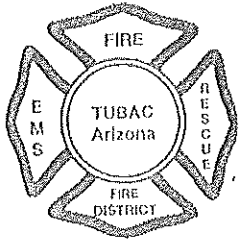


FILE COPY



TUBAC FIRE DISTRICT

---

2227 EAST FRONTAGE ROAD  
P.O. BOX 2881  
TUBAC, ARIZONA 85646  
TELEPHONE: 520/398-2255

January 18, 2018

Daniel Menefee  
Chief Building Official  
Santa Cruz County  
275 Rio Rico Drive  
Rio Rico, AZ 85648

Dear Mr. Menefee:

As you saw on Monday, January 8, 2018, the sleeping rooms in question have been removed and the station has been restored to its original condition.

Since the original phase of the station is over 50 years of age, we will require an architect to provide options and cost estimates for any modifications including ADA compliance. I will be asking my Board for permission to hire an architect soon.

Should you have any questions, please feel free to contact me at (520) 398-2255.

Sincerely,

Kevin T. Keeley  
Fire Chief

KTK/nl



Santa Cruz County  
Community Development Department  
PLANNING – BUILDING

275 Rio Rico Drive ▪ Rio Rico AZ 85648 ▪ 520-375-7930

December 21, 2017

Delivered by email on 12/21/2017

Fire Chief Kevin Keeley  
Tubac Fire District  
PO Box #2881  
Tubac, AZ 85646  
Email: [Kkeeley@tubacfire.org](mailto:Kkeeley@tubacfire.org)

Fire Chief Keeley,

On December 8, 2017, after receiving a complaint from a local resident that two sleeping rooms were constructed without a building permit at Tubac Fire District Station #1 I followed up with a site inspection and found the following code violations:

1. The construction, repair, alteration, remodeling of public buildings must be done by a licensed contractor. [ARS 32.1151 KB-1 or KB-2]
2. Plans must be drafted by a licensed architect in the state of Arizona. [ARS 34-103]
3. All subcontractors must be licensed. [ARS 32.1151 and ARS 461]
4. The International Building Code (IBC) requires a building permit for all construction. [Section 105 2012]
5. An opening to the exterior is required for emergency escape. [Section 1029.2 2012 IBC]
6. The International Residential Code (IRC) requires smoke detectors in the sleeping rooms as well as a smoke detector in the hall way connected to the rooms. The sleeping rooms are designated R-2, which require exiting, and smoke detectors. [Section R314.3 IRC]
7. A two-hour separation wall is required for a non-sprinkled structure with S-2 (garage) R-2 (sleeping rooms & offices occupancies). [Section 508.3.3 Table 508.4]

In addition to the Building Code violations, the following Federal ADA violations were noted:

1. ADA van parking is required. [Chapter 5 Section 502 as well as Section 216.5]
2. ADA signage is required. [2010 ADA standards]
2. ADA toilet room(s) must be provided. [Section 216.8 of 2010 ADA standards]  
Signage for toilet room(s) is required. [Section 703.7.2.1 2010 ADA]  
Turning spaces and clearances shall meet the requirements [2010 ADA] for toilet room (s) for grab bars, doors and clearances. [Chapter 6 Section 603, 604]

December 21, 2017

Page 2

On both the December 8 site visit, and again on December 18, 2017 during a second site visit to the Station #1, I met with Fire Chief Kevin Keeley and Assistant Fire Chief Genaro Rivera discuss the violations. On both those visits I told Fire Chief Kevin Keeley and Assistant Fire Chief Genaro Rivera that sleeping rooms could not be occupied by any fire-fighter personnel until the violations were cured, and I also told them that all electrical, mechanical and firewall construction must be inspected by the Building Department prior to occupancy by fire-fighter personnel.

The Building Violations must be corrected by January 20, 2018.

Sincerely,

A handwritten signature in black ink, appearing to read "Daniel Menefee". The signature is fluid and cursive, with the first name being more prominent.

Daniel Menefee  
Chief Building Official

cc: Jennifer St. John, County Manager  
Charlene Laplante, Chief Civil Deputy County Attorney  
Jesse Drake, Community Development Director