



Why Electrical Permits are needed?

By Mike Mosij

A homeowner, with proper permits, is allowed to do wiring to the house that they live in. So why is there a requirement to obtain a permit?

Did you know that of all the repairs and upgrades that a homeowner can do to their home, the most potentially detrimental and disastrous mistakes are made with faulty electrical wiring? Numerous house fires are caused by poor wiring techniques and incorrect materials. The problem: "Electrical wiring appears to be so simple" is the phrase we often hear after a fire. However, even a small mistake can

cause immediate or delayed and severe consequences. Incorrect wiring can cause shock hazards that may not be evident until the accident happens. Also, did you know that if you did not have a permit and a fire breaks out caused by your faulty wiring, you may have problems with your insurance company paying your claim? By having a permit and calling for inspections, you can rest comfortably knowing that your installation meets the adopted National Electrical Code, which is the minimum standard that must be fol-

lowed. If you are not clear or have limited knowledge when it comes to wiring, please do not put your family at risk to save a few dollars. It's just not worth it. A licensed electrician knows how to do it properly ... and by obtaining a permit and calling for inspections when ready, we will be there to make sure it complies and is safe.



Happy Birthday!

By Deborah Mazoyer

Most people would be surprised to know that October marked the 50th anniversary of the first accessibility standards. Accessibility standards were first developed in 1961 with the intent to eliminate architectural barriers that severely limited the disabled from fully participating in society. This was spearheaded by the Veteran's Administration and the President's Committee on Employment of the Physically Handicapped, and only applied to public buildings. It took almost 25 years for accessibility to be referenced in building codes in 1986.

Today, it is considered a fundamental requirement in construction codes, and the inclusion in these codes raised awareness not only of the design criteria for people with disabilities, but of the equality of rights guaranteed to disabled individuals. That's right, equality of rights. Accessibility is a civil rights issue, not just a construction regulation. And yet, even today, these requirements

are the regulations that building and business owners are most reluctant to comply with.

On this 50th anniversary, code officials need to ask themselves if they have done enough to educate the public on the requirements that allow them, their families, and their neighbors to participate as fully as possible in society, and to be less dependent on others.



*Happy Holidays
from our
Building Safety Staff*

Preventing Backflow Assembly Theft

By Jeff Kolb

Backflow assembly theft is becoming quite common in both Glendale and the surrounding areas of the Valley. These devices are manufactured of brass and the piping is of copper. Both brass and copper are considered precious metals and are highly valued. When these metals are taken to scrap yards, top price is paid for them, which makes these devices a target for theft. The highest price is paid for metal that is “clean”. One way to mitigate the situation and make these devices less inviting to thieves is to paint the device. The Cross Connection Division is recommending that

these devices and all piping be painted to help alleviate theft. If painted, the device should match the wall color that is closest to the device, or if in an area not next to a wall, it should be painted tan. Painting this metal makes the met-

als “dirty” and therefore it is of less value to the scrap yards and thieves. The Glendale Parks and Recreation Department has recently painted all City owned devices in the parks and we have not had a single theft since.



Establishing Minimum Energy Efficiency Standards

By Pam Wertz

In September, the Building Department made a presentation to the Sustainability Committee to introduce the adoption of the International Energy Efficiency Code (IEEC). The presentation was the first step in moving forward with the adoption of an Energy Code that would establish minimum energy efficiency standards for the first time in Glendale.

The code regulates the design of buildings as well as construction products and systems. The main objective of the code is to reduce the heat loss and heat gain across the building envelope through the selection of materials and systems that provide energy efficiency. Specifically, the code regulates glass in windows, skylights or doors; insulation; sealants; and equipment within the building envelope.

The codes apply to all new construction as well as existing buildings where newly conditioned space is created or the energy use of that



space increases. An example of this would be when a carport is enclosed and converted to livable space. All livable area requires heating and cooling, and natural light and ventilation. The enclosure of this space would need to be built to the requirements of the adopted code standards. The remainder of the building would not. New equipment for that room would also need to be code compliant. This would include a new air conditioner / heater, or possibly a water heater that serves this area.

