

RESOLUTION 2015-048

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF SIERRA VISTA, COCHISE COUNTY, ARIZONA; CREATING A 30-DAY PUBLIC RECORD PRIOR TO ADOPTING BY REFERENCE THE 2015 EDITION OF THE INTERNATIONAL BUILDING CODES, AS AMENDED, REPEALING ALL OTHER ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING FOR SEVERABILITY.

WHEREAS, it is the policy of the City of Sierra Vista to update its codes upon review and when determined to be in the City's best interest: and

WHEREAS, the regulations of the 2015 edition of the International Building Codes, with amendments appended thereto, are necessary to the City in order to provide for the preservation of property values and public health, safety and welfare for the residents of Sierra Vista; and

WHEREAS, the local contracting community has been notified of the adoption of these codes and training has been provided.

NOW THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SIERRA VISTA, ARIZONA AS FOLLOWS:

SECTION 1

That the policy adopting updated International Building Codes, be, and hereby is, reaffirmed.

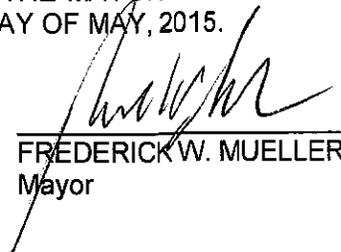
SECTION 2

That the certain document titled the "2015 Edition of the International Building Codes", as amended, three copies of which are in the custody of the City Clerk, and are physically kept on file in the Inspections Division of the City of Sierra Vista Department of Community Development (hereby designated to be part of the Office of the City Clerk for this purpose only), are hereby declared to be a 30-day public record.

SECTION 3

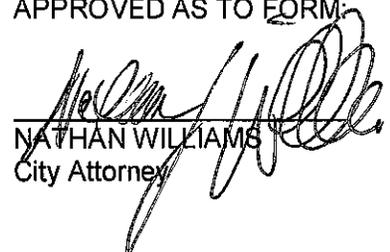
That the City Manager, City Clerk, City Attorney, or their duly authorized officers and agents are hereby authorized and directed to take all steps necessary to carry out the purposes and intent of this resolution.

PASSED AND ADOPTED BY THE MAYOR AND CITY COUNCIL OF THE
CITY OF SIERRA VISTA, ARIZONA, THIS 28TH DAY OF MAY, 2015.



FREDERICK W. MUELLER
Mayor

APPROVED AS TO FORM:



NATHAN WILLIAMS
City Attorney

ATTEST:



JILL ADAMS
City Clerk

PREPARED BY:
Donald Brush, AICP
Community Development Director

CITY OF SIERRA VISTA
AMENDMENTS TO THE
INTERNATIONAL EXISTING BUILDING CODE
2015 EDITION
Draft 2-12-15

The following provisions of the International Existing Building Code, 2015 Edition, as published by the International Code Council, Inc., are hereby amended as follows:

1. At Section 101.1, change to read: These regulations shall be known as the Existing Building Code of the City of Sierra Vista hereinafter referred to as "this code."
2. At Section 101.2, amend by adding at the end of the section: Hereinafter, where the International Building Code is mentioned, it shall include the applicable sections of the International Residential Code, and where the International Residential Code is mentioned, it shall include the applicable sections of the International Building Code.
3. At Section 103.1, amend to read: Enforcement agency. There exists a Building Inspections Division under the Department of Community Development. The code official in charge thereof shall be known as the building official/administrator.
4. At Section 103.2, delete the entire section.
5. At Section 103.3, delete the entire section.
6. At Section 115.1, amend by adding a second sentence to read: Unsafe buildings shall be taken down and removed or made safe, as the Building Official/Administrator deems necessary and as provided for the currently adopted Uniform Code for the Abatement of Dangerous Buildings and the International Property Maintenance Code.
7. At Section 609.2, delete the exception.
8. At Section 805.4.4, change to read: Doors serving a Group H occupancy and all other occupancy groups not covered by item 2 in IBC Section 1008.1.9.3 serving rooms or spaces with an occupant load of 50 or more shall not be provided with a latch or lock unless it is panic hardware of fire exit hardware.
9. At Section 1010, amend by changing both references of the International Plumbing Code to the International Building Code.
10. At Section 1010.3, insert at the end of paragraph: ". . . International Plumbing Code Building Code, City Code of Ordinances, and comply with City of Sierra Vista standards."

