown.

- Therefore, the fire code official can *approve* the Anchorman Active Crisis Tool for temporary use provided the lockdown plan identifies how the ACT is to be operated, and how employees are trained in its use.
- We also contend that when an emergency lockdown is initiated, the building or rooms being locked down change from their intended use to become a place of detention or restraint, if even for a short period of time. The International Building Code states that “locks and latches **shall be permitted** to prevent operation of doors in a place of detention or restraint.”
- Because of these facts, Anchorman, Inc. specifically designed the ACT device so that it can be inserted into the anchor plate during a lockdown emergency, drill or training exercise and removed from the anchor plate under normal conditions. We recommend that the Active Crisis Tool be under the control of a responsible adult that has received training in lockdown procedures and that lockdown plans be approved by the local fire official.

Summary

Fire and life safety codes have been designed to allow occupants quick and easy egress of all rooms, especially during emergency situations, and we fully support these code requirements. There has been a paradigm shift in the type of direct threat to the American classroom. The active assailant must now be considered a very real possibility. In today’s environment where emergency lockdown is considered a necessary and vital lifesaving procedure, we believe we have created a tool that meets not only the intent of the code, but the code itself when an emergency lockdown is required.

THE CONCEPT

PREVENT active assailants.
PROTECT your loved ones.
KEEP SAFE behind a closed door.

The concept for the Active Crisis Tool (ACT) was born out of necessity. Active Shooter incidents have become an epidemic in the United States and throughout the world.

[LEARN MORE >](#)

3 BASIC REQUIREMENTS

1

Manipulated with speed and simplicity.

2

Able to withstand high velocity impacts. Over 15000 PSI

3

Simple activation:
– Not dependent on electricity.
– No coded key buttons.
– No use of fine motor skills.

Blake G. Goetz, Owner Cornerstone Emergency Management

Fire Chief (Ret.)

Palm Springs California

Chief Goetz has over 35 years of fire service and emergency management experience and has been the incident commander at hundreds of emergency incidents including numerous large scale complex multi-agency fires. Chief Goetz has coordinated the local response and recovery for six Presidential Disaster Declarations and specialized in Aircraft Rescue Firefighting at Palm Springs International Airport. Under his leadership, the City of Palm Springs developed an advanced Technical Rescue Team which maintains two State of California Type II Urban Search and Rescue vehicles.

After retiring from the Palm Springs Fire Department, Chief Goetz formed *Cornerstone Emergency Management* providing fire safety, emergency management and industrial safety services to government and business clients. Blake is co-author of the book "*SCHOOL EMERGENCY MANAGEMENT, A Practical Approach to Implementation*" published by Polimedia (Sept. 2013).

Chief Goetz was a founding Director and President of the Coachella Valley Emergency Manager's Association (501c3), Director at the Southern California Emergency Services Association (CESA 2002-2006), President of the Riverside County Fire Chiefs Association (2004-2010), Voting member of the Riverside

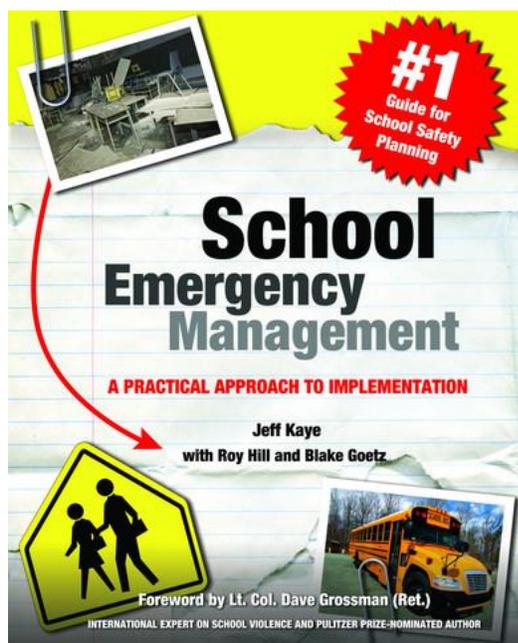
County Anti-Terrorism Approval Authority (2004-2010), current Supervisorial District 4 Representative on the Riverside County Emergency Medical Care Committee, and Board Chairman of the Palm Springs Federal Credit Union.

