

Town of Sahuarita

**AMENDMENTS TO THE
2018 INTERNATIONAL BUILDING CODE**

Section 101.1 Title. Revise as follows:

Insert: [NAME OF JURISDICTION] as, “Town of Sahuarita, AZ”

Section 101.4 Referenced codes. Revise as follows:

Delete paragraph and replace with:

“The other codes listed in Sections 101.4.1 through 101.4.9, as locally amended, and referenced elsewhere in this code shall be considered part of the requirements of this code to the prescribed extent of each such reference.”

Section 101.4.3 Plumbing. Revise as follows:

Delete the last sentence “The provisions of the *International Private Sewage Disposal Code* shall apply to private sewage disposal systems.”

Section 101.4.7 Existing buildings. Revise as follows:

Delete the section in its entirety and replace with:

“**Section 101.4.7 Electrical.** The provisions of the *National Electrical Code* shall apply to the installation of electrical systems, including alterations, repairs, replacement, equipment, appliances, fixtures, fittings and appurtenances thereto.”

Add the following section:

“**Section 101.4.8 Outdoor lighting.** The provisions of the Sahuarita Outdoor Lighting Code shall apply to all new construction, additions and alterations to land uses, developments, buildings, structures and light fixtures.”

Add the following section:

“**Section 101.4.9 Swimming pools, spas and hot tubs.** The provisions of the *International Swimming Pool and Spa Code* shall apply to all private swimming pools.

Section 104.10 Modifications. Revise as follows:

Add to the end of the paragraph:

“Requests for modifications shall follow the appeal process per Sahuarita Town Code, Title 15.”

Section 105.1.1 Annual permit. Revise as follows:

Add the following to the end of the paragraph:

“The applicant for the registered plant annual permit shall be an architect registered in the State of Arizona and who shall be directly responsible for compliance with this code with respect to all work, which would otherwise require a permit. This person will need to be approved by the building official. All new applications need to be accompanied by a complete set of plans of affected buildings with a scope of work and operations section clearly outlined. Annual registered plant permits shall not be granted for buildings or facilities not currently operating under a valid certificate of occupancy.

Fees for annual permits shall expire on December 31st of each year and will need to be renewed and approved for registered plant status to be maintained. The permit will be suspended if the

registered and approved applicant becomes no longer employed by the registered plant. If this occurs, the plant will need to notify the building official and call for immediate inspection on any ongoing work until such time that a replacement registrant is approved by the building official. Annual permits may be revoked at any time by the building official when failing to comply with requirements.

A summary report of all work done under the registered plant registration shall be prepared by the registered architect and submitted annually to the building official. Work conducted under the registered plant annual permit may be reviewed and inspected by the building official while the work is in progress or on an annual basis.

The following work is not to be covered within the scope of the annual permit and shall require separate permitting:

1. Any work creating a different occupancy group for all or any portion of a building.
2. Any work creating a different building type for all or any portion of a building.
3. Any work which adds, alters, removes or penetrates required fire walls or barriers, exit courts, exit passageways or horizontal exits.
4. Any work which modifies load bearing structures.”

Section 105.2 Work exempt from permit. Revise as follows:

Building:

1. Delete, “120 square feet (11m²),” and replace with, “200 square feet (18.58m²).”
2. Add “and masonry or concrete walls not over 6 feet (1829 mm) high, which do not retain earth,” after, “Fences not over 7 feet (2134 mm) high.”
5. Add second sentence “Water tanks no greater than 1000 gallons, directly supported on grade, regardless of aspect ratio.”
6. Delete “Sidewalks and driveways,” and replace with, “Decks and non-structural flatwork,”
9. Delete, “24 inches (610 mm),” and replace with, “18 inches (457 mm),”

Add the following item numbers:

- “14. Any work accomplished under the direction of and owned and controlled by the United States of America or the State of Arizona.
15. Devices used in manufacturing, processing, or fabricating normally considered as involved in industrial plants.
16. Tents or membrane structures provided the area does not exceed 400 square feet or 700 square feet if a minimum of two sides are open.
17. Re-roofing of existing buildings with similar materials regardless of value.
18. Detached ramadas/gazebos not greater than 200 square feet (18.58m²) and not containing any electrical, mechanical, plumbing or stairs.”