CITY OF SIERRA VISTA
AMENDMENT TO THE
INTERNATIONAL BUILDING CODE
2015 EDITION
Draft 2-12-15

The following provisions of the International Building Code, 2015 Edition, as published by the International Code Council, Inc., are hereby amended as follows:

1. At Section 101.1, change to read: These regulations shall be known as the Building Code of the City of Sierra Vista, hereinafter referred to as "this code."
2. ~~At Section 101.2, insert Exception 2 to read: Existing buildings undergoing repair, alterations or additions and change of occupancy shall be permitted to comply with the International Existing Building Code. (Now in the body of code, IBC 101.4.7.)~~
2. At Section 103.1, change to read: Enforcement agency. There exists a Building Inspections Division under the Department of Community Development. The code official in charge thereof shall be known as the building official/administrator.
3. At Section 103.2, delete the entire section.
4. At Section 103.3, delete the entire section.
5. At Section 105.2, delete items 1, 2 and 4, and renumber the remaining items 1, 2, . . .
6. At Section 109.2, insert subsection 109.2.1 – Permit fees, which shall reflect the fee schedule established in Resolution 2005-062.
7. At Section 109.2, insert subsection 109.2.2 – Plan review fees, which shall be 65% of the building permit fee as determined in subsection 109.2.1.
8. At Section 109.2, insert subsection 109.2.3 – 80% of the plan review fee as determined in subsection 109.2.1 shall be paid at time of submittal and before any review of such documents commences. Approved plans and permit must be paid for in full and picked up no later than 30 calendar days upon notification of approval. Plans picked up after the 30 day period may be subject to a daily storage fee or such documents may be discarded at the discretion of the Building Official. Storage fees may be assessed and determined by the Building Official but shall not be less than \$10.00 per day.
9. At Section 109.2, insert subsection 109.2.4 – Reinspections. A reinspection fee may be assessed for each inspection or reinspection when such portion of work for which inspection is called is not complete or when corrections called for are not made. Any time that a reinspection fee is assessed, a complete one working day delay of inspections may also be assessed.

This subsection is not to be interpreted as requiring reinspection fees and the first time a job is rejected for failure to comply with the requirements of this code, but as a tool for controlling the practice of calling for inspections before the job is ready for such inspection or reinspection.

Reinspection fees may be assessed when the inspection record card is not posted or otherwise available on the work site, the approved plans are not readily available to the inspector, for failure to provide access on the data for which inspection is requested, or for deviating from plans requiring the approval of the building official.

To obtain a reinspection, the applicant shall pay the reinspection fee as set forth in the fee schedule adopted by the jurisdiction.

In instances where reinspection fees have been assessed, no additional inspection of work will be performed until the required fees have been paid.

10. At Section 109.2, insert subsection 109.2.5, - Fee refunds. The building official may authorize refunding of any fee paid hereunder which was erroneously paid and collected. The building official may authorize refunding of not more than 80 percent of the permit fee paid when no work has been done under a permit issued in accordance with this code. The building official may authorize refunding of not more than 80 percent of the plan review fee paid when an application for a permit for which a plan review has been paid is withdrawn or cancelled before any plan reviewing is done. The building official shall not authorize refunding of any fee paid except on written application filed by the original permittee not later than 180 days after the date of fee payment.
11. At Section 110.3.7, delete the entire section.
12. At Section 113.1, insert the following after the first sentence. "In the absence of an appointed board of appeals, all appeals of orders, decisions or determinations made by the building official relative to the application and interpretation of this code shall be heard and decided by the Hearing Officer."
13. At Section ~~406.3.3~~,406.3.5, change the first paragraph to read: Carports of combustible construction and garages shall comply with the provisions of this section for separation and opening protection. Carport and grade floor surfaces shall be of approved noncombustible material.
14. At Section 406.3.4.1, change all references of "1/2 -inch gypsum board" to "5/8 -inch Type 'X' gypsum board." Revise the second ~~paragraph~~ sentence to read: "Garages beneath habitable rooms... above by not less than two layers of 5/8 -inch Type 'X' gypsum board." At the end of this section, insert: "Doors providing opening protection shall be maintained tight-fitting."~~self-closing and self-latching.~~(Now in the body of the code) "Windows are not permitted in the separation wall. All walls supporting the fire-resistance rated ceiling shall be protected with 5/8 -inch Type 'X' gypsum board."
15. At Section ~~406.3.4(3)~~,406.3.5.1, change to read: Refer to Section 714 for protection of other through or membrane penetrations.
16. At Section ~~406.3.4~~,406.3.5.1 insert subsection ~~406.3.4(4)~~406.3.5.2: Attic access opening. The attic access opening protection supports shall be of noncombustible material. Where a pull-down ladder is installed it shall be a fire-rated ladder assembly.
17. At Section 708.1, insert number 6 to read: Walls separating tenant spaces. Except in existing sprinklered buildings where the occupancy change does not increase the hazard level based on life and fire risk.

