

RESOLUTION NO. 2818

A RESOLUTION OF THE MAYOR AND PAYSON TOWN COUNCIL  
AMENDING CHAPTER 150: BUILDING REGULATIONS AND  
CONFORMING CHANGES TO SECTION 154-07-002(D) (3) OF THE  
PAYSON TOWN CODE AND DECLARING SUCH AMENDMENTS TO  
BE A PUBLIC RECORD.

2014 CONSTRUCTION CODE AMENDMENTS

WHEREAS, the Code of the Town of Payson was declared to be a public record by Resolution Number 1536 of the Town of Payson; and

WHEREAS, the Code of the Town of Payson was adopted as a public record by Ordinance Number 588 of the Town of Payson; and

WHEREAS, it is the intention of the Town of Payson to amend Town Code Chapter 150: Building Regulations, amend the Town's Standardized Construction Codes, and make a conforming change to Town Code Chapter 154; and

WHEREAS, such amendment may be enacted by reference, pursuant to A.R.S. § 9-802,

NOW, THEREFORE, THE MAYOR AND PAYSON TOWN COUNCIL  
RESOLVE AS FOLLOWS:

Section 1. Chapter 150: Building Regulations of the Payson Town Code is amended, as amended shall read as set forth in Exhibit A attached, and such amendment is declared to be a public record.

Section 2. Section 154-07-002(D)(3) of the Payson Town Code is amended and as amended shall read as follows:

(D) Block design.

~~(3) No more than 20 lots may be served from a single point of access. A gated emergency access may be considered as the second point of access if approved by the Community Development and Public Works Department.~~

(3) The maximum number of lots that may be served by a single point of access shall be in accordance with the International Fire Code adopted by the Town, including, but not limited to Appendix D, Section D107 of such Code. A gated emergency access may be considered as an additional point of access if approved pursuant to the International Fire Code and by the Community Development Department and the Public Works Department.

**PASSED AND ADOPTED BY THE MAYOR AND COMMON COUNCIL OF THE TOWN OF PAYSON** this \_\_\_\_\_ day of \_\_\_\_\_, 2014, by the following vote:

AYES \_\_\_\_\_ NOES \_\_\_\_\_ ABSTENTIONS \_\_\_\_\_ ABSENT

\_\_\_\_\_  
Kenny J. Evans, Mayor

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
Silvia Smith, Town Clerk

  
\_\_\_\_\_  
Timothy M. Wright, Town Attorney

## EXHIBIT A TO RESOLUTION 2818

### CHAPTER 150: BUILDING REGULATIONS

#### *General Provisions*

150.01	<u>Administrative authority</u> <del>Building Official</del>
150.02	Clearing required after fire
150.03	Facilities required on site for construction
150.04	Building valuation data
150.05	Building Department Fee Schedule

#### *Standardized Building and Construction Codes*

150.20	International Residential Code
150.21	International Building Code
150.22	National Electrical Code
150.23	International Mechanical Code
150.24	International Fuel Gas Code
150.25	International Plumbing Code
150.26	International Existing Buildings Code
150.27	Installation of Solid Fuel Burning Stoves
150.28	<u>Energy Standards</u> <del>Uniform standard specifications and uniform details for public works construction</del>
150.29	Manufactured home construction and safety standards

#### *International Fire Code*

150.45	International Fire Code
150.99	Penalty

## GENERAL PROVISIONS

### § 150.01 ADMINISTRATIVE AUTHORITY BUILDING OFFICIAL.

(A) ~~The Building Department and administrative authority as may be, as such may be referenced in any section of this Chapter or any code adopted under this Chapter except the International Fire Code, for all matters pertaining to any inspections, shall be vested in the office of the designated Building Official, provided that the Council may authorize such deputies as needed to perform any inspection work or other functions that may be required by this Chapter.~~

(B) The administrative authority as may be referenced in the International Fire Code shall be exercised by the Fire Chief.

### § 150.02 CLEARING REQUIRED AFTER FIRE.

(A) The debris from any burned or partially burned building shall be cleared or arrangements made to rebuild the structure within 120 days following a fire, with clearing to commence not later than 60 days following the fire.

(B) All walls and stacks shall be knocked down and all sewers capped.

(C) All holes, pits and basements shall be filled.

### § 150.03 FACILITIES REQUIRED ON SITE FOR CONSTRUCTION.

(A) For the maintenance of public health, all work sites and construction sites within the town shall provide toilet facilities for all workers and patrons.

(B) All toilet facilities, whether portable or permanent, shall be screened and ventilated, with not less than one seat for every 30 workers or persons. At a minimum, there shall be one portable or permanent toilet facility for each work site.

(C) All toilets shall be kept clean, properly stocked with necessary provisions and kept sanitary.

(D) Temporary facilities shall be provided by the owner, operator or construction contractor on each site, except that, with the consent of an adjoining owner, facilities may be provided on the property of the adjoining owner.

(E) Facilities must be located on the sites of the work area or construction project and

shall not be located within 26 feet of an occupied dwelling or business of an adjoining parcel, lot or tract.

#### § 150.04 BUILDING VALUATION DATA.

The town shall calculate the building valuation data as required by any code adopted pursuant to this Chapter by utilizing the most current building valuation data as determined from time to time, and published by *Building Standards*, a professional trade journal. This provision is deemed to be self-amending so as to adopt the most current building valuation data, as published in *Building Standards* from time to time. The published regional modifiers, as well as the cost per square foot figures, are adopted herein by this reference as though fully set forth herein.

#### § 150.05 BUILDING DEPARTMENT PERMIT FEE SCHEDULE

The building permit fee schedule shall be set by the Council.

### STANDARDIZED BUILDING AND CONSTRUCTION CODES

#### § 150.20 INTERNATIONAL RESIDENTIAL CODE

(A) The International Residential Code, ~~2006~~ 2012 Edition, published ~~January 2006~~ May 2011 by the International Code Council, Inc., is hereby adopted. ~~with the following Local Amendments:~~

(B) The following Local Amendments to the International Residential Code are adopted:

1. Section 105.1 Required. The following language is added to the end of this section "In addition, Park Models require a building permit for placement. At minimum, approved hold down anchors must be installed at building corners and electrical and mechanical equipment that are hard-wired and/or exterior to the unit require a separate permit."
2. Section 105.2 (3) - The section is revised so that height is measured from the top of the footing or retaining walls instead of the bottom.
3. Section 108.6 Work commencing before permit issuance. The following language is added to the end of section "An investigation fee, in addition to the permit fee, shall be collected whether or not a permit is then, or subsequently issued. The investigation fee shall be equal in amount to the permit that would have been

required to authorize such work to be done, except that the minimum amount to be collected may be not less than \$50.”

