



Board of Appeals Meeting Agenda

Pursuant to A.R.S. § 38-431.02 notice is hereby given to the public that the Sahuarita Board of Appeals will hold a regular meeting at the date and time specified below at the Sahuarita Town Hall Council Chambers, 375 West Sahuarita Center Way, Sahuarita, Arizona.

To better serve our community, the Council Chambers is wheelchair accessible. Persons with a disability may request a reasonable accommodation, such as a sign language interpreter, by contacting the Town Clerk's Office at 520-822-8801. Requests should be made no later than three (3) working days prior to the meeting to arrange the accommodation.

BOARD OF APPEALS REGULAR MEETING AGENDA Wednesday, October 23, 2025, at or after 3:00 P.M.

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Member	Tatiana Bresler
Member	Dave Hughes
Member	Frank Mascia
Member	Theodore Moeller
Member	Ron Schneider
Member	David C. Tyrrell

4. APPROVAL OF THE MINUTES FOR THE BOARD OF APPEALS MEETING OF AUGUST 11, 2021

5. ELECTION OF CHAIR AND VICE-CHAIR

6. STUDY SESSION – PROPOSED 2024 INTERNATIONAL CODE, 2023 ELECTRICAL CODE, AND LOCAL AMENDMENTS ADOPTION

7. BUILDING OFFICIAL'S REPORT

8. FUTURE AGENDA ITEMS

9. ADJOURNMENT

Board of Appeals

Meeting ACTION Minutes



REGULAR MEETING ACTION MINUTES AUGUST 11, 2021

The Board of Appeals of the Town of Sahuarita met in the Sahuarita Council Chambers, 375 West Sahuarita Center Way, Sahuarita, AZ 85629 on Wednesday, August 11, 2021.

1. CALL TO ORDER

The meeting was called to order at 9:32 A.M. by Chair Christian Monrad.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present Chair Christian Monrad