18. At Section 711, add Section 711.40.4: Garage and dwelling unit separation. Floor/ceiling assemblies providing a garage and dwelling unit separation shall be protected by not less than two layers of 5/8" Type X gypsum board or equivalent applied on the ceiling.
19. At Section 718, insert subsection 718.2.1.6: Batts, blankets of mineral wool, mineral fiber, unfaced fiberglass or any loose fill insulation shall not be used as fireblocking unless specifically detailed on the construction documents and demonstrated to be Building Official its ability to remain in place and to retard the spread of fire and hot gases, otherwise, a rigid material shall be used complying with section 718.2.1.
20. At Section 903.2.1.3(2), change reference of "300" to "100" or more;
21. At Section 903.2.3, insert item 3 after the exception: Where Group E fire area has an occupant load of 30 or more.
22. At Section 903.2.4(2), change to read: Where a Group F-1 fire area is located more than two stories above grade plane.
23. At Section 903.2.7(2), change to read: Where a Group M fire area is located more than two stories above grade plane.
24. At Section 903.2.9(2), change to read: A Group S-1 fire area is located more than two stories above grade plan.
25. At Section 903.2.11.3, change to read: Buildings more than two stories in height. An automatic sprinkler system shall be installed throughout every story of all buildings more than two stories or with a floor level having an occupant load of 30 or more. (The exceptions remain unchanged.)
26. At Section 903.3, change to read: Installation requirements. Automatic sprinkler systems shall be designed and installed in accordance with the 2012 2015 International Fire Code, as amended.
27. At Section ~~1006.3~~1008.3.3, insert number 6 to read: Toilet rooms other than single use toilet rooms.
28. ~~At Section 1006.3, insert number 7 to read: Interior electrical service rooms.(now in the body of the code, 1008.3.3(1).~~
28. At Section ~~1008.1.10~~1010.1.10 change to read: Doors serving a Group H occupancy and all other occupancy groups not covered by item 2 in Section ~~1008.1.9.3~~1010.1.9.3 serving rooms or spaces with an occupant load of 50 or more shall not be provided with a latch or lock unless it is panic hardware or fire exit hardware.
29. At Section ~~1009.9.3~~1011.7.3 at the exception, change reference to "1/2 -inch" to read: "5/8 -inch Type X."
30. At Section ~~1011.6.3~~1013.6.3 delete the exception #1.

31. At Section 1907.1, insert second sentence to read: Concrete floor slabs shall be installed for all proposed shell buildings and future tenant spaces at the time of initial construction.
32. At Table ~~2304.9-1~~,2304.10.1, insert ~~#35~~ #43—connection: Story-to-story tie at 48” o.c. by minimum 18 gauge strap with minimum 9” lap on studs. Fastening: per schedule in manufacture’s installation instructions, or continuous sheathing with minimum 9” lap on studs.
33. At Section 2406.3, delete the last sentence of the first paragraph and the following two exceptions.
34. At Section 2902.2, insert exception 4 to read: “In existing building occupancies, one public/employee restroom is permitted where the occupant load does not exceed 50 other than M occupancies, where the occupant load does not exceed 100 provided that the one restroom for all occupancies is code compliant with ICC A117.1 – 2009. Where it is technically infeasible to comply with the new construction standards, the above shall conform to the requirements to the maximum extent technically feasible.
35. At Section 3109, delete the entire section and insert, in lieu thereof, the ~~International Residential Code, 2009 Edition, Appendix G, as amended.~~International Swimming Pool and Spa Code, 2015 Edition, as amended.
36. Appendix K is specifically adopted.

CITY OF SIERRA VISTA
AMENDMENTS TO THE
INTERNATIONAL FIRE CODE
2015 EDITION

The following provisions of the International Fire Code, 2015 Edition, as published by the International Code Council, Inc., are hereby amended as follows:

1. At Section 101.1, insert ~~change to read: Title. These regulations shall be known as the Fire Code of the City of Sierra Vista, hereinafter referred to as the "this code."~~
2. At Section 102.3, insert "or the International Existing Building Code" after "International Building Code" (at two locations).
3. At Section 102.4, insert "or the International Existing Building Code: after "International Building Code: (at two locations).
4. At Section 103, change all references of "department" to "division/bureau."
5. At Section 105.4.1, change the second sentence to read: The construction documents shall be prepared by a registered design professional.
6. At Section 901.4.6, change last sentence of paragraph to read: "Fire pump and automatic sprinkler system riser rooms shall be provided with an exterior door(s) . . ."
7. At Section 903.2, change to read: "Approved automatic sprinkler systems shall be installed in all new commercial buildings and structures of all sizes and approved by the code official. Approved automatic sprinkler systems shall be provided in the locations described in Section 903.2.1 through 903.2.12.
8. At Section 903.2, after the exception, insert: In buildings and structures unable to meet the fire-flow requirements for buildings as determined in Appendix B, Section B 105, approved automatic sprinkler systems shall be provided in all occupancies regulated by the International Building Code.
9. At Section 903.3.1.1.1, insert after #4: Amend NFPA 13, Section 8.14.1.1 as follows: This provision shall not exempt sprinklers in the following locations: Attics, closets, storage rooms or areas, exterior canopies, combustible or noncombustible detached structures.
10. At Section 903.3.1.2, add Section 903.3.1.2.3 to read:

Location of Sprinklers.