4. Section 112.2.1 Determination of substantial improvement in flood hazard area. This subsection is not adopted.

5. Section 112.2.2 Criteria for issuance of a variance flood hazard areas. This subsection is not adopted.

6. Section 202 Definitions. The following definition is added “Park Model Living Unit. Any factory assembled portable unit, to which is affixed an Arizona recreational vehicle seal, mounted on a chassis and wheels not more than 12 feet in width and no greater than 400 square feet in area, nor less than 320 square feet in total area, and permanently connected to utilities that are necessary for the operation of the installed park model living unit, with no holding tank, other than an approved water heater.”

7. Table R301.2 (1) Climatic and Geographical Design Criteria. Shall be amended as follows:

**Table R301.2 (1) Climactic and Geographical Design Criteria.**

<u>Ground Snow Load</u>	<u>Wind Design</u>		<u>Seismic Design Category</u>	<u>Subject to damage from</u>			<u>Winter Design temperature</u>	<u>Ice Barrier Req.</u>	<u>Flood Hazards-g Local Regs.</u>	<u>Air Freezing Index</u>	<u>Mean Annual Temperature</u>
	<u>Speed (d)</u>	<u>Topographic effects-k</u>		<u>Weathering -a</u>	<u>Frost depth -b</u>	<u>Termite -c</u>					
<u>48</u>	<u>90 MPH</u>	<u>Exposure B</u>	<u>B</u>	<u>Negligible</u>	<u>18”</u>	<u>Slight to Moderate</u>	<u>18</u>	<u>No</u>	<u>Engineering Dept.</u>	<u>1000</u>	<u>65</u>

8. Footnote (i) is added to Table 301.5 and shall read as follows: “When attic storage trusses exceed the allowable (3) three trusses for HVAC units and exceed the limits listed elsewhere in this table, or in the footnotes, a 40 pound live load design shall be used.”

9. 302.1 & Table 302.1(1) – The dimension requiring fire protected wall construction for buildings is reduced from 5’ to 3’.

10. 302.6 The printed dimension of 1/2” is replaced with “5/8” type x”.

11. 309.5 Fire sprinklers. The following language is added at the beginning of the section: “In homes having a fire flow of less than 1500 gallons/minute and having a livable space greater than 4800sq. ft. private”.

12. Section 310.1.1 - The Exception is not adopted.

13. Section 311.3.1 & .2, also section 311.7.5.1. The maximum height is increased to 8" from 7-3/4".

14. New Section Section 311.5.2.1 is added. "Under Stair Protection. Enclosed accessible space under stairs shall have walls, under stair surface and any soffits protected on the enclosed side with 5/8" Type X gypsum wallboard."

15. Section 313.2 One- and two-family dwellings automatic fire systems. The following language is added to the end of the paragraph: "when either of the two conditions listed below exist:

1. When such buildings have more than 4800 sq. ft. of livable area and less than 1500 gallons per minute of fire-flow are available to the property, or when such buildings have more than 4800 square feet of living space and where the lot was created after June 1, 2013. (See Ordinance 833); or

2. When operational procedures include provisions that more than one person not capable of self preservation that is unrelated to the person in control of the property occupies a residential unit for more than 10 consecutive days.

16. Section 313.2.1 Design and Installation. Strike reference to required fire sprinklers in all single family homes, by striking the words, "and installed" from this section.

17. Section 320.1 Scope. The following language is added before the existing paragraph: "Where disabled, unrelated persons occupy a residential unit, the building and bedroom entry, main level living area and at least one bathroom to be used by such persons shall comply with the provisions of chapter 11 of the International Building Code. Additionally"

18. Section 322 Flood-Resistant Construction. The Building Official may use flood resistant construction requirements in this section under his authority to determine structure construction requirements, however the Town Engineer shall use local ordinances to mandate when a flood potential exists and all benchmarks and grading must be completed in compliance with Engineering Department adopted standards.

19. Section 506.1 General. The following sentence is added to the section "Control Joints in unreinforced concrete slab floors on grade shall be provided at a maximum of 12 feet on center, in both directions."

20. Section 606.9.1 Horizontal lateral support. The section is revised to read as follows: "Minimum reinforcement requirements for masonry elements. Masonry

elements shall be reinforced by at least one #4 rebar, in both the horizontal and vertical directions at no further than 4' on center. Additionally, a single #4 rebar is required within 6 inches of the top of masonry walls, placed horizontally and also within 18" vertically placed, of the end of the wall and at openings.

21. Section 703.12 Add exception to state: "On exterior walls that are supported a Min. of 6" above grade by the same foundation that supports the exterior wall, the water resistive barrier, flashing and veneer may extend down to grade or below grade provided that the ends of the water resistive barrier and flashing are moisture sealed."

22. Section G2439.5.6 Length identification: This subsection is not adopted.

23. Section M1305.1 Appliance access for inspection service, repair and replacement. Only the first sentence of this subsection is adopted.

24. M1507.3 Whole-house mechanical ventilation system - Section M1507.3 is optional.

25. P2904.1.1 The words "as specified in amended section 313.2 and in Townhouses" are inserted after the words 'dwelling unit.'

26. Section E3902.2 The following exceptions are added to this subsection:

Exceptions:

1.Receptacles on the ceiling specifically installed for garage door openers.

2.Single receptacles installed for a dedicated appliance, or equipment installed in the garage.

27. Appendix Chapters to be adopted specifically:

(a) Appendix G- Swimming Pool, Spas and Hot Tubs

(i) Add wording to AG101.1 General. Installers must comply with the energy efficiency requirements of IRC Section, N1103.9 including the installation of Heaters, Time switches and Covers. The exception at the end of Section 1103.9.3 may not be utilized.

(b) Appendix M-Home Day Care-R-3 Occupancies

(c) Appendix N-Venting Methods

(d) Appendix Q-IRC Residential Code Electrical Provisions/National Electrical Code Cross Reference.