Chief Goetz holds a Bachelor's Degree in Fire Protection Administration and Technology from California State University at Los Angeles, and a Certificate in Management Practices from California State University San Bernardino. Blake is a Certified Chief Officer with the California State Fire Marshal's Office and was a Certified Emergency Manager (C.E.M.) from 1998-2009 with the International Association of Emergency Managers (IAEM).

Chief Goetz joined the Anchorman Team in 2015 to help promote the lifesaving benefits of the Anchorman Active Crisis Tool.



Contact Blake @
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School Emergency Management: A Practical Approach to Implementation

by Jeff Kaye
with Roy Hill and Blake Goetz

Foreword by Lt. Col. Dave Grossman (Ret.)
International Expert on School Violence and Pulitzer Prize-Nominated Author

A credible and useful book on how to implement effective emergency management procedures in schools. Authors Jeff Kaye, Blake Goetz, and Roy Hill share their experiences and wisdom on how to implement the principles of the National Incident Management System and use the Incident Command System to manage all school emergencies. This book will help your school district achieve 100% compliance with Federal and State mandates on emergency operations in schools, secures important federal funding and grants for your school, and save lives.

“You hold in your hands the finest available guideline, written by the most eminently qualified individuals, uniquely designed to help schools keep our precious children safe.”

— **Lt. Col. Dave Grossman (Ret.), Author and International Expert on School Violence**

“Effective school emergency management will save lives in emergencies and incidents of violence at schools. This book tells how to get it done, practically and effectively.”

— **John Callery, U.S. Federal Agent and Counter Terrorism Expert**



Project Summary

Camp Outdoors INN will bring the camping adventures of the Outdoors, INNdoors; creating the ideal atmosphere and opportunity for Campers to learn valuable skills and make new friends through programs that are challenging, educational and fun. The development will also include a skateboard facility that will appeal to amateur and professional skaters. The site is conceptually ready and in the process of becoming shovel ready. Below is a summary of the project.

Development Summary:

Total Acreage	93 acre
Total Camp Building Square Footage	160,000 SF
Skate Park Square Footage	53,000 SF
Skate Training Building Square Footage	20,000 SF
Visitor Center/Offices Square Footage	2,400 SF
Total Square Footage	235,400 SF

Budget:

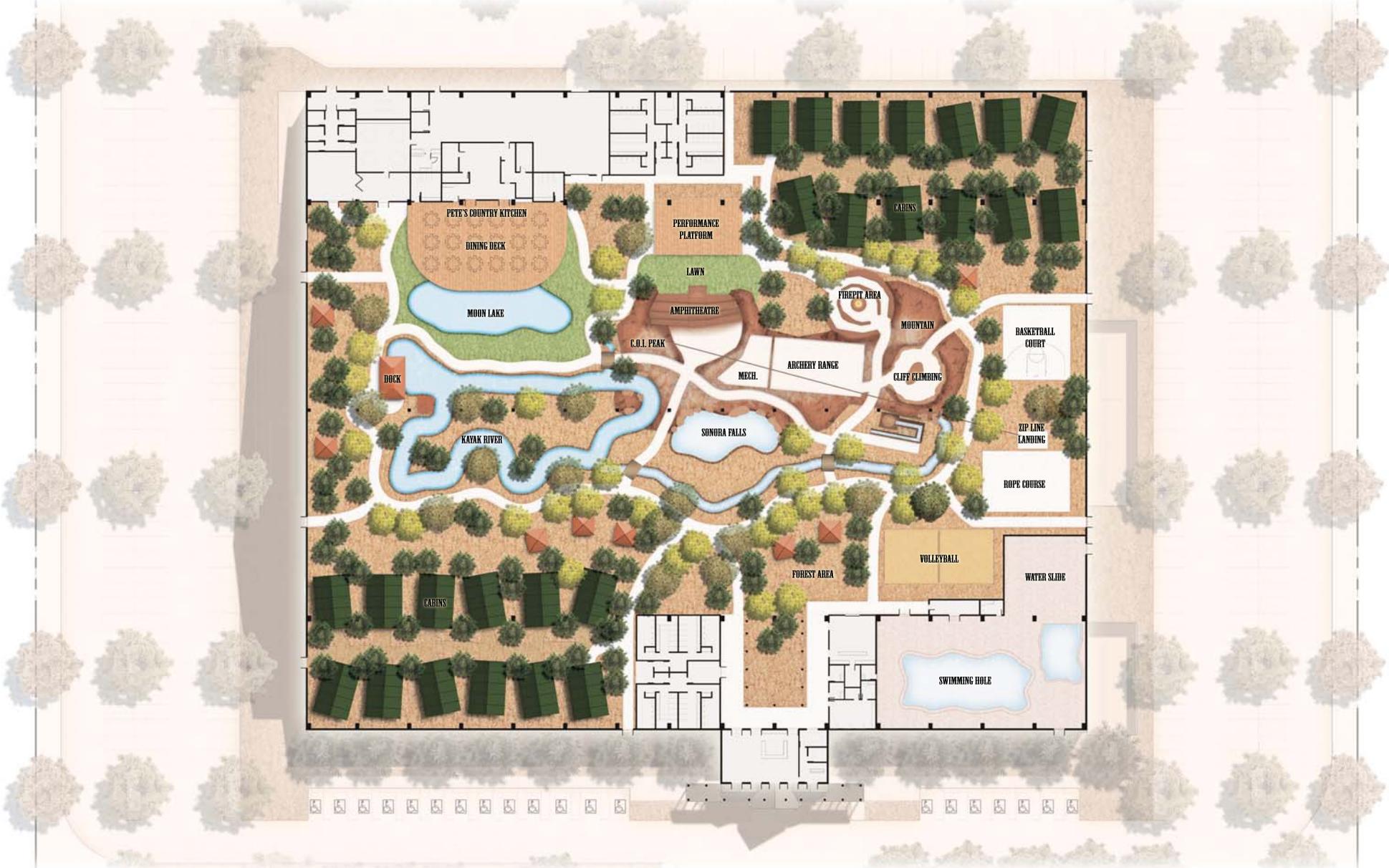
Construction Cost*	\$42,175,102
Land Cost (approx.)	\$2,500,000
Marketing and Start-up Costs	\$5,374,213
Total Estimated Project Cost	\$50,049,315

*12 month construction period



site plan





floor plan



Camp Outdoor's Inn
Tolleson, Arizona



Douglas Fredrikson
ARCHITECTS

MAG BUILDING CODES COMMITTEE MEMBERSHIP AS OF
9/9/2015

Voting Members				
Name	Representing	Telephone #	Fax #	E-mail Address
Larry Taylor (Chair)	Gilbert	480-503-6958	480-497-4923	larry.taylor@gilbertaz.gov
Gregory Arrington (Vice Chair)	Youngtown	623-933-8286	623-933-5951	garrington@youngtownaz.org
Dave Zellner	Apache Junction	480-474-5084	480-982-7010	dzellnern@ajcity.net
Brett Harris	Avondale	623-333-4027	623-333-0400	bharris@avondale.org
Phil Marcotte	Buckeye	623-349-6200	623-349-6221	pmarcotte@buckeyeaz.gov
Mike Tibbett	Carefree	480-488-1471	480-488-3845	mike@carefree.org
Mike Baxley	Cave Creek	480-488-6637	480-488-2263	mbaxley@cavecreek.org
Ron Boose	Chandler	480-782-3018	480-782-3110	ron.boose@chandleraz.gov
Mary Dickson	El Mirage	623-876-2932	623-876-4607	mdickson@cityofelmirage.org
Jason Field	Fountain Hills	480-816-5127	480-837-3145	jfield@fh.az.gov
Tom Paradise	Glendale	623-930-3143	623-915-2695	tparadise@glendaleaz.com
Ed Kulik	Goodyear	623-882-7932	623-882-7114	ekulik@goodyearaz.gov
Chuck Ransom	Litchfield Park	623-935-1066	623-535-9754	cransom@litchfield-park.org