Attic protection is required in all R-1, R-2 and R-4 Occupancies. An automatic sprinkler system in accordance with NFPA 13R and this standard shall be installed throughout these buildings. Convening corridors and all other occupied areas of the building shall require commercial quick-response or residential sprinkler heads. Quick-response commercial sprinkler heads shall be used to protect the attic with a minimum 900 square foot hydraulically calculated area.

There shall be no sprinkler deletions in bathrooms, walk-in closets, storage rooms, mechanical and electrical equipment rooms, foyers, garages, accessible areas under stairs or landings, exterior balconies, covered patios, porte cocheres, landings, or attics.

Exception 1: Sprinklers may be omitted from small clothes closets where the least dimension does not exceed 3 feet and the area does not exceed 24 square feet and the walls and ceiling are surfaced with noncombustible or limited combustible materials as defined in NFPA 220, Standard on Types of Building Constructions. Excluding any accessible area under stairs and lands.

~~11. At Section 903.4, delete exception 2 and renumber the remaining exceptions. No longer applies.~~

11 At Section 907.2.10, insert Sections 907.2.10.4: Installation and Maintenance.

Approved single-station smoke detector(s) shall be installed in existing dwelling units, congregate residences, and hotels, motels, and dwelling units within apartment buildings. The owner shall be responsible for the smoke detector(s) installation, annual battery replacement (if battery operated), and maintenance of appropriate records of required smoke detector(s).

Upon termination of a tenancy in any rental unit, the owner or owner's agent shall ensure that the required smoke detector(s) are operational prior to re-occupancy of the unit.

The occupant shall be responsible for periodic maintenance and reporting, in writing, to the owner or owner's agent any operational defects of required smoke detector(s).

12. At Section ~~1009.5.3~~ 1011.7.3 exception, change the reference of "0.5 1/2"-inch gypsum board" to 5/8 -inch Type X gypsum board."

13. Specifically adopt Appendices B, C, D and I.

CITY OF SIERRA VISTA
AMENDMENTS TO THE
INTERNATIONAL FUEL GAS CODE
2015 EDITION

Draft 2-12-15

The following provisions of the International Fuel Gas Code, 2015 Edition, as published by the International Code Council, Inc., are hereby amended as follows:

1. At Section 101.1, change to read: These regulations shall be known as the Fuel Gas Code of the City of Sierra Vista, hereinafter referred to as "this code."
2. At Section 101.2, number the existing exception as Exception 1; Exception 2 to read: As an alternative to the provisions of this code, fuel gas piping systems, fuel-gas utilization equipment and related accessories in existing buildings undergoing repair, alteration or addition, and change of occupancy shall be permitted to comply with the International Existing Building Code.
3. At Section 103.1, change to read: Enforcement agency. There exists a Building Inspections Division under the Department of Community Development. The code official in charge thereof shall be known as the building official/administrator.
4. At Section 103.2, delete the entire section.
5. At Section 103.3, delete the entire section and renumber the remaining section 103.3.
6. At Section 106.6.2, delete the entire section and insert in lieu thereof the International Building Code, 2015 Edition, Section 109.2, as amended.
7. At Section 106.6.3, delete the entire section and insert in lieu thereof the International Building Code, 2015 Edition, Section 109.2, as amended.
8. At Section 303.7, insert subsection 303.7.1 to read: "Liquefied petroleum gas piping shall not serve any gas appliance located in a pit or basement where heavier-than-air gas might collect to form a flammable mixture."
9. At Section 310.1, delete the last sentence.
10. At section 614.8.2, delete the last sentence and replace with, "Clothes dryer exhaust ducts shall not be connected with screws or fasteners which extend into the duct."
11. Specifically adopt Appendices A, B, and D.

CITY OF SIERRA VISTA
AMENDMENTS TO THE
INTERNATIONAL MECHANICAL CODE
2015 EDITION
Draft 2-12-15

The following provisions of the International Mechanical Code, 2015 Edition, as published by the International code Council, Inc., are hereby amended as follows:

1. At Section 101.1, change to read: These regulations shall be known as the Mechanical Code of the City of Sierra Vista, hereinafter referred to as "this code."
2. At Section 101.2, number the existing exception as Exception 1; insert Exception 2 to read: Mechanical systems in existing buildings undergoing repair, alteration or addition, and change of occupancy shall be permitted to comply with the International Existing Building Code.
3. At Section 103.1, change to read: Enforcement agency. There exists a Building Inspections Division under the Department of Community Development. The code official in charge thereof shall be known as the building official/administrator.
4. At Section 103.2, delete the entire section.
5. At Section 103.3, delete the entire section ~~and renumber the remaining Section 103.3.~~
6. At Section 106.5.2, delete the entire section and insert in lieu thereof the International Building Code, 2012 Edition, Section 109.2, as amended.
7. At Section 106.5.3, delete the entire section and insert in lieu thereof the International Building Code, 2012 Edition, Section 109.2, as amended.
8. At section 202, add the definition, "*Warming Kitchen*- A facility or portion thereof, for the utilization of domestic cooking appliances used to reheat precooked and/or pre-prepared meals.
9. At section 504.8.2, delete the last sentence and replace with, "Clothes dryer exhaust ducts shall not be connected with screws or fasteners which extend into the duct."
10. At section 507.1.2, insert after the paragraph, "Exception- Domestic cooking appliances used in a "*Warming Kitchen*". Domestic appliances must still meet the provisions of section 505.