~~1. Section 105.2(1) - Change the floor area of exempt storage building to not more than 144 sq. ft.~~

~~2. Section 302.1 & Table 302.1 - Revise wording that requires fire protected wall construction for buildings with exterior walls less than 5 feet from lot lines, to require fire protected wall construction at not less than 3 feet from lot lines.~~

- ~~3. Section R311.4.3(2&3) – Increase the maximum height below the top of the threshold to not more than 8 inches from 7-3/4 inches.~~
- ~~4. Section 311.5.3.1 Increase the maximum tread height to not more than 8 inches.~~
- ~~5. Section 311.5.3.1 Decrease the minimum tread to not less than 9 inches~~
- ~~6. Table 301.2(1), page 24 – Term ‘Ground Snow’ is changed to ‘Roof Snow’~~
- ~~7. Table 301.5, add (j) to table notes that states: “Attic storage trusses provided for other than HVAC installations and intended to provide storage space within attics shall be designed to resist a 40 lb. live load.”~~
- ~~8. Section 309.1 – “With self closing hinges, that allow the door to latch into its frame” is added to the end of the section.~~
- ~~9. Section 309.2 – Replace the printed dimension of 1/2 inch with “5/8 inch type X” in the first sentence of this paragraph.~~
- ~~10. Section 310.1.1 – Exception allowing 5.0 sq. ft. windows is eliminated.~~
- ~~11. Section 311.4.2 – Paragraph after the word “doors” is revised to include the following: “that complete the exiting path, either from room to room, or directly to the outside of the residence.” Exception: Driveways and landscape stairways shall be excluded from the requirements of: Section 311.5.3-311.5.4-311.5.5-311.5.6-311.5.7 and the Ramp requirements of Section 311.6.~~
- ~~12. Section 311.2.2 – Replace printed dimension of 1/2 inch with the words (5/8 type X).~~
- ~~13. Section 311.5.3.1 – Maximum stair tread height is modified from 7 3/4 inches to 8 inches.~~
- ~~14. Section R319.1.4 – Delete the wording “and the earth is covered by an approved impervious moisture barrier” in both exceptions.~~
- ~~15. Section 322 – Replace reference to IBC Chapter 11 and insert the Arizona with Disabilities Act Standards.~~
- ~~16. Section 401.3 Exception – Replace the 5% Requirement with 2% and the following 2% swale drainage requirement with 1%.~~
- ~~17. Section 406.1 – Installation of masonry parging is excluded.~~
- ~~18. Section 606.9.1 – wording revised to state, “ Minimum Reinforcement requirements for masonry elements.” Masonry elements shall be reinforced by at least one #4 bar, in both the horizontal and vertical direction at not more than 4 feet O.C. Additionally a single bar is required within 6 inches of the top of a masonry wall in the horizontal position and the same sized bar is also require within 18 inches vertically of the end of all masonry walls and on each side of all openings.~~
- ~~19. Section R703.1 – Delete the wording “and a means of draining water that enters the assembly to the exterior. Protection against condensation in the exterior wall assembly shall be provided in accordance with Chapter 11 of the code” and in the same section, delete exception #2, in its entirety.~~
- ~~20. Chapter 11 – The following sections are deleted: Sections N1101.2.1, Section 1101.5, Section 1102.1, Section 1102.1.3, Sections 1102.2.7- 1102.2.8, Section 1102.3, Section 1102.4.2, and Section 1102.4.3.~~

- ~~21. Insert new Table 1102.1 entitled Simplified Prescriptive R&U Values for Glazing & Insulation within the Town of Payson. This table shall set forth a minimum glazing U factor of .50 and the following minimum insulation values: Ceilings =R19, Walls R13, Floors R11 and basement walls R8.~~
- ~~22. Section G2415.9 - Replace 12 inches with 18 inches in this section.~~
- ~~23. Section G2415.9.1 - Remove this section.~~
- ~~24. Section P2803.6.1 - Add the verbiage "Vent offsets less than six (6) inches (152.4 mm) above the flood level rim of the fixture shall be installed with approved drainage fittings and graded to the drain."~~

§ 150.21 INTERNATIONAL BUILDING CODE

(A) The International Building Code, 2012 ~~2006~~ Edition, published May 2011 ~~June 2006~~ by the International Code Council, Inc., is hereby adopted. ~~along with the following local amendments:~~

(B) The following Local Amendments to the International Building Code are adopted:

1. Section 101.4 Referenced Code - The last line after the words "code to" is revised to read: "such codes that have been specifically adopted by the Town of Payson".
2. Section 104.10.1 Flood hazard areas. This subsection is not adopted.
3. Insert new section 105.8 Construction Debris. "Construction sites shall be kept reasonably clear of construction debris during the course of construction. Construction debris shall be removed or stored on the site and not be at risk of being displaced due to weather conditions."
4. Section 107.2.5.1 Design Flood Elevations. This subsection is not adopted.
5. Section 109.4 Work commencing before permit issuance - Add the following language to the end of this section, "An investigation fee, in addition to the permit fee, shall be collected whether or not a permit is then, or subsequently issued. The investigation fee shall be equal in amount to the permit that would have initially been required to authorize such work to be done, except that the minimum amount to be collected may be not less than \$50."
6. Section 110.3.10.1 Flood hazard determination - Subsection is amended to read "If located in a flood hazard area, documentation of the elevation of the lowest floor as required by adopted city floodplain ordinances

shall be submitted to the Town engineering department for review and approval, prior to the issuance of a Certificate of Occupancy.

7. **412.5.5 Height and Area limits. (Residential Aircraft Hangars)** This subsection is not adopted.

8. **903.2.8** The following language is added to the end of the subsection “Except R3 single family detached and duplex structures with less than 4800 sq. ft. of livable space within the building and where no more than one unrelated person, that is not capable of self preservation resides in the structure for more than 10 consecutive days.”

9. **Section 2406.4.6 Glazing adjacent to stairs and ramps.** After the words landings and between flights of stairs. the words “in the direction of travel within 60 inches horizontally” are inserted. Additionally, the following sentence is added at the end of the section “In addition, all glazing within 3’ vertically and horizontally, of a landing, or stairs not in the direction of travel is considered a hazardous location.”

10. **Section 2406.4.7** - This subsection is not adopted.