Electrical.

Add fourth paragraph section to read:

“Other items:

1. Power for amusement devices and carnival rides in place on a site for less than 30 calendar days and not connected to a utility company’s facilities.
2. Repair or replacement of fixed motors and transformers of the same type and rating in the same location.
3. Temporary decorative lighting.
4. Repair or replacement of current-carrying parts of any switch, contactor, control device, or overcurrent device of the required capacity in the same location.

5. Electrical wiring, devices, appliances, apparatus or equipment operating at less than 25 volts and not capable of supplying more than 50 volt-amps of energy.
6. Devices used in manufacturing, processing or fabricating.”

Mechanical. Add new item number 8 as follows:

“8. Replacement of evaporative coolers with like coolers.”

Section 105.3 Application for permit. Revise as follows:

Add item 8 as follows:

“8. Identify the name of the person or contractor who will perform the work. When a licensed contractor is required by A.R.S., identify the license number or state the exemption of A.R.S. 32-1121 claimed which exempts the requirement for a licensed contractor to do the proposed work.”

Section 109.2 Schedule of permit fees. Revise as follows:

Delete “in accordance with the schedule as established by the applicable governing authority” and replace with “in accordance with the schedule as established in the Sahuarita Town Code, Title 3.”

Section 109.4 Work commencing before permit issuance. Revise as follows:

Delete “shall be subject to a fee established by the building official that shall be in addition to the required permit fees.” and replace with “shall be subject to a fee as established in the Sahuarita Town Code, Title 3.”

Section 109.6 Refunds. Revise as follows:

Delete the sentence “The building official is authorized to establish a refund policy.” and replace with:

“The building official shall be permitted to authorize refunding of a fee paid hereunder which was erroneously paid or collected. When the owner or the owner’s authorized representative requests a permit be cancelled, the building official shall be permitted to authorize refunding of not more than 80 percent of the building permit fees paid when no work has been done under a permit issued in accordance with this code and the permit has not expired. The building official shall be permitted to 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 fee has been paid is withdrawn or canceled before any examination time has been expended and the application has not expired.

The building official shall not be permitted to authorize refunding of any fee paid except upon written application filed by the original permit applicant.”

Section 111.2 Certificate issued. Revise as follows:

Add a new sentence at the end of the section to read:

“Exception: Approved final inspections for group “U” occupancy structures shall constitute the certificate of occupancy.”

Add the following section:

“111.3.1 Occupancy bonds required.

Written assurance of compliance with this code, with the condition of temporary occupancy granted by the building official, and with the temporary occupancy time limit shall consist of a cash deposit or a performance bond in the penal sum of one thousand dollars (\$1,000.00) or the amount equal to one percent (1%) of the value determined pursuant to Section 109.3, whichever is greater but not to exceed ten thousand dollars (\$10,000.00), payable to the jurisdiction and executed by a surety company qualified to execute surety bonds in the State of Arizona. Each bond shall be joint and several and conditioned that the principal in the bond will faithfully conform to this code for which the temporary occupancy authorization is to be issued. The principal and surety named in such

bond shall be jointly and severally bound unto the jurisdiction, and to any and every other person aggrieved or damaged by any breach of the condition of the bond. The bond shall not be void upon any recovery or recoveries totaling less than the whole penalty but may be used and recovered upon from time to time until the whole penalty is exhausted. The term of the obligation of such bond shall be for a period that the authorization is outstanding and may be held for thirty days thereafter when required by the building official, except that if at the expiration of said thirty days, the jurisdiction has reason to believe that there is an action or claim impending or that there is a legal action pending which relates to the bond, the jurisdiction shall retain the bond until final disposition of such matter or matters.

Exception: Owner built/owner occupied single family dwellings.”