CITY OF SIERRA VISTA
AMENDMENTS TO THE
INTERNATIONAL PLUMBING CODE
2015 EDITION
Draft 2-12-15

The following provisions of the International Plumbing Code, 2015 Edition, as published by the International Code Council, Inc., are hereby amended as follows:

1. At Section 101.1, change to read: These regulations shall be known as the Plumbing Code of the City of Sierra Vista, hereinafter referred to as "this code."
2. At Section 101.2, number the existing exception as Exception 1; Exception 2 to read: Plumbing systems in existing buildings undergoing repair, alteration or addition, and change of occupancy shall be permitted to comply with the International Existing Building Code.
3. At Section 103.1, change to read: Enforcement agency. There exists a Building Inspections Division under the Department of Community Development. The code official in charge thereof shall be known as the building official/administrator.
4. At Section 103.2, delete the entire section.
5. At Section 103.3, delete the entire section and renumber the remaining section 103.3.
6. At Section 106.6.2, delete the entire section and insert in lieu thereof the International Building Code, 2012-2015 Edition, Section 109.2, as amended.
7. At Section 106.6.3, delete the entire section and insert in lieu thereof the International Building Code, 2012-2015 Edition, Section 109.2, as amended.
8. At Section 403.2, insert exception 4 to read: "In existing building occupancies, one public/employee restroom is permitted where the occupant load does not exceed 50 other than M occupancies, where the occupant load does not exceed 100 provided that the one restroom for all occupancies is code compliant with ICC A117.1 – 2009. Where it is technically infeasible to comply with the new construction standards, the above shall conform to the requirements to the maximum extent technically feasible."
9. At section 607.2.1, delete the section and insert the sentence, "See the City of Sierra Vista's Development Code, article 151.16.002 for on-demand and water circulation requirements for residential occupancies."
10. At Section 903.1, insert in the [number], "6."
11. At Section 1003.3.1, before the 3rd sentence insert: Exterior contained wash areas of no less than 50 square feet with smallest dimension of 5 feet shall be required, shall be designated on the construction plans, shall be connected to an approved grease interceptor, and comply with City of Sierra Vista standards.
12. At Section 1003.3.4.1, Grease interceptor requirements. Delete the existing language and substitute: Grease interceptors shall: 1) Be designed for size in accordance with the Arizona Administrative Code and the City of Sierra Vista Public Works Departments revised formula,

but shall be a minimum capacity of 1500 gallons. 2) Be 3-compartment and provided with an effluent sampling box immediately downstream. 3) Comply with the City of Sierra Vista standards. 4) Grease removal devices shall be sized by a design professional.

13. At Section 1003.4.2.1, insert at the end of this section: Oil interceptors shall: 1) Be designed for size in accordance with the Arizona Administrative Code, but shall be a minimum capacity of 1500 gallons. 2) Be 3-compartment and provided with an effluent sampling box immediately downstream. 3) Comply with City of Sierra Vista standards. 4) Grease removal devices shall be sized by a design professional.
14. At section 1003.3.6, delete the entire section. (Conflicts with Amendment 12 & 13.)
15. At Section 1108.1, insert at the end of this section: The overflow opening in the downspout/rainwater leader shall not be considered the secondary (emergency) roof drain of scupper. Regardless of the size of the rood drain or scupper, secondary (emergency) roof drains or suppers are required. Secondary (emergency) roof drains or scuppers shall be the same size as the roof drains or scuppers with the inlet flow line 2 inches above the low point of the roof and shall be independent from the roof drain or scupper.
16. Specifically adopt Appendices B [3" per hour], D [2700HDD] and E.

CITY OF SIERRA VISTA

AMENDMENTS TO THE
INTERNATIONAL PROPERTY MAINTENANCE CODE
2015 EDITION

Draft 3-3-15

The following provisions of the International Property Maintenance Code, 2015 Edition, as published by the International Code Council, Inc., are hereby amended as follows:

1. At Section 101.1, change to read: These regulations shall be known as the International Property Maintenance Code of the City of Sierra Vista, hereinafter referred to as “this code.”
2. At Section 102.3, ~~after International Building Code, insert: International Residential Code, International Existing Building Code, International Plumbing Code. . .~~ Delete the last sentence.(Now in the body of the code)
3. ~~At Section 102.7, after the words Chapter 8, insert “as amended”.~~(No longer applies)
3. At Section 103.1, change to read: The Director of the Department of Community Development or his designee, hereinafter referred to as “code official”, is assigned the primary responsibility of enforcing this code and is granted the authority expressly granted and impliedly needed and necessary for enforcement.
4. At Section 103.3, delete the entire section.
5. At Section 103.5, change to read: The fees for activities and services performed by the department in carrying out its responsibilities under this code shall be as provided by separate resolution.
6. At Section 111, all references in this code to “appeals board”, or “board of appeals” shall hereinafter be referred to as “hearing officer”.
7. At Section 111.2 and subsections 111.2.1, 111.2.2, 111.2.3, 111.2.4, and 111.2.5, delete all in their entirety.
8. At Section 111.3, delete the entire section.
9. At Section 111.4 and subsection 111.4.1, delete both in their entirety.
10. At Section 111.5, delete the entire section.
11. At Section 111.6 and subsections 111.6.1 and 111.6.2, delete all in their entirety.
12. At Section 201.3, ~~after International Building Residential Code, insert: International Residential Code, International Existing Building Code, . . .~~ Delete International Zoning Code.(Now in the body of the code)

13. At Section 302.4, insert “12” “ after the word “of” in the first sentence.
14. At Section 303.2, change the reference of “48 inches” to “60 inches”.
15. At Section 304.14, change to read: “During the period from January 1 to December 31, every door, . . .
16. At Section 602.3, change to read: “. . .during the period from November 1 to April 1 to maintain a temperature . . .
17. At Section 602.4, change to read: “. . .during the period from November 1 to April 1 to maintain a temperature . . .

DRAFT

CITY OF SIERRA VISTA

AMENDMENTS TO THE INTERNATIONAL RESIDENTIAL CODE 2015 EDITION DRAFT

The following provisions of the International Residential Code, 2015 Edition, as published by the International Code Council, Inc., are hereby amended as follows:

1. At section R101.1, insert "City of Sierra Vista".
2. At Section R103.1, change it to read: Enforcement agency. There exists a Building Inspections Division under the Department of Community Development. The code official in charge thereof shall be known as the building official/administrator.
3. ~~At Section R103.2, delete the entire section.~~
3. At Section R103.3, delete the entire section.
4. At section 105.1, add section 105.1.1;
"Permit requirements based on size for accessory, detached structure-
 - 0-200 sq. ft. – permit required; only plot plan required, no plans.
 - 201-399 sq. ft.- - permit and construction plans required; foundation with minimum 8" turn down, 1- #4 cont., std AB's, UFER.
 - Exception: In lieu of required foundation, an engineered anchoring system prepared by an Arizona Registered Design Professional may be used.
 - 400+ sq. ft. – permit and construction plans required; full foundation and UFER (All from City standards already in place)
5. At Section R105.2, delete items 1, 2, 3 and 10, and renumber the remaining items 1, 2, . . .
6. At Section 106.3.1, change the stamp language to read: APPROVED – CITY OF SIERRA VISTA.
7. At Section R108.2, insert subsection: R108.2.1 – Permit fees, which shall reflect the fee schedule established in Resolution 2005-062.
8. At Section R108.2, insert subsection: R108.2.2 –Plan review fees, which shall be 25% of the building permit fee as determined in subsection R108.2.1.
9. At Section R108.2, insert subsection R108.2.3 – Reinspections. A reinspection fee may be assessed for each inspection or reinspection when such portion of work for which inspection is called is not complete or when corrections called for are not made. Any time that a reinspection fee is

assessed, a complete one working day delay of inspection may also be assessed.

This subsection is not to be interpreted as requiring reinspection fees the first time a job is rejected for failure to comply with the requirements of this code, but as controlling the practice of calling for inspections before the job is ready for such inspection or reinspection.

Reinspection fees may be assessed when the inspection record card is not posted or otherwise available on the work site, the approved plans are not readily available to the inspector, for failure to provide access on the date for which inspection is requested, or for deviating from plans requiring the approval of the building official.

To obtain a reinspection, the applicant shall pay the reinspection fee as set forth in the fee schedule adopted by the jurisdiction. The reinspection fee shall not be paid from an escrow account.

In instance where reinspection fees have been assessed, no additional inspection of the work will be performed until the required fees have been paid and one complete working day has lapsed.

10. At Section R108.2, insert subsection R108.2.4 – Fee refunds. The Building official may authorize refunding of any fee paid hereunder that was erroneously paid and collected.

The building official may authorize refunding of not more than 80 percent of the permit fee paid when no work has been done under a permit issued in accordance with this code.

The building official may authorize refunding of not more than 80 percent of the plan review fee paid when an application for a permit for which a plan review has been paid is withdrawn or canceled before any plan reviewing is done.

The building official shall not authorize refunding of any fee paid except on written application filed by the original permittee not later than 180 days after the date of fee payment.

11. At Section R112.1, insert the following after the first sentence, “In the absence of an appointed board of appeals, all appeals of orders, decisions or determinations made by the building official relative to the application and interpretation of this code shall be heard and decided by the Hearing Officer.”