NO CURRENT APPOINTMENT	Maricopa			
Tom Ewers	Maricopa County	602-506-7145	602-506-3282	tomewers@mail.maricopa.gov
Steven Hether	Mesa	480-644-2039	480-644-4900	steve.hether@mesaaz.gov
Bob Lee	Paradise Valley	480-348-3631	480-951-3751	rlee@paradisevalleyaz.gov
Dennis Chase	Peoria	623-773-8420	623-773-7233	dennis.chase@peoriaaz.gov
Michael Abegg	Phoenix	602-534-6498		michael.abegg@phoenix.gov
Michael Williams	Queen Creek	480-358-3009	480-358-3001	michael.williams@queencreek.org
Michael Clack	Scottsdale	480-312-7629	480-312-9029	mclack@scottsdaleaz.gov
Brigham Bennett	Surprise	623-222-3056	623-222-3002	brigham.bennett@surpriseaz.gov
Martin Perez	Tempe	480-350-8670	480-350-8677	martin_perez@tempe.gov
Dale Crandell	Tolleson	623-936-7111	623-936-7117	dcrandell@tollesonaz.org
Kevin Bruce	Wickenburg	928-684-5451 x513	602-506-1580	kbruce@wickenburgaz.org
Non-Voting Members				
Name	Representing	Telephone #	Fax #	E-mail Address
Jackson Moll	Home Builders Assn.	602-274-6545	480-556-5478	mollj@hbaca.org
Sharon Bonesteel	Salt River Project	602-236-4498	602-236-2791	sharon.bonesteel@srpnet.com
Jim Ricker	Town of Guadalupe	480-505-5380	480-730-3097	jim@guadalupeaz.org
Alfonso Rodriguez	Fort McDowell Yavapai Nation	480-789-7740	480-789-7798	arodriguez@ftmcdowell.org
Michael McMillan	Brown and Associates	480-991-3751	480-596-5065	mac@brown-and-associates.net