11. **Table 2902.1 Footnote (f.)** - The occupancy load where a water fountain is required is increased from 15 to 30 people, except that F, H, M and S Occupancies that have employees, where 15 shall remain the governing occupant load in accordance with the IBC without revision.

12. **Section 3109 Pool Enclosures and Safety Devices** – This subsection is not adopted. Refer to state law for applicable requirements.

13. **Appendix Chapters** are not adopted.

- ~~1. Section 1009.3 – Up to an 8” high tread is permitted~~
- ~~2. Section 3109 – State Pool Barrier Requirements are adopted in lieu of this section~~
- ~~3. Chapters 11, 13, and 34 are deleted in their entirety~~
- ~~4. Appendix Chapters are not adopted.~~
- ~~5. Section 310.1 R-4 Group Home. Modify number of people that are receiving care in R-4 Occupancies to not more than 6, with not more than eight people total allowed to reside full-time in this occupancy classification.~~
- ~~6. Section 308.2. Modify the description of this occupancy classification to include all group homes that exceed 6 care recipients and/or have more than two full-time caregivers that reside in such a facility. Also, delete last paragraph in this section.~~

§ 150.22 NATIONAL ELECTRICAL CODE

(A) The National Electrical Code, ~~2005~~ 2011 Edition, ~~published~~ copyright 2010 August 5, 2004 by the National Fire Protections Association, Inc., is hereby adopted. ~~with the following local amendments:~~

(B) No Local Amendments to the National Electric Code are adopted.

- ~~1. Article 210.12 B - Remove wording and add a period after arc-fault circuit interrupter to just before (FPN) in the first and second paragraph of this section.~~
- ~~2. Add Article 110.7.1 reading "All equipment rated at 1,000 amps or more, 120/240, 120/208 or 277/480, single, or three phase power, shall be tested for insulation breakdown, mechanical integrity and workmanship prior to being energized. Such tests shall be performed by a testing facility approved by the Building Official. A certified Hy-Pot test shall be performed and a certificate issued to the Town of Payson Building Department. Such test shall withstand, for a period of one minute, the application of a 60-hertz alternating potential of 1000 volts plus twice the rated phase-to-phase voltage of the equipment. This test shall be performed between all phases to ground and phase-to-phase and neutral if isolated."~~
- ~~3. Add Article 80.15 - This article references the 2006 IEC International Electrical Code Provisions.~~
- ~~4. Article 230.95(C) - Add same wording that has been inserted in Article 110.7.1A Hi-Pot test is required for all services rated 1000 amps or more.~~

§ 150.23 INTERNATIONAL MECHANICAL CODE

(A) The International Mechanical Code, ~~2006~~ 2012 Edition, published April 2011 May 2006 by the International Code Council, Inc., is hereby adopted. ~~with the following local amendments:~~

(B) The following Local Amendments to the International Mechanical Code are adopted:

1. 401. 2 Ventilation required. This section is amended to read: "Every occupied space shall be ventilated by natural means in accordance with Section 402 or by mechanical means in accordance with Section 403. Where the air filtration rate in a dwelling unit is less than 5 air changes per hour when tested with a blower door at a pressure of 0.2 inch water column (50 Pa) in accordance with Section 402.4.1.2, Building Thermal Envelope Testing Option, of the

International Energy Conservation Code, the dwelling unit shall be ventilated by mechanical means in accordance with Section 403.”

2. 306.5.1 Sloped roofs. The same exception for R-3 occupancies that is found in Section 306.5 shall apply to this subsection.

- ~~1. Section [B] 304.10 – Delete wording from “and roof hatch” to “roof edge or opening” and eliminate the words “roof hatch” where included in the second reference of this section.~~
- ~~2. Section 306.3 – Appliances in Attics – exception #2 change the 6 feet high to 44.”~~
- ~~3. Section 306.4 – Appliances Under Floor – change the 6 feet high to 44.”~~
- ~~4. Section 306.5.1 – Eliminate this section.~~
- ~~5. Section 306.5.2 – Electrical Requirements – delete reference to ICC Electrical Code and add 05 NEC for commercial and 06 IRC for residential. Also delete “at or near” and add 25’ any level.~~
- ~~6. Section 305.5 – Insert a period after the word “bored” and eliminate wording in the rest of the paragraph.~~
- ~~7. Section 501.2 – Exhaust Discharge – delete wording “where it will not cause a nuisance and.”~~
- ~~8. Section 306.5 is deleted.~~
- ~~9. Section 403.3.4 is deleted.~~

## § 150.24 INTERNATIONAL FUEL GAS CODE

(A) The International Fuel Gas Code, ~~2006~~ 2012 Edition, published April 2011 ~~March 2006~~ by the International Code Council, Inc., is ~~hereby~~ adopted. ~~with the following local amendments:~~

(B) The following Local Amendments to the International Mechanical Code are adopted:

1. 306.3 Appliances in attics. The first sentence is amended to read as follows: “Attics containing appliances shall be provided with an opening and unobstructed passageway large enough to allow removal of the largest component of the appliance.” The words “component of” are added to the end of the paragraph after the word largest and before the word appliance.

2. 306.4 Appliances under floor. Same modification as 306.3.

3. 403.6 Plastic piping, tubing and fitting. The first paragraph is amended to read: “Plastic pipe, tubing and fittings used to supply fuel gas shall be used outdoors, underground only, and shall conform to ASTM D2513. Pipe shall be marked as “Gas” and “ASTM D2513”.”

4. 409.5.3 Located at manifold. This subsection is not adopted.

~~1. Section 303.3 Requirement for outside combustion air to be mandatory for fuel burning equipment installed in sleeping rooms, in addition to all existing code requirements. Unvented fuel burning appliances shall not be installed in sleeping rooms, or bathrooms.~~

## § 150.25 INTERNATIONAL PLUMBING CODE

(A) The International Plumbing Code, ~~2006~~ 2012 Edition, published April 2011 ~~March 2006~~ by the International Code Council, Inc., is hereby adopted. ~~with the following local amendments:~~

(B) The following Local Amendments to the International Mechanical Code are adopted:

1. 312.3 - The first sentence (“plastic pipe shall not be tested using air”) is not adopted.

