

Mesa Building Regulations: Administrative Code

4-1-4: - PERMITS

(A) Permits Required. Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert, or replace any electrical, gas, mechanical, or plumbing system, the installation of which is regulated by this Chapter or the technical codes, or to cause such work to be done, shall first make application to the Building Safety Director and obtain the required permit or permits.

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(M) Validity of Permit. The issuance or granting of a permit shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of this Chapter, the technical codes, or of any other ordinance of the jurisdiction. Permits presuming to give authority to violate or cancel the provisions of this Chapter, the technical codes, or other ordinances of the jurisdiction shall not be valid. The issuance of a permit based on construction documents and other data shall not prevent the Building Safety Director from requiring the correction of errors in the permit documents or in the construction. The Building Safety Director is also authorized to prevent occupancy or use of a structure where in violation of this Chapter, the technical codes, or of any other ordinances of this jurisdiction. Work shall be installed in accordance with the approved construction documents, and any changes made during construction that are not in compliance with the approved construction documents shall be resubmitted for approval as an amended set of construction documents. (4242)

In addition, an Annual Facilities Permit shall be valid only for the time period the named agent remains in the employ of the Qualified Facility in an active capacity. If the named agent should leave the employ, the Qualified Facility shall notify the Building Safety Director within seven (7) calendar days. The Qualified Facility shall obtain a replacement agent within forty-five (45) days of such notification. If, within the prescribed period, the Building Safety Director is not provided with information that a new agent has been obtained, the Annual Facilities Permit will be deemed suspended until such agent is obtained. The acceptance of the new agent shall be subject to the approval of the Building Safety Director.

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(O) Suspension or Revocation. The Building Safety Director is authorized to suspend or revoke a permit issued under the provisions of this Chapter wherever the permit is issued in error or on the basis of incorrect, inaccurate, or incomplete information, or in violation of

any ordinance or regulation or any of the provisions of this Chapter, the technical codes, or of any other ordinances of this jurisdiction, including, upon notification by the Tax Collector or other City official, delinquencies in the payment of privilege and excise taxes levied pursuant to the provisions of [Title 5](#), Chapter 10, of the Mesa City Code or delinquencies in the payment of any other accounts owed to the City of Mesa.

4-1-6: - CERTIFICATES

(A) Use and Occupancy. No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building or structure or portion thereof shall be made until the Building Safety Director has issued a Certificate of Occupancy or other form of authorization therefore as provided herein. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this Chapter, the technical codes, or other ordinances of the jurisdiction.

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(E) Revocation. The Building Safety Director is authorized to suspend or revoke, in writing, a Certificate of Occupancy, Certificate of Completion, or Temporary Certificate of Occupancy issued under the provisions of this Chapter wherever such certificate is issued in error, or on the basis of incorrect information supplied, or where it is determined the building or structure or portion thereof is in violation of any ordinance or regulation or any of the provisions of this Chapter or the technical codes.