Survey of Code Adoption

Jurisdiction	Building	Mechanical	Plumbing	Electric	Residential	Fire	Energy	Existing Building	Fuel Gas	Property Maintenance	Green Construction	Notes	URL	Effective Date	Anticipated Effective Date for 2009 or 2012 ICC Codes
Apache Junction	2006 IBC	2006 IMC	1994 UPC	2005 NEC	2006 IRC	2006 IFC							Apache Junction		
Avondale	2012 IBC	2012 IMC	2012 IPC	2011 NEC	2012 IRC	2003 IFC	2012 IECC		2012 IFGC				Avondale	7/3/2013	
Buckeye	2012 IBC	2012 IMC	2012 IPC	2011 NEC	2012 IRC	2012 IFC	2012 IECC	2012 IEBC	2012 IFGC	2006 IPMC		With city amendments.	Buckeye	1/17/2014	
Carefree	2003 IBC	2003 IMC	1994 UPC	2002 NEC	2003 IRC	2003 IFC							Carefree	7/1/2006	Not going to adopt, staying with 2003.
Cave Creek	2009 IBC	2009 IMC	2009 IPC	2008 NEC	2009 IRC	2009 IFC	2009 IECC	2009 IEBC	2009 IFGC				Cave Creek	1/1/2012	
Chandler	2012 IBC	2012 IMC	2012 IPC	2011 NEC	2012 IRC	2012 IFC	2012 IECC	2012 IEBC	2012 IFGC				Chandler	8/1/2013	
El Mirage	2012 IBC	2012 IMC	2012 IPC	2011 NEC	2012 IRC	2012 IFC	2012 IECC	2012 IEBC	2012 IFGC		2012 IGCC (optional)		El Mirage	7/1/2013	
Fountain Hills	2012 IBC	2012 IMC	2012 IPC	2011 NEC	2012 IRC	2012 IFC	2006 IECC		2012 IFGC			2012 Uniform Swimming Pool, Spa, and Hot Tub Code	Fountain Hills	11/21/2013	
Gila Bend	2006 IBC	2006 IMC	2006 IPC	2005 NEC	2006 IRC	2006 IFC							Gila Bend		
Gila River	2006 IBC	2006 IMC	2006 IPC	2005 NEC	2006 IRC	2003 IFC							Gila River		
Gilbert	2012 IBC	2012 IMC	2012 IPC	2011 NEC	2012 IRC	2012 IFC	2006 IECC		2012 IFGC		2012 IGCC (optional)	w/ 2012 IECC as voluntary	Gilbert	12/7/2013	
Glendale	2012 IBC	2012 IMC	2012 IPC 2012 UPC	2011 NEC	2012 IRC	2009 IFC	2012 IECC	2012 IEBC	2012 IFGC			With city amendments.	Glendale	12/1/2012	
Goodyear	2012 IBC	2012 IMC	2012 IPC	2011 NEC	2012 IRC	2012 IFC	2012 IECC		2012 IFGC	2012 IPMC		2012 Uniform Swimming Pool, Spa, and Hot Tub Code	Goodyear		
Guadalupe	1997 UBC	1997 UMC	1994 UPC	1999 NEC	1997 UBC	1997 UFC							Guadalupe		
Litchfield Park	2006 IBC	2006 IMC	2006 IPC	2005 NEC	2006 IRC	2003 IFC	2006 IECC		2006 IFGC				Litchfield Park	7/1/2008	
Maricopa	2012 IBC	2012 IMC	2012 IPC	2011 NEC	2012 IRC	2012 IFC	2012 IECC		2012 IFGC	2012 IPMC			Maricopa	1/1/2013	
Maricopa County	2012 IBC	2012 IMC	2012 IPC	2011 NEC	2012 IRC		2012 IECC (optional)	2012 IEBC	2012 IFGC		2012 IGCC (optional)		Maricopa County	1/1/2014	
Mesa	2006 IBC	2006 IMC	2006 IPC	2005 NEC	2006 IRC	2006 IFC	2009 IECC	2006 IEBC	2006 IFGC				Mesa		
Paradise Valley	2012 IBC	2012 IMC	2012 IPC	2011 NEC	2012 IRC	2012 IFC	2012 IECC		2012 IFGC				Paradise Valley	1/1/2013	
Peoria	2012 IBC	2012 IMC	2012 IPC	2011 NEC	2012 IRC	2012 IFC	2012 IECC		2012 IFGC	2012 IPMC			Peoria	5/1/2013	
Phoenix	2012 IBC	2012 IMC	2012 IPC 2012 UPC	2011 NEC	2012 IRC	2012 IFC	2012 IECC	2012 IEBC	2012 IFGC		2012 IGCC		Phoenix	7/1/2013	
Queen Creek	2012 IBC	2012 IMC	2012 IPC	2011 NEC	2012 IRC	2012 IFC	2012 IECC	2012 IEBC	2012 IFGC				Queen Creek	1/1/2014	
Salt River	2003 IBC	2003 IMC	2003 UPC	2002 NEC	2003 IRC	2003 IFC							Salt River		
Scottsdale	2012 IBC	2012 IMC	2012 IPC	2011 NEC	2012 IRC	2012 IFC	2012 IECC	2012 IEBC	2012 IFGC	2012 IPMC	2012 IGCC		Scottsdale	1/7/2013	
Surprise	2012 IBC	2012 IMC	2012 IPC	2011 NEC	2012 IRC	2012 IFC	2012 IECC	2012 IEBC	2012 IFGC	2006 IPMC	2012 IGCC (optional)		Surprise	9/1/2014	
Tempe	2009 IBC	2009 IMC	2009 IPC	2008 NEC	2009 IRC	2006 IFC	2009 IECC	2009 IEBC	2009 IFGC				Tempe		
Tolleson	2012 IBC	2012 IMC	2012 IPC	2011 NEC	2012 IRC	2012 IFC	2012 IECC		2012 IFGC	2012 IPMC			Tolleson	1/9/2015	
Wickenburg	2006 IBC	2006 IMC	2006 IPC	2005 NEC	2006 IRC	2003 IFC	2006 IECC	2006 IEBC	2006 IFGC				Wickenburg		No plans to adopt 2009 codes.
Youngtown	2012 IBC	2012 IMC	2012 IPC	2011 NEC	2012 IRC	2012 IFC		2012 IEBC	2012 IFGC	2012 IPMC			Youngtown	1/1/2014	Adopting 2015 codes effective July/August 2015

This is intended to be used as a guide for the selected codes, as to what member agencies have adopted or intend to adopt.

Last updated March 11, 2015 by Scott Wilken, MAG

Source: MAG Building Codes Committee Members