2. 504.6 Requirements for discharge piping. The following sections are amended:

2. Discharge through an air-gap to an approved drainage fixture, located in the same room as the water heater

5. Discharge to an approved waste receptor, through an air-gap, or to the outdoors.

10. Not terminate more than 6” above exterior grade.

- ~~1. Section 107.1 Existing items 2&3 in this section become 3&4. Insert new Section 107.1 (2) “Floor sheathing in raised floor systems shall not be installed until such time that the floor framing and sub-floor plumbing has been inspected when the height of the crawl space is less than 5 feet from grade to the bottom of the floor joists. Sub-floor plumbing will not be required to be installed in these cases when the plumbing would be viewable from the access point.”~~
- ~~2. Section 904.1 insert “six” in place of [NUMBER].~~
- ~~3. Section 904.6 delete the use of sidewall vents for waste and vent and waste only plumbing systems~~

4. ~~Section 905.5 add the verbiage "Vent offsets less than six (6) inches (152.4 mm) above the flood level rim of the fixture shall be installed with approved drainage fittings and graded to the drain."~~
5. ~~Section 305.6.1 insert 12 inches in place of [number].~~
6. ~~Section 504.6.5 #5 Strike "where discharging to the outdoors." Add wording in place of this that states "When discharging to the outdoors, termination shall be not less than 6 not more than 24 inches above grade.~~
7. ~~Section 607.2 Delete this section and mandate compliance with the Town's Water Conservation Requirements (including Resolution # 1742) that requires a means be provided in the hot water plumbing system that maintains the temperature of hot water in the system when the furthest plumbing fixture is 40 or more feet from the water heater that serves it.~~
8. ~~Delete Section 610.1.~~
9. ~~Section 613 Add the following language "The required Temperature limiting device for roman tubs shall be that the water heater will be allowed to be set at maximum 120 degrees."~~
10. ~~Appendix E is adopted.~~

**§ 150.26 INTERNATIONAL EXISTING BUILDINGS CODE**

(A) The International Existing Buildings Code, ~~2006~~ 2012 Edition, published ~~April 2011~~ January 2006 by the International Code Council, Inc., is ~~hereby~~ adopted.

(B) No Local Amendments to the International Existing Buildings Code are adopted.

**§ 150.27 INSTALLATION OF SOLID FUEL BURNING STOVES.**

- (A) No person shall install or operate any woodstove unless such woodstove is:
- (1) Safety listed by a recognized safety testing laboratory; and
  - (2) Certified when new, to be at least as clean as the EPA Phase II Standards for woodheaters as prescribed by the U.S.E.P.A. (MSPS, 40 C.F.R. Part 60, Subpart AAA), or is a fireplace, pellet stove or masonry heater; and
  - (3) Is an EPA Phase II woodstove or pellet stove installation; and a permit and final inspection for such installation have been obtained from the Building Department of the Town for such installation in accordance with the applicable provisions of the International Mechanical Code or the International Residential Code adopted pursuant to this Chapter.

(B) Definitions

- (1) Fireplace means a chimney connected, solid fuel or gas burning appliance, that is intended primarily for occasional recreational and aesthetic use and only secondarily for incidental heating and that ordinarily is permanently installed into the structure of a building.
- (2) Masonry Heater means a vented, wood burning radiant heating system constructed primarily of masonry materials weighing at least 1,754 pounds, either site built or assembled from factory made components, that is designed to burn rapidly, capturing and storing the resultant heat energy in the mass of the appliance through internal heat exchange flue channels.
- (3) Pellet Stove means a safety listed appliance designed to burn only wood pellets or any naturally pelleted fuel that is incapable of burning cord wood and may or may not be certified 40 C.F.R., Section 60.
- (4) Woodstove means an airtight wood-heater, either freestanding or inserted into a fireplace.

~~§ 150.28 UNIFORM STANDARD SPECIFICATIONS AND UNIFORM DETAILS FOR PUBLIC WORKS CONSTRUCTION.~~

~~All Public Works Construction shall comply with the current version of the Uniform Standard Specifications for Public Works Construction and the Uniform Details for Public Works Construction, sponsored and distributed by the Maricopa Association of Governments, unless specifically modified by the Town Engineer.~~

*New Section 150.28 addresses Energy Standards; staff has prepared three options for the Council to consider:*

*Option A (adopting minimum insulation standards only; not adopting International Energy Code)*

§ 150.28 Energy Standards.

The following minimum energy values shall apply for all Residential and Commercial Buildings:

Roof R-36  
Wall R-19

Basement Walls R-13  
Floor R-19  
Window U-Factor .35  
Skylight U-Factor .55

**Option B (adopting minimum insulation standards, but if construction complies with optional Energy Code, such compliance noted on Certificate of Occupancy.)**

§ 150.28 Energy Standards.

(A) The following minimum energy values shall apply for all Residential and Commercial Buildings:

Roof R-36  
Wall R-19  
Basement Walls R-13  
Floor R-19  
Window U-Factor .35  
Skylight U-Factor .55

(B) The International Energy Code, 2012 Edition, published July 2011 by the International Code Council, Inc., is adopted as an optional/non required standard with the amendments set forth in subsection (C) below. If an applicant requests to follow the Code at the time of plan submission and the construction complies with the Code, the Town shall note such compliance on the Certificate of Occupancy.

(C) The following Local Amendments to the International Energy Code are adopted:

1. Section R401 – General and IRC Section N1101.16 – Section is revised to read as follows:

**Certificate (Mandatory)** A permanent certificate shall be completed and posted on or in the electrical distribution panel by the builder or registered design professional. The certificate shall not cover or obstruct the visibility of the circuit directory label, service disconnect label or other required labels. The certificate shall list the following:

- Predominant R-values of insulation installed in or on ceiling/roof, walls, foundation (slab, basement wall, crawlspace wall and/or floor) and ducts outside conditioned airspaces.

- U-factors for fenestration and the solar heat gain coefficient (SHGC) of fenestration.
- The results from duct system pressure testing requirements in accordance with R403.2.2
- Visual inspection confirmation of requirements in R402.4.1.1 and Table R402.4.1.1 or results of Building Thermal Envelope Air Leakage Testing option in accordance with R402.4.1.2.

Where there is more than one value for each component, the certificate shall list the value for the largest area. The certificate shall list the types and efficiencies of heating, cooling and service water heating equipment. Where a gas-fired unvented room heater, electric furnace, or baseboard electric heater is installed in the residence, the certificate shall list “gas-fired unvented room heater”, “electric furnace” or “baseboard electric heater”, as appropriate. Efficiency shall not be listed for gas-fired unvented room heaters, electric furnaces or electric baseboard heaters.