Add the following section:

"112.1.1 Service conductors. All service conductors, power and communication, shall be installed underground for all new construction. The requirement for underground conductors may be waived by the Building Official where:

1. Existing buildings on the block are served with overhead conductors or where a lot to be constructed upon is one of three or fewer abutting vacant lots making up less than 40 percent of the total acreage of the block (not including street or right-of-way) or where a vacant area is less than 60,000 square feet.
2. The installation, when compared to the use of overhead conductors, would create a hazard or not be feasible. A feasibility study will be required at the time the request for waiver is made.

Add the following section:

"112.2.1 Construction power. Construction power is granted under the jurisdiction for convenience during construction. Construction power may be from either temporary power poles or through the permanent power panel. Each 120 volt circuit used for construction power shall be GFCI protected. Construction power may be revoked at any time upon cause by the building official.”

Section 113 Board of Appeals. Revise as follows:

Delete this section, and all subsequent subsections, in its entirety and replace with:

“The means of appeal shall conform to Title 15 of the Town of Sahuarita Code.”

Section 202 Definitions. Revise as follows:

Swimming Pool. Delete “24 inches (610 mm),” and replace it with “18 inches (457 mm).”

308.2 Institutional Group I-1. Revise as follows:

Delete “for more than 16 persons,” and replace with:

“for more than ten persons,”

308.2.3 Six to sixteen persons receiving care. Revise as follows:

Delete section (in its entirety) and replace with:

“308.3.2 Six to ten persons receiving care. A facility such as above, housing at least six and not more than 10 persons receiving such care, shall be classified as Group R-4.”

310.5 Residential Group R-4. Revise as follows:

Delete “more than five but not more than 16 persons,” and replace with:

“more than five but not more than 10 persons,”

[F] **Section 903.3.1.3 NFPA 13D sprinkler system.** Revise as follows:

Add the following at the end of the paragraph:

“Automatic sprinkler systems shall provide coverage for attached garages and under the horizontal projections of any part of the roof enclosed on 3 sides and greater than 4 feet in depth.

Table 1505.1 Minimum Roof Covering Classification for Types of Construction. Revise as follows:

Footnote a. Delete “in accordance with the *International Wildland-Urban Interface Code* or”

Section 1609.1.1 Determination of wind loads. Revise as follows:

Add the following after the last paragraph:

“Per the Basic Wind Speed Figures, use the following:

- Risk Category I – 100 mph.
- Risk Category II – 105 mph.
- Risk Category III – 110 mph.
- Risk Category IV – 115 mph.”

Add the following section:

“**Section 1609.5.1.1 Uplift resistance to minimize microburst effects.** In addition to requirements in ASCE 7, minimum uplift resistance shall be determined by either method 1 or 2 below:

1. Design-based wind uplift criteria

Wind uplift requirements shall be determined by using the design wind value of 110 mph within Table 2308.7.5 for the continuous load path transmitting the uplift forces from the rafter or truss ties to the foundation.

2. Prescriptive-based wind uplift criteria

(Please note that the requirements of this section are in addition to those required for the structural connection of wood members).

2.1. Conventionally-framed wood or cold-formed steel structures

All bearing wall vertical connections shall be made with either approved structural sheathing or approved fasteners to provide a continuous load path from the joist or truss through the ledger or top plate to the bottom wall plate. Where fasteners are used, they shall be minimum Simpson H2.5 (A34 at ledger), or equivalent load capacity, of configuration to match connection and spaced at intervals not to exceed 24 inches (610 mm). At openings, lower cripple studs do not require fasteners but king/trimmer studs require double fasteners at bottom and upper cripples require both full fasteners to header as well as header to king stud. All platform framing requires either fasteners listed for the purpose or continuous sheathing over rim joist from stud to stud vertically at each floor level. All non-bearing exterior walls shall be fastened as above except that the spacing may be extended not to exceed every other stud.

2.2. Masonry or concrete structures

If lateral design requires larger anchors or more conservative spacing, these may be used in lieu of those called out in this section.

2.2.1. Roof bearing on wall top plate

Top plates shall be secured to masonry or concrete walls with minimum 0.5 inch anchor bolts embedded minimum 7” and spaced at intervals not to exceed 48 inches. Each joist or truss shall be fastened to plate at bearing with minimum

Simpson H2.5 or equivalent load capacity and of configuration to match connection. Gable end joists or trusses shall also be fastened at intervals not to exceed 48 inches.

