

Rural Residential Owner Builder Amendment (Opt-Out)

BOS Work Session

June 27, 2017



Cochise County
Community Development
Department of Planning, Zoning and Building Safety

Why are we here?

- Section 508: Rural Zoned Districts
- Properties that meet certain criteria may be exempt from Cochise County Building and Safety Code:
 - Within any Growth Area category
 - Within a Zoning District in which the minimum lot size is four acres
 - Must have a minimum of four acres in size

Approximately One-Third of Single Family Residential Homes are Opt-Outs.

- June 2012 through June 2017 (346 full plan review permits)
- June 2012 through June 2017 (118 Opt-Out permits)
- County staff almost always identify safety issues when reviewing plans or doing on-site inspections
- Homes built using the Opt-Out are not benefitting from the attention to safety that our process provides.
- Unable to confirm water conserving measures in our Opt-Out homes

Agricultural and Ranching Communities

- Agricultural and ranching exemptions will not be effected.
- Agricultural , ranching and farming are exempt from Building Codes per Arizona Revised Statutes

Impact of BCEGS on Property Insurance

- International Service Office (ISO)
- Building Code Effectiveness Grading Schedule (BCEGS)
- Banded Credits: 1-3, 4-7, and 8-9
- Average 0% to 4% savings
- Cochise County Rating
- Local Insurance Agents
- Arizona Department of Insurance

Why Building Codes

- Safeguard the health, life safety, and welfare of county residents.
- Address public health and welfare issues such as air quality and energy consumption.
- Ensure fire resistant construction materials.
- Structural integrity.
- Foundations and footings.
- Mechanical, electrical and plumbing.

Alternative Materials

- Residential Building Codes allow most single family homes to be designed and built without the use of Architects.
- Current Building Codes allow for alternative materials
 - Straw Bales.
 - Rammed Earth.
 - Adobe.
 - Foam Blocks.
 - Tires.

Fire Safety Risks of Residential Occupancies

- Some of the highest fire safety risks of any building type
- Most residents are asleep one-third of every 24-hour period
- The fuel load often high, both in quantity and variety
- Where most of the nation's fire problems occur

Effect on Local Contractors

- Local Contractors Support
- R.O.C. R4-9-108B
- “All work shall be performed in accordance with any applicable building codes”
- Lost revenue
- Sierra Vista Sub-Watershed
- Even playing field
- Higher Remodel Cost
- Reflects badly

Staff Proposal

- Staff reviews and inspects only approximately 2/3 of all new homes built, leaving 1/3 of our residents at risk of unsafe living conditions.
- Staff is requesting direction from the Board of Supervisors to begin the process of amending Cochise County Zoning Regulations to remove the Rural Residential Owner-Builder Amendment.

3355 N Dream View Lane 1,200 Sq Ft



7401 N Frontier Rd 1,200 Sq Ft



8273 E Stagecoach Rd 1920 Sq Ft



6909 N Blackberry Pl 1,680 Sq Ft



8503 E Baratavia 320 Sq Ft



7508 N Frontier Rd 2,432 Sq Ft



7810 East Sky Island Place



7815 E Sky Island 4,707 Sq Ft



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7616 W Ranch House Rd 2651 Sq Ft



8997 E Dakota 8,499 Sq ft w/1,246
sq ft Guest house



1355 N Dream View Ln 1,200 Sq Ft



12278 N Spot Pony Trl 1,418 Sq Ft



10592 E Watering Hole St 192 sq ft



1007 W Deer Rd 1,200 Sq Ft



6452 E Kendall Ln

