

ORDINANCE NO. 2448 NEW SERIES

AN ORDINANCE OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, AMENDING GLENDALE CITY CODE, CHAPTER 9 (BUILDINGS AND BUILDING REGULATIONS), ARTICLE II (TECHNICAL CODES), SEC. 9-17 (AMENDMENTS TO UNIFORM ADMINISTRATIVE CODE) AND SEC. 9-20 (AMENDMENTS TO THE UNIFORM CODE FOR THE ABATEMENT OF DANGEROUS BUILDINGS).

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GLENDALE as follows:

SECTION 1. That Glendale City Code, Chapter 9, Article II, Sec. 9-17 is hereby amended to read as follows:

Sec. 9-17. Amendments to the Uniform Administrative Code.

The Uniform Administrative Code 1997 Edition is hereby amended in the following respects:

**Section 303.4**, the first sentence is hereby amended as follows:

**303.4 Expiration.** Every permit issued by the building official under the provisions of the technical codes shall expire by limitation and become null and void, if the building or work authorized by such permit is not commenced within 180 days from the date of such permit, **OR ANY PERMIT SHALL EXPIRE 180 DAYS AFTER THE LAST APPROVED INSPECTION. AN APPROVED INSPECTION SHALL BE AN INSPECTION THAT IS REQUESTED AND APPROVED PURSUANT TO SECTION 305**, or if the building or work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of 180 days.

**Sub Section 303.4.1**, is hereby added:

**COMPLETING WORK AND FINAL INSPECTION. EVERY PERMIT ISSUED BY THE BUILDING OFFICIAL, EXCEPT DEMOLITION PERMITS, SHALL EXPIRE 24 MONTHS AFTER THE DATE OF PERMIT ISSUANCE. IF THE BUILDING OR WORK AUTHORIZED BY SUCH PERMIT HAS NOT RECEIVED FINAL INSPECTION APPROVAL PRIOR TO THE PERMIT EXPIRATION DATE, ALL WORK SHALL STOP UNTIL A NEW PERMIT IS OBTAINED FOR THE VALUE OF THE WORK REMAINING UNFINISHED.**

**EXCEPTION: THE BUILDING OFFICIAL MAY APPROVE A PERIOD EXCEEDING 24 MONTHS FOR COMPLETION OF WORK WHEN THE PERMIT HOLDER CAN DEMONSTRATE THAT THE COMPLEXITY OR SIZE OF THE PROJECT MAKES COMPLETING THE PROJECT**

**WITHIN 24 MONTHS UNREASONABLE. ANY REQUEST SHALL BE  
PRIOR TO EXPIRATION OF THE PERMIT.**

SECTION 2. That Glendale City Code, Chapter 9, Article II, Sec. 9-20 is hereby amended to read as follows:

Sec. 9-20. Amendments to the Uniform Code for the Abatement of Dangerous Buildings.

The Uniform Code for the Abatement of Dangerous Buildings, 1997 Edition, is hereby amended in the following respects:

**Section 302**, is hereby amended by deleting item number 4 in its entirety, and adding the following:

**FOR REQUIREMENTS ON THE ABATEMENT OF BUILDINGS OR  
APPURTENANT STRUCTURES DAMAGED BY FIRE, EARTHQUAKE, WIND,  
FLOOD OR OTHER SUDDEN NATURAL CAUSES, SEE GLENDALE CITY  
CODE, CHAPTER 25, ARTICLE VI, SEC. 25-70.**


**Section 302**, is hereby amended by revising number 12 as follows:

Whenever the building or structure ~~has been so damaged by fire, wind, earthquake or flood,~~ or has become so dilapidated or deteriorated as to become (i) an attractive nuisance to children; (ii) a harbor for vagrants, criminals or immoral persons; or as to (iii) enable persons to resort thereto for the purpose of committing unlawful or immoral acts.

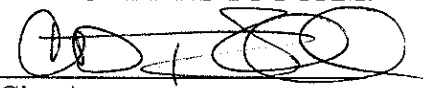
PASSED, ADOPTED AND APPROVED by the Mayor and Council of the City of Glendale, Maricopa County, Arizona, this 28<sup>th</sup> day of June, 2005.

  
MAYOR

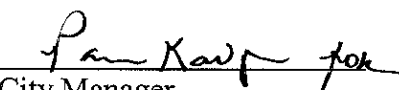
ATTEST:

  
City Clerk (SEAL)

APPROVED AS TO FORM:

  
City Attorney

REVIEWED BY:

  
City Manager