2. IECC Table R402.1.1 and IRC Section N1102.1.1 – Tables are amended as follows:

**TABLE N1102.1.1  
INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENTS (a)**

<u>CLIMATE ZONE</u>	<u>FENESTRATION U-FACTORS (b)</u>	<u>SKYLIGHT (b) U-FACTOR</u>	<u>GLAZED FENESTRATION ON SHGC (b) (e)</u>	<u>CEILING R-VALUE</u>	<u>WOOD FRAME WALL R-VALUE</u>	<u>MASS WALL R-VALUE (i)</u>	<u>FLOOR R-VALUE</u>	<u>BASEMENT (c) WALL R-VALUE</u>	<u>SLAB (d) R-VALUE &amp; DEPTH</u>	<u>CRAWL SPACE (c) WALL R-VALUE</u>
4	0.35	0.55	0.4	38	<u>20 or 13+5 (h)</u>	8/13	19	10/13	10, 18"	10/13

a. R-VALUES ARE MINIMUMS. U-FACTORS ARE MAXIMUMS. WHEN INSULATION IS INSTALLED IN A CAVITY WHICH IS LESS THAN THE LABEL OR DESIGN THICKNESS OF THE INSULATION, THE INSTALLED R-VALUE OF THE INSULATION SHALL NOT BE LESS THAN THE R-VALUE SPECIFIED IN THE TABLE.

b. THE FENESTRATION U-FACTOR COLUMN EXCLUDES SKYLIGHTS. THE SHGC COLUMN APPLIES TO ALL GLAZED FENESTRATION.

c. "10/13" MEANS R-10 CONTINUOUS INSULATION ON THE INTERIOR OR EXTERIOR OF THE HOME OR R-13 CAVITY INSULATION AT THE INTERIOR OF THE BASEMENT WALL.

d. R-5 SHALL BE ADDED TO THE REQUIRED SLAB EDGE R-VALUES FOR HEATED SLABS. INSULATION DEPTH SHALL BE 18" BELOW GRADE.

h. FIRST VALUE IS CAVITY INSULATION, SECOND IS CONTINUOUS INSULATION OR INSULATED SIDING, SO "13+5" MEANS R-13 CAVITY INSULATION PLUS R-5 CONTINUOUS INSULATION OR INSULATED SIDING. IF STRUCTURAL SHEATHING COVERS 40 PERCENT OR LESS OF THE EXTERIOR, CONTINUOUS INSULATION R-VALUE SHALL BE PERMITTED TO BE REDUCED BY NO MORE THAN R-3 IN THE LOCATIONS WHERE STRUCTURAL SHEATHING IS USED. TO MAINTAIN A CONSISTENT TOTAL SHEATHING THICKNESS.

3. IECC Table R402.1.3 and IRC Section N1102.1.3 – Tables are amended as follows:

**TABLE N1102.1.3  
EQUIVALENT U-FACTORS (a)**

<u>CLIMATE ZONE</u>	<u>FENESTRATION U-FACTOR</u>	<u>SKYLIGHT U-FACTOR</u>	<u>CEILING U-FACTOR</u>	<u>FRAME WALL U-FACTOR</u>	<u>MASS WALL U-FACTOR</u>	<u>FLOOR U-FACTOR</u>	<u>BASEMENT WALL U-FACTOR</u>	<u>CRAWL SPACE WALL U-FACTOR</u>
4	0.35	0.55	0.03	0.057	0.098	1/0	0.059	1/0

a. NON-FENESTRATION U-FACTORS SHALL BE OBTAINED FROM MEASUREMENT, CALCULATION OR AN APPROVED SOURCE.

b. WHEN MORE THAN HALF THE INSULATION IS ON THE INTERIOR, THE MASS WALL U-FACTOR SHALL BE A MAXIMUM OF 0.087

4. IECC R402.3.3 and IRC N1102.3.3 Glazed Fenestration Exemption. Replace the printed area of “up to 15 square feet” with “up to 25 square feet” of glazed fenestration per dwelling unit shall be permitted to be exempt from U-factor and SHGC requirements in N1102.1.1. Exemption does not apply to U-factor alternative or Total alternative approach.

5. IECC R402.4.1.1 and IRC N1102.4.1.1 Installation - the components of the building thermal envelope as listed in Table R402.4.1.1 shall be installed in accordance with the manufacturer’s instructions and the criteria listed in Table R402.4.1.1, as applicable to the method of construction. The code official shall recognize the provisions listed in Table R402.4.1.1 as a visual alternative to building or dwelling unit testing in R402.4.1.2.

6. IECC R402.4.1.2 and IRC N1102-4.1.2 Building Thermal Envelope Air Leakage Testing Option - The building or dwelling unit shall be tested and verified as having an air leakage rate of 5 air changes per hour.

### **Option C (adopting mandatory Energy Standards)**

§ 150.28 Energy Standards.

(A) The International Energy Code, 2012 Edition, published July 2011 by the International Code Council, Inc., is adopted.

(B) The following Local Amendments to the International Energy Code are adopted:

1. Section R401 – General and IRC Section N1101.16 – Section is revised to read as follows:

Certificate (Mandatory) A permanent certificate shall be completed and posted on or in the electrical distribution panel by the builder or registered design professional. The certificate shall not cover or obstruct the visibility of the circuit directory label, service disconnect label or other required labels. The certificate shall list the following:

- Predominant R-values of insulation installed in or on ceiling/roof, walls, foundation (slab, basement wall, crawlspace wall and/or floor) and ducts outside conditioned airspaces.
- U-factors for fenestration and the solar heat gain coefficient (SHGC) of fenestration.
- The results from duct system pressure testing requirements in accordance with R403.2.2
- Visual inspection confirmation of requirements in R402.4.1.1 and Table R402.4.1.1 or results of Building Thermal Envelope Air Leakage Testing option in accordance with R402.4.1.2.

Where there is more than one value for each component, the certificate shall list the value for the largest area. The certificate shall list the types and efficiencies of heating, cooling and service water heating equipment. Where a gas-fired unvented room heater, electric furnace, or baseboard electric heater is installed in the residence, the certificate shall list "gas-fired unvented room heater", "electric furnace" or "baseboard electric heater", as appropriate. Efficiency shall not be listed for gas-fired unvented room heaters, electric furnaces or electric baseboard heaters.

