

BILL # SB 1032

TITLE: public buildings; compliance with codes

SPONSOR: Gray L.

STATUS: As Introduced

REQUESTED BY: Senate

PREPARED BY: Lorenzo Martinez

FISCAL ANALYSIS

Description

The bill would require that renovations (remodels or structural component repairs) to public buildings adhere to current fire and building codes. Current statute requires public buildings to adhere to the codes that were applicable when the building was constructed, unless the building is declared unsafe.

Estimated Impact

The fiscal impact to the state cannot be determined. To the extent that adherence to codes is applied only to the scope of specific renovation projects, there would be no fiscal impact to the state as the state already complies with existing codes for renovation projects. If codes are applied to an entire building when a renovation project is undertaken, there would be additional costs to the state to bring an entire building to code and not just the renovated area.

The state's three building systems (Arizona Department of Administration, Arizona Department of Transportation and Arizona Board of Regents) do not anticipate additional costs if code application is limited to the scope of the project.

Analysis

Current statute, A.R.S. § 34-461 requires public buildings to conform to fire and building codes that are in effect when the building is constructed. The statute does not address the application of building codes when a public building is renovated. SB 1032 amends A.R.S. § 34-461 to require that renovations to public buildings conform to current codes.

Except for fire codes, state owned buildings are currently exempt from conforming to current codes, but renovation projects for the state's three building systems adhere to current codes in practice.

While there is language in the bill that continues to exempt state owned buildings from conforming to applicable building, plumbing, electrical, fire prevention and mechanical codes, inclusion of language in a separate paragraph requiring renovations to public buildings to be subject to those codes that apply and are in effect when the building is renovated may leave open to interpretation whether state owned buildings are exempt.

As noted earlier, the state building systems apply current codes to the scope of renovation projects. To the extent codes are applied only to the scope of the projects, there would be no fiscal impact to the state. If codes are applied to an entire building when a renovation project is undertaken, there would be additional costs to the state as a result of expanding the scope to include bringing the entire building to code and not just the renovated area. The extent to which codes would be applied to an entire building and not just to the scope of a renovation, and any additional cost the expanded scope may require, cannot be determined.

As an example, an electronic service entrance switch is scheduled to be replaced at the warehouse for the Arizona State Hospital (ASH). The warehouse has not received any significant renovations since it was constructed in 1957. If as a result of replacing this system, the entire warehouse is required to be brought up to code, the cost of the project would increase from its current estimate of \$1.2 million.

Local Government Impact

Cannot be determined from available information as the extent to which other political subdivisions of the state, such as school districts, community college districts, counties and municipalities apply current codes to renovation projects is not known. The League of Cities and Towns indicated that there may be a potential for additional costs from increased code compliance inspections.