12. At Table R301.2 (1), insert the following text:

Ground snow load, insert [5]
Wind speed, insert ~~{90}~~[115]
Wind exposure category [C, unless justified as B]
Seismic Design Category, insert [B]
Weathering, insert [Negligible]

Frost line depth, insert [0]
Termite, insert [Very heavy]
Decay, insert [None to slight]
Winter design temp, insert [18-20 degrees]
Ice barrier required [No]
Flood hazards, insert [(a) May 1984, (b) June 2001]
Air freezing index [50]
Mean annual temp [63 degrees]

13. At Section R302.1, delete second part of first paragraph beginning with “or dwellings . . .”
14. Delete Table R302.1 (2).
15. At Section R302.1, delete exceptions 3, 4, and 5.
- ~~15. At Section R302.2, change the reference of “1-hour fire resistance-rated wall assembly” in the exception to “2-hour fire resistance-rated wall assembly.”~~
(Now in the body of the code.)
16. At Section R302.3, delete exception number 1 and change the reference of “1/2 – inch gypsum board: in exception 2 to “5/8 – inch gypsum board.”
17. At Section R302.5.1, insert at the end of this sentence: “~~Doors providing opening protection shall be maintained self-closing and self-latching device.~~”
18. At Table R302.6, change the three references of “1/2 – inch gypsum board” to “5/8 – inch Type X gypsum board or equivalent.” Change the one reference of “5/8 – inch Type X gypsum board” to “Two layers of 5/8 – inch Type X gypsum board or equivalent.”
19. At Section R302.6, insert subsection R302.6.1 Attic access opening. The attic access opening protection supports shall be of noncombustible material. Where a pull-down ladder is installed, it shall be a fire-rated ladder assembly.
20. At Section R302.7, change the reference of “1/2 – inch gypsum board: to “5/8 – inch Type X gypsum board.”
21. ~~At Section R302.11.1.1, delete the entire section.~~ Conflicts with other sections of the code.
22. After Section R302.~~13~~ 14, insert Section R302.~~14~~ 15 to read: Section R302.15 – Fire Protection. Where there are four or more dwelling units or sleeping units in a single structure, the provisions of Chapter 9, Section 903.2.8 of the International Building Code for Group R shall apply.
23. At section 303.4, delete the code reference to 1102.4.1.2.
24. At Section R308.1, delete the last sentence of the first paragraph and delete exceptions 1 and 2.

25. At Section R308.4.2, revise first part of paragraph to read: "Glazing in all fixed and operable panels in window units adjacent to a door, side-lite, and fixed panels of patio doors shall be... ~~where the nearest vertical edge of the glazing is within 24 inch arc of either vertical edge of the door, side-lite, and fixed panels of patio doors in a closed position. . .~~"
26. At section 308.4.2(1), delete the words, "in a closed position".
27. At section 308.4.2(2), change to read "Where the glazing is on a wall perpendicular to the plane of a door and within 24 inches of the door.
28. At Section R308.4.2, delete exceptions-3 and 5, 4 and renumber exception 4 to exception 3.
- ~~27. At Section R308.4.5, change the exception to read: ". . . from the water's edge of a shower, bathtub. . ." (Now in the body of the code)~~
29. At Section R308.4.6, change to read: "Glazing where the bottom exposed edge of the glazing is less than 60 inches. . ."
30. At Section R308.4.7, "Glazing adjacent to the landings at the bottom of a stairway where the glazing is less than 60 inches above the landing . . ."
31. At Section R309, insert the words "~~or carpet~~ of combustible construction" after all references to garage.
32. At section 309.5, delete the entire section. (Does not apply, SFR sprinklers)
33. At Section R313, delete the entire section.
34. At Section ~~R314.4~~-R314.6, insert the following after the second sentence: "Smoke alarms shall not be installed on a dedicated circuit and shall originate from a general-purpose branch circuit."
35. At section 315.5, insert the following after the second sentence: "Carbon monoxide alarms shall not be installed on a dedicated circuit and shall originate from a general-purpose branch circuit."
36. At Section R602.3, insert at the end of the first paragraph: "In multi-story structures, floor ties shall be provided at 48" o.c. or wood structural panels shall be installed with a minimum of a 9" overlap of both floor studs."
37. At Section R602.10.8.2 (1), change to read: "For Seismic Design Categories A, B, and C ~~and wind speeds less than 100 mph~~, blocking between rafters or roof trusses shall be provided above the braced wall panel. Delete the exception.
38. At Section R606.11, change to read: "Masonry walls shall be reinforced and anchored . . ."