2.2.2. Roof bearing on wall ledger

Joists or trusses bearing on a wall ledger shall be secured to masonry or concrete walls with minimum Simpson PAI23 purlin anchors or equal with equivalent load capacity listed for the application and embedded into wall per listing at intervals not to exceed 48 inches. Nonbearing roof diaphragm edges shall have the outermost joist or truss likewise anchored to the wall through blocking.

2.3. Structural steel structures

Structural steel buildings shall have roof members attached by either welds, bolts, screws or other similarly approved connections at intervals not to exceed 48". Ledger designs shall connect to roof trusses with fasteners listed for the purpose at intervals not to exceed 48 inches on all diaphragm sides. If lateral design requires larger anchors or more conservative spacing, these may be used in lieu of those called out in this section."

ADD new Section 1610.1.1 to read:

Section 1610.1.1 Presumptive active pressure: For typical unsaturated soils, a presumptive active lateral pressure of 35 psf per foot of depth may be used without a geotechnical report for walls not exceeding 6 feet in height. Level backfill is assumed with this active pressure. Surcharges shall be applied as necessary.

Section 1612.3 Establishment of flood hazard areas. Insert: [name of jurisdiction] as "Flood Insurance Study for Pima County, Arizona and Incorporated Areas" and insert: [date of issuance] as "February 8, 1999 with accompanying flood insurance rate maps (FIRMs) dated June 16, 2011, and floodplain management regulations for Pima County dated November 21, 2005, and all subsequent amendments and/or revisions."

Section 1704.5 Masonry construction. Revise as follows:

Add Exception 4:

"Exception 4: Nonessential facilities designed in accordance with Section 2107 with allowable masonry stresses reduced by one half and the maximum value of f'_m limited to 1500 psi for concrete or clay masonry. The following limitations shall apply to this exception:

1. The unsupported height (or length)-to-thickness ratio of a building wall shall not exceed 20.
2. The soil retaining height for a retaining wall shall not exceed 4'-0" measured from the top of footing for an 8-inch-thick wall or 6'-0" for a 12-inch-thick wall.
3. The height-to-thickness ratio shall not exceed 10 for a cantilevered masonry fence or combination masonry fence and retaining wall as measured from the top of footing to the top of wall. If a combination retaining/fence wall consists of more than one wall thickness, the smallest thickness shall be used in determining the height-to-thickness ratio.

Any portion or portions of a structure in which the design masonry stresses exceed one-half the allowable masonry stresses, shall require Special Inspection for that portion or portions of the structure."

Add the following section:

"Section 1806.2.1 Presumptive coefficient of friction:

For typical unsaturated soils, a presumptive coefficient of friction of 0.30 for lateral sliding resistance may be used without a geotechnical report. Friction resistance may be used in conjunction with passive pressure to resist sliding forces.”

Section 2308.7.5 Wind uplift. Revise as follows:

Delete first sentence and replace with the following:

“Uplift resistance shall comply with section 1609.5.1.1.”

[P] Section 2901.1 Scope. Revise as follows:

Delete the third sentence “Private sewage disposal systems shall conform to the *International Private Sewage Disposal Code.*” Delete “*International Existing Building Code* and the” in the last sentence.

Table 2902.1 Minimum number of required plumbing fixtures. Revise as follows:

Add new subnote:

“g. Drinking fountains are not required for business and mercantile classifications with an occupant load of 15 or fewer or in restaurants and similar businesses where water is served, regardless of occupant load.”

Add the following section:

“**[P] Section 2902.5.1 Substitution.** When a single drinking fountain is required, it may be substituted with a point of use water cooler or dispenser.”

Section 3109 Swimming pools, spas and hot tubs. Revise as follows:

Delete section and subsections in its entirety and replace with:

“The design and construction of Public and Semipublic pools, spas, and hot tubs shall comply with Arizona Administrative Code, Title 18, Chapter 5, Article 2. Public and Semipublic Swimming Pools and Spas as well as A.R.S. §36-1681 is hereby adopted by reference and subject to the requirements of this code.”

Adopt Appendix I: Patio Covers