

FIRE SPRINKLER SYSTEMS shall be installed in all buildings exceeding 4,000 square feet in floor area in accordance with City Ordinances No. 548.09 and No. 566.10”.

GREASE INTERCEPTORS – City Code 11-5-2

LIQUID PROPANE GAS CONTAINERS – 2006 International Fire Code Chapter 38

PAGE ZONING - Ordinance 53 (Uses of lots; site planning; parking; zones).

SUBDIVISION REGULATIONS - CityofPage.org – Planning Department – General Development and Subdivision Regulations

PAGE CITY CODE – Ordinance 8

COCONINO COUNTY HEALTH DEPARTMENT issues separate approvals for installation of septic tanks (in areas such as the Ranchette Estates).

A building permit may not be issued prior to receiving verbal approval from County Health.

OWNER / BUILDERS are allowed for residential projects only. Any contractor/laborer hired to assist you must be a licensed contractor per ARS 32-1169. If you have questions concerning a license or hiring you may contact the Registrar of Contractor’s Office at (602) 542-1525 or (877) 692-9762 within Arizona.

LOCAL CRITERIA

Wood sill-plates for interior and exterior walls on concrete in contact with earth must be pressure treated or foundation grade redwood, foundation grade material. (Dry rot/termite protection.)

Reinforcing steel in footings shall not be tied to metal grade stakes due to corrosive soil conditions.

Final inspection and approval is required prior to occupying any room or building which is completed. Schedule this inspection with the building inspector 24 hours in advance.

LOCAL DESIGN CONDITIONS

WIND LOAD 90 MPH, Exposure “C”.

SEISMIC ZONE 2. “D” or per geotechnical report”.

FROST DEPTH 18 inches

SNOW LOAD 20 PSF, No Reduction

ROOF DRAIN SIZING 3” per hour rainfall if flat roof system.

MASONRY BUILDINGS are considered engineered buildings. Provide calculations for lateral and other loads and connections.

STEEL BUILDINGS1. Provide two sets plans and calculations prepared and wet-stamped by an engineer registered in Arizona for the structure and two sets of plans and calculations for the foundation, also prepared by an Arizona registrant.