2. IECC Table R402.1.1 and IRC Section N1102.1.1 – Tables are amended as follows:

**TABLE N1102.1.1  
INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENTS (a)**

<u>CLIMATE ZONE</u>	<u>FENESTRATION U-FACTORS (b)</u>	<u>SKYLIGHT (b) U-FACTOR</u>	<u>GLAZED FENESTRATION SHGC (b) (c)</u>	<u>CEILING R-VALUE</u>	<u>WOOD FRAME WALL R-VALUE</u>	<u>MASS WALL R-VALUE (i)</u>	<u>FLOOR R-VALUE</u>	<u>BASEMENT WALL R-VALUE</u>	<u>SLAB (d) R-VALUE &amp; DEPTH</u>	<u>CRAWL (e) SPACE WALL R-VALUE</u>
4	0.35	0.55	0.4	38	20 or 13+5 (h)	8/13	19	10/13	10, 18"	10/13

a. R-VALUES ARE MINIMUMS. U-FACTORS ARE MAXIMUMS. WHEN INSULATION IS INSTALLED IN A CAVITY WHICH IS LESS THAN THE LABEL OR DESIGN THICKNESS OF THE INSULATION, THE INSTALLED R-VALUE OF THE INSULATION SHALL NOT BE LESS THAN THE R-VALUE SPECIFIED IN THE TABLE.

b. THE FENESTRATION U-FACTOR COLUMN EXCLUDES SKYLIGHTS. THE SHGC COLUMN APPLIES TO ALL GLAZED FENESTRATION.

c. "10/13" MEANS R-10 CONTINUOUS INSULATION ON THE INTERIOR OR EXTERIOR OF THE HOME OR R-13 CAVITY INSULATION AT THE INTERIOR OF THE BASEMENT WALL.

d. R-5 SHALL BE ADDED TO THE REQUIRED SLAB EDGE R-VALUES FOR HEATED SLABS. INSULATION DEPTH SHALL BE 18"

BELOW GRADE.

h. FIRST VALUE IS CAVITY INSULATION, SECOND IS CONTINUOUS INSULATION OR INSULATED SIDING, SO "13+5" MEANS R-13 CAVITY INSULATION PLUS R-5 CONTINUOUS INSULATION OR INSULATED SIDING. IF STRUCTURAL SHEATHING COVERS 40 PERCENT OR LESS OF THE EXTERIOR, CONTINUOUS INSULATION R-VALUE SHALL BE PERMITTED TO BE REDUCED BY NO MORE THAN R-3 IN THE LOCATIONS WHERE STRUCTURAL SHEATHING IS USED. TO MAINTAIN A CONSISTENT TOTAL SHEATHING THICKNESS.

3. IECC Table R402.1.3 and IRC Section N1102.1.3 – Tables are amended as follows:

**TABLE N1102.1.3  
EQUIVALENT U-FACTORS (a)**

<u>CLIMATE ZONE</u>	<u>FENESTRATION U-FACTOR</u>	<u>SKYLIGHT U-FACTOR</u>	<u>CEILING U-FACTOR</u>	<u>FRAME WALL U-FACTOR</u>	<u>MASS WALL U-FACTOR (b)</u>	<u>FLOOR U-FACTOR</u>	<u>BASEMENT WALL U-FACTOR</u>	<u>CRAWL SPACE WALL U-FACTOR</u>
4	0.35	0.55	0.03	0.057	0.098	1/0	0.059	1/0

a. NON-FENESTRATION U-FACTORS SHALL BE OBTAINED FROM MEASUREMENT, CALCULATION OR AN APPROVED SOURCE.

b. WHEN MORE THAN HALF THE INSULATION IS ON THE INTERIOR, THE MASS WALL U-FACTOR SHALL BE A MAXIMUM OF 0.087

4. IECC R402.3.3 and IRC N1102.3.3 Glazed Fenestration Exemption. Replace the printed area of “up to 15 square feet” with “up to 25 square feet” of glazed fenestration per dwelling unit shall be permitted to be exempt from U-factor and SHGC requirements in N1102.1.1. Exemption does not apply to U-factor alternative or Total alternative approach.

5. IECC R402.4.1.1 and IRC N1102.4.1.1 Installation - the components of the building thermal envelope as listed in Table R402.4.1.1 shall be installed in accordance with the manufacturer’s instructions and the criteria listed in Table R402.4.1.1, as applicable to the method of construction. The code official shall recognize the provisions listed in Table R402.4.1.1 as a visual alternative to building or dwelling unit testing in R402.4.1.2.

6. IECC R402.4.1.2 and IRC N1102-4.1.2 Building Thermal Envelope Air Leakage Testing Option - The building or dwelling unit shall be tested and verified as having an air leakage rate of 5 air changes per hour.

**§ 150.29 MANUFACTURED HOME CONSTRUCTION AND SAFETY STANDARDS.**

(A) Manufactured home construction and safety standards adopted by the U.S. Department of Housing and Urban Development (HUD), pursuant to the National

Manufactured Housing Construction and Safety Standards Act of 1974, 42 USC 5401 *et seq.*, and amendments thereto, are hereby adopted as manufactured home construction and safety standards for the Town. Three copies of 42 USC 5401 are hereby maintained in the Town Clerk's office and are hereby adopted by this reference.

(B) The Building Official shall not issue a building permit for installation of a manufactured home within the town unless the manufactured home can be proven to comply with those standards set forth in division (A) above. This prohibition shall also apply to any manufactured home unit installation permit sought to be issued for the relocation of any manufactured home unit within the Town.

(C) It shall be the responsibility of permit applicants to demonstrate to the Building Official that any manufactured home for which an installation permit is requested is in compliance with the standards set forth in division (A) above. Proof of compliance shall include: a label certifying that the manufactured home unit has been inspected and constructed in accordance with the requirements of the U.S. Department of Housing and Urban Development (HUD) in effect at the date of manufacture wherein such date shall not have been prior to June 15, 1976.