39. At Figure R606.11(2), retitle to read: Requirements for Reinforced Grouted Masonry Construction in Seismic Design Category B, and change the following: change #4 bars at 10 ft. o.c. to 4' o.c.; add one ½" bar @ top of foundation; add two ½" bars @ bottom of foundation; add one ½" bar @ top of wall; add one ½" bar @ roof connection.
40. At Section R606.12.2.3.3, end of first paragraph, change to read: ". . . and at a maximum spacing of 4 feet."
41. At Chapter 6, insert Section R615 Earthen Wall Structures.
42. At Section R806.5, delete the entire section.
43. At Chapter 11- Suspend the IECC Chapter 11 from the 2015 IRC and revert to the provisions of the Chapter 11 IECC in the 2006 IRC. Where any referenced code section conflicts with this amendment, the Building Official shall have authority to make determinations, at such time, for code compliance.
42. ~~At Section N1103.4.2, change to read: "Refer to the City's Development Code section 151.16.002(A) 3.(Chapter 11 suspended, redundant)~~
43. At Section M1502.4.2, change the last sentence to read: "Ducts shall not be joined with screws or similar fasteners that protrude into the inside of the duct."
44. At section M2301.2.5, Amend the first sentence to read, "See the City of Sierra Vista's Development Code, Section 151.16, for Water Conservation."
45. At section P2439.7.2, change the last sentence to read: "Ducts shall not be joined with screws or similar fasteners that protrude into the inside of the duct."
46. At Section P2603.5.1, revise the paragraph to read: "Sewer depth. Regardless of freezing conditions, all building sewers that connect to a private or public system shall be a minimum of 12 inches below grade."
45. ~~At Section P3201.2, change the last sentence to read: "Traps for floor drains shall be fitted with a trap primer."(Now in the body of the code)~~
47. At Section P3201, insert subsection: P3201.8 Water Softener Trap. A water softener shall be provided with a trap installed in the wall and terminating in an approved box.
48. At Section E3601.6.2, change the first sentence to read: "Service disconnecting means and risers shall be surface mounted and provided on the outside of the structure. A recessed service entry is not permitted."
49. At Section E3602.1, second sentence, change to read: "For one- or two-family dwellings, the rating of the ungrounded conductors shall be not less than 200 amperes, 3 wire. Exception: Existing structures."

49. ~~At Section E3607.3.2, delete this section.~~ (Conflicts with the 2014 NEC)
50. At Section E3608.1, insert a second paragraph to read: "All accessory structures with a poured concrete foundation require the installation of a concrete-encased electrode as required by Section E3608.1.2."
51. At Section E3609.4.2, change to read: "Connections at service riser. Equipment shall be bonded by approved rainproof, bolt-on hubs. Such connections shall be made wrench tight."
52. ~~At Section E3609.7, delete the third sentence.~~ (Does not apply)
52. At Section E3901.2.2 subparagraph 1, delete the words "fireplaces and fixed cabinets."
53. At Section E3901.11, change to read: "Hallways and foyers 5 feet or greater in width shall have receptacle spacing as required by Section E3901.2."
54. At Section E3902.5, change to read: ". . . receptacles installed in ground level rooms and unfinished basements shall have . . ." and "For purposes of this section, ground level rooms and unfinished basements are defined. . ."
55. At Section E4003.12, change the section title to read: "Luminaries in Clothes Closets, Pantries, and Storage Rooms." (All reference in this section to closet or clothes closet shall apply to clothes closets, pantries, and storage rooms.)
56. At Section E4003.12, insert a new paragraph at the end of this section to read: "Doorbell transformers shall not be permitted in a closet. If a receptacle is installed for an alarm system transformer, it shall be located above the door."
57. At Section AE503.1, change to read: "Skirting and permanent perimeter enclosures shall be installed. Skirting shall be of material . . ."
58. ~~At Section AG105.2(1), change to read: "The top of the barrier shall be at least 60 inches above grade . . ."~~(Pool code removed from the IRC)
58. Specifically adopt Appendices A, B, C, D, E, G, J, K, and M.

CITY OF SIERRA VISTA

AMENDMENTS TO THE INTERNATIONAL SWIMMING POOL AND SPA CODE 2015 EDITION

DRAFT (All new, requirements consolidated to this code)

The following provisions of the International Swimming Pool and Spa Code, 2015 Edition, as published by the International Code Council, Inc., are hereby amended as follows:

1. At section 101.1, insert “City of Sierra Vista”.
2. At Section 103.1, change it to read: Enforcement agency. There exists a Building Inspections Division under the Department of Community Development. The code official in charge thereof shall be known as the building official/administrator.
3. At Section 103.2, delete the entire section.
4. At Section 103.3, delete the entire section.
5. At Section 105.6.2, delete the entire section and insert in lieu thereof the International Building Code, 2015 Edition, section 109.2, as amended.
6. At Section 105.6.3, delete the entire section and insert in lieu thereof the International Building Code, 2015 Edition, section 109.2, as amended.
7. At Section 302.6, add to the end of the first sentence, “and requirements in the City of Sierra Vista’s Development Code, section 151.04.012”
8. At section 303.1.3, add to the end of the first sentence, “and requirements in the City of Sierra Vista’s Development Code, section 151.04.012”
9. At section 305.2.1 (1), change to read, “The top of the barrier shall be not less than 60 inches...”
10. At section 305.5 (1), change to read, “..., the top of the wall is not less than 60 inches...”
11. At section 305.5 (2), change to read, “..., the top of the barrier is not less than 60 inches...”