The adoption of this code has a great benefit for the homeowners and citizens in Glendale. Regulating the items specified in the code will pro-

vide the most energy efficient materials, systems and equipment in a building that will ultimately be paid for through the utility costs savings to the property owners. For example, it has been determined that in the Climate Zone established for Arizona, the adoption of the 2009 IEEC would show an average energy cost savings of 13.45% per household.

As we move forward with the code adoption, we will create processes to integrate the plan review and inspections for several items not currently in our scope of work. The processes will combine the new items with the existing ones, and the process will not interfere with the timely completion of projects.

All staff in the Building Department has been trained in the IEEC and the components regulated by the code. Recognizing the merit in establishing these energy efficiency standards, we will proceed toward the adoption of the IEEC and expect to be implementing it by mid-2012.

Habitat for Humanity subdivision

By Ed Ghahreman

Palmaire Court is an 11 unit project of twin homes located in the city of Glendale on 54th Avenue between Myrtle Avenue and Glenn Drive. These homes are two story, single family attached homes, which are also called duplexes. They are attached by a garage for each home and have three and four bedroom models, ranging from 1,340 square feet to 1,443 square feet. This project began in 2010 and has been so successful that there are only three vacant lots available for construction.

These homes are built to Energy Star Standards. Energy Star homes are typically 20-30% more energy effi-

cient than a home built to standard residential building codes. As a standard feature, all these homes are equipped with 3kw solar panels to take advantage of our sunny climate.

Palmaire Court is currently seeking LEED "GOLD" certification. LEED

stands for "Leadership in Energy & Environmental Design." Features available on a LEED certified home include: Improved indoor air quality, durability of construction, minimized environmental footprint, increased water efficiency and improved energy efficiency.



Damaged Buildings Program

By Mark Ptashkin

The Building Safety Department's primary responsibility is to ensure a safe built environment for the citizens of Glendale. The majority of the work performed by the Building Safety Department focuses on inspecting new or remodeled structures including additions. Examples include the addition of new lighting or electrical, adding walls or the altering of plumbing or mechanical systems.

One item that is often overlooked by many is how the city must address hazardous or dangerous buildings or systems. Typically these are buildings that have had a fire or vehicular damage. Some structures or systems also become unsafe due to neglect, vandalism or have become an attractive nuisance to children or criminals. Hazardous structures, more properly identified as unsafe, fall under the Building Safety Departments Abatement section.

These buildings are all unique and have difficulties that new projects are



not burdened by. The best example of this is that a fire is not planned or funded. The time required to abate an unsafe structure takes significantly longer than a new building (once the construction has started) due to the unexpected nature of the events surrounding it. Often a lack of insurance or insufficient funding plays a dramatic role in the outcome of the project.

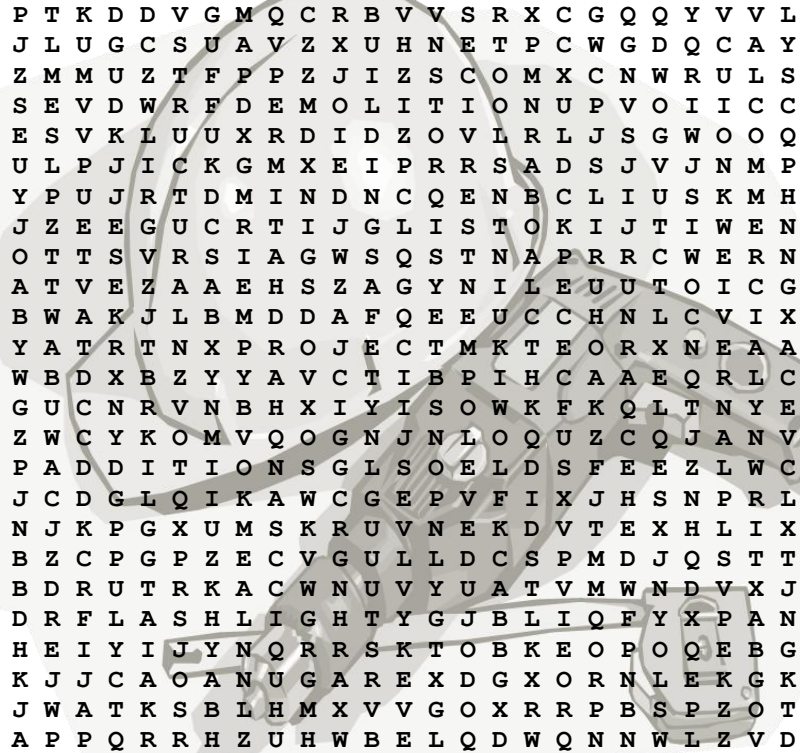
Unfortunately, many factors influence the number of unsafe structures we see on an annual basis with the largest being the poor economy. As

an example, as of November 1st the Building Safety Department has identified 86 new properties as unsafe. If you compare that to last year's total of 60 you can see we have had an increase of over 40%!

While we have seen a significant increase in volume we still have improved upon the cases we have successfully completed from 43 in 2010 to 50 so far this year. A couple of these projects you may be familiar with include the home located at 7322 N. 58th Drive (pictured) and a structure located at 99th Avenue and Rose Lane. On the Rose Lane property we worked with the property owner to "donate" the unsafe structure to the Glendale Fire Department. Fire used the structure for the training of their crews while the structure was burned. This use provided an invaluable training aid for their crews which could not be duplicated during normal training sessions.

Building Safety

Word Search



P T K D D V G M Q C R B V V S R X C G Q Q Y V V L
J L U G C S U A V Z X U H N E T P C W G D Q C A Y
Z M M U Z T F P P Z J I Z S C O M X C N W R U L S
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J W A T K S B L H M X V V G O X R R P B S P Z O T
A P P Q R R H Z U H W B E L Q D W Q N N W L Z V D

ADDITIONS
BACKFLOW
BUILDING SAFETY
CODES
COMMERCIAL
CONSTRUCTION
CROSS CONNECTION
DEMOLITION
DEVELOPMENT SERVICES
ELECTRICAL
FEE
FLASHLIGHT

GLENDALE
HARDHAT
INSPECTIONS
PERMIT
PLAN REVIEW
PLANS
PLUMBING
PROJECT
RESIDENTIAL
STRUCTURAL
TOOLS
WATER HEATER

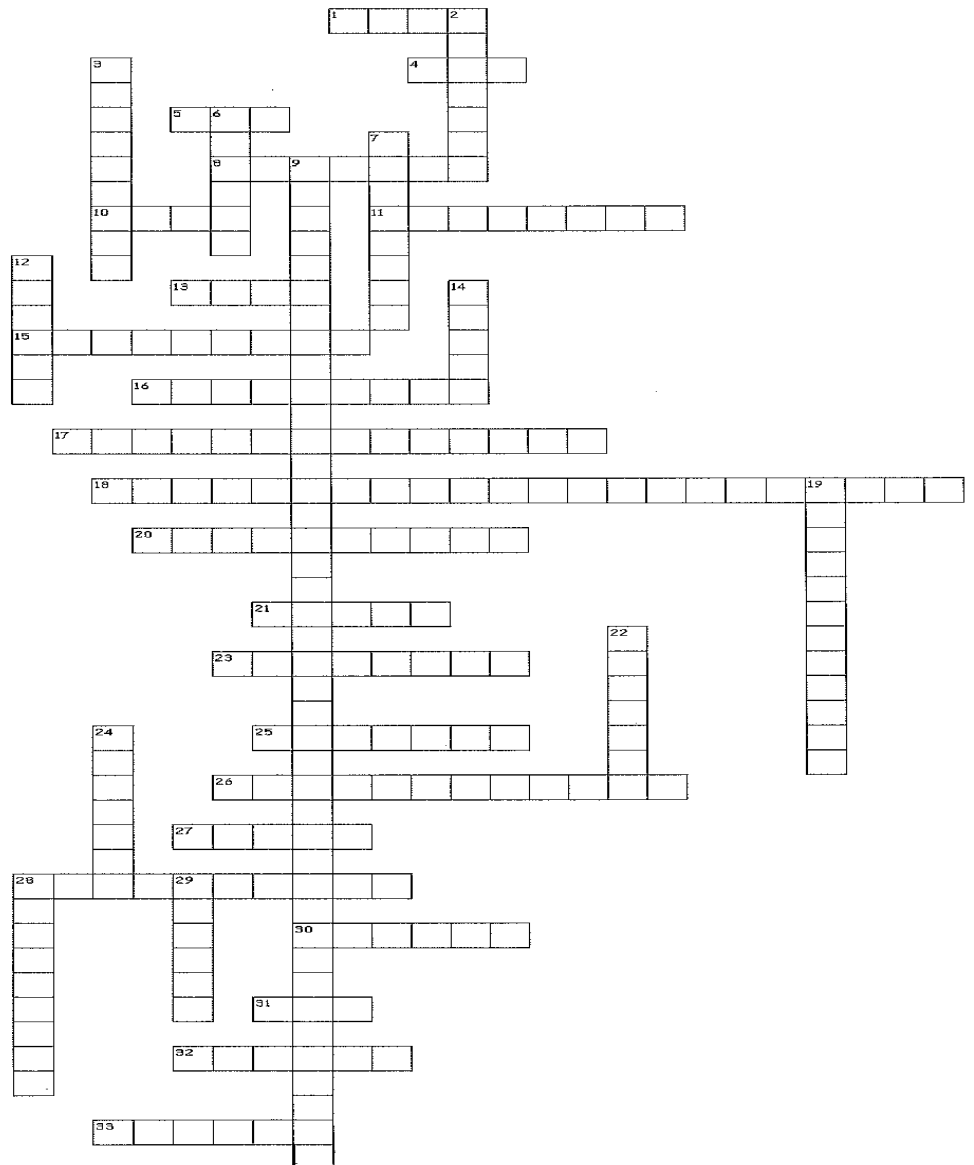
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Crossword answers at

www.glendaleaz.com/buildingsafety

Across

1. The number of furlough days you will be allowed to have on the books on June 30, 2012.
4. Can people get a water heater permit in the City of Glendale “Online”?
5. Acrylonitrile-butadiene-styrene.
8. Best friends with Mickey.
10. A passageway within a chimney or vent through which gaseous combustion products pass.
11. A piece of property dedicated for use by a special entity such as a utility company.
13. Permit And Safety Sequence
15. Mr. Cruise
16. Huge Cardinal fan
17. This happens on the 2nd and 4th Tuesday of each month.

18. Issued when a project is 100% complete.
20. The part of the stucco system that allows moisture to drain away from the wall.
21. This measures how much electricity you use.
23. A room equipped with a shower or tub.
25. Another name for gypsum.
26. One of our diversity representatives.
27. The space between the ceiling beams of the top story and the roof rafters.
28. Alternative energy
30. Similar to header
31. Maricopa Association of Governments.
32. Do not talk to this person during “LUNCH”
33. This is what plans come in for.

Down

2. What is the diameter of a piece of #8 rebar.
3. Monetary assessment for the use of sewer and water to name a couple.
6. Term for the amount of money our department has to operate.
7. Issued when an inspection passes.
9. Why does a flamingo sleep standing on one leg?
12. This is required to do just about anything.
14. Drinks Coke Zero.
19. These two have been on TV
22. Very enthusiastic about “Artwerks”
24. United Way representative
28. This is scheduled to happen in 2015
29. In a conventionally framed building, this supports the roof sheathing.