## INTERNATIONAL FIRE CODE

### § 150.45 INTERNATIONAL FIRE CODE

(A) The International Fire Code, 2012 ~~2006~~ Edition, published May 2011 ~~October 2006~~ by the International Code Council, Inc., is hereby adopted. ~~with the following local amendments:~~

(B) The following Local Amendments to the International Fire Code are adopted:

1. Section 108 is amended to read as follows: "The Town's Building Advisory Board shall act as the Board of Appeals."

2. Section 503.5.1 – This section is amended to read as follows: "When required, gates and barricades shall be secured in an approved manner with a Knox box lock to facilitate access by fire department personnel. Roads, trails, and other access ways that have been closed or obstructed in the manner prescribed by Section 503.5 shall not be trespassed on or used unless authorized by the owner and the fire code official."

3. Section 503.6 (Security Gates) is amended and shall read "The installation of security gates across a fire apparatus road shall be approved by the fire chief. Where security gates are installed, they shall have an approved means of emergency operation."

The security gates and the emergency operation shall be maintained operational at all times. Electric access gates installed in residential applications shall be equipped with an approved override key switch, and shall be listed in accordance with UL 325. All electric gates installed for access control in residential subdivisions and commercial sites shall be equipped with an “Opticom” rapid entry system, and shall comply with the requirements of ASTM F 2200.”

4. Table 6104.3 footnote d is amended and shall read as follows: “At a consumer site, the aggregate water capacity of a multi-container installation, comprised of individual LP-gas containers having a water capacity of less than 125 gallons, where the total volume equals 125 gallons or more, the minimum distance shall comply with the appropriate portion of Table 6104.3, applying the aggregate capacity rather than the capacity per LP-gas container. If more than one such installation is made, each installation shall be separated from other installations by at least 25 feet.”

5. Appendixes B-C-D-F are adopted with the amendments set forth in subsection 6 and 7 below.

6. Section B105.1 of Appendix B is amended and shall read “All one and two family dwellings having a fire flow calculation area in excess of 4800 square feet shall install an approved automatic fire sprinkler system, or have an approved water supply capable of supplying 1,500 gallons per minute for a period of two hours (ORD 833, Exhibit A). The calculation area shall be determined using the livable area under roof, excluding garages, residential airplane hangars, and covered porches and patios. One and two family dwellings with a fire flow calculation area equal to or less than 4800 square feet, with an approved water supply, shall have no fire sprinkler requirements. Any one or two family dwelling, regardless of size, which does not have an approved water supply source available within 600 feet of the structure on lots created on, or after June 1, 2013 (ORD 833, Exhibit A) must either install an approved water source or provide an automatic fire sprinkler system. An ‘approved water supply’ shall be defined as a municipal water supply (hydrant) within 600 feet of the structure as measured by fire apparatus travel from the hydrant to the apparatus staging area.” The 600 ft. rule does not apply to land legally created prior to June 1, 2013 (ORD 833, Exhibit A).

7. Section D103.2 of Appendix D is amended and shall read “Fire Apparatus access roads shall not exceed 18 percent in grade.”

8. Section 903.2 and 907.2 – The following language is added to these subsections: “Where an approved system is required, a Knox Security box shall be installed at a location determined by the AHJ (authority having jurisdiction).”

9. An Applicant may seek an exemption from a provision of the International Fire Code through the installation of sprinklers if (i) sprinklers are not otherwise required; (ii) the use of sprinklers would mitigate any danger addressed by such Code provision; (iii) the exemption request is initiated by the applicant; and (iv) such exemption is not in contravention of State Law. The approval of any such request shall be within the discretion of the Fire Chief.

- ~~1. Section 108 is deleted in its entirety. The Town's Building Advisory Board, organized pursuant to Section 33.35, et. seq., shall act as the Board of Appeals.~~
- ~~2. Section 503.5.1 – Adopt additional wording as recommended. When required, gates and barricades shall be secured in an approved manner with a Knox box lock to facilitate access by fire department personnel.~~
- ~~3. Section 503.6 (Security Gates) is amended and shall read “The installation of security gates across a fire apparatus access road shall be approved by the fire chief. Where security gates are installed, they shall have an approved means of emergency operation. The security gates and the emergency operation shall be maintained operational at all times. Electric access gates installed in residential applications shall be equipped with an approved override key switch. All electric gates installed for access control in residential subdivisions and commercial sites shall be equipped with an “Opticom” rapid entry system.”~~
- ~~4. Section 105.1 of Appendix B is amended and shall read “All one and two family dwellings having a fire flow calculation area in excess of 4800 square feet shall install an approved automatic fire sprinkler system. The calculation area shall be determined using the livable area under roof, excluding garages, residential airplane hangars, and covered porches and patios. One and two family dwellings with a fire flow calculation area equal to or less than 4800 square feet, with an approved water supply, shall have no fire sprinkler requirements. Any one or two family dwelling, regardless of size, which does not have the approved water supply source available within 600 feet of the structure must either install an approved water source or provide an automatic fire sprinkler system. An ‘approved water supply’ shall be defined as a municipal water supply (hydrant) within 600 feet of the structure as measured by fire apparatus travel from the hydrant to the apparatus staging area.”~~
- ~~5. Section 103.2 of Appendix D is amended and shall read “Fire Apparatus access roads shall not exceed 18 percent in grade.”~~
- ~~6. Section 903.2 and 907.2 – Amend to read “Where an approved system is required a Knox Security box shall be installed at a location determined by the AHJ (authority having jurisdiction).”~~
- ~~7. Section 1008.1.8.2 – Pool fence enclosures as defined and regulated in State Law are exempted.~~
- ~~8. Section 1009.3 – Delete exception #4 and reference IRC local amendment.~~
- ~~9. Section 1009.11.2 – When local amendment has been made this shall provide precedent for a specific issue.~~

- ~~10. Appendix Chapters B-C-D-F-G are adopted with the following amendments:~~
- ~~(1) 105.1 appendix B insert 4800 sq. ft. exact language as previously amended, ordinance 668~~
  - ~~(2) 103.2 appendix D 10% is changed to 18%~~

**§ 150.99 PENALTY.**

Any person, firm, or corporation violating ~~any provisions~~ of this Chapter or the codes adopted under this Chapter shall be guilty of a separate offense for each and every day or portion of every day during which any violation of ~~any of the provisions of these codes or amendments~~ is committed, continued, or permitted. ~~Upon conviction of any such violation, such person shall be guilty of a class one misdemeanor punishable as provided in A.R.S. Title 13. Such violations shall be punished pursuant to Section 10.99.~~ Such