



PLANNING & DEVELOPMENT SERVICES DEPARTMENT

09/20/2016

Commissioners,

The health and safety of our built environment is the primary concern for the building code division of Planning & Development Services. The regulations that have been established and refined over the last hundred years are meant to minimize the safety hazards present in buildings. Many of the standards found in these regulations are the direct result of a tragic event including unfortunate loss of life that could have been otherwise prevented through building design.

The 2012 International Building Code has inherent safety features that ensure basic design principles are applied to new construction. The code includes 26 different occupancy classifications and 10 construction types in order to establish the maximum height and overall area allowed. The vast majority of these options are limited to a maximum of four stories unless an automatic fire sprinkler system is incorporated into the design. Further limitations prohibit combustible construction above forty feet in height without additional safety measures. These codes have been adopted by the City of Tucson to ensure the safe construction and use of all new buildings according to occupancy classification, overall height, floor area, and total building area.

The proposed text amendment to the Unified Development Code relating to use-specific height restrictions will not have any safety implications that could endanger the tenants of such buildings or the community. This is due to the application of the International Building and Fire Code(s) as adopted Mayor & Council and enforced by the Planning & Development Services Department.

Respectfully,

Clayton Trevillyan, CBO
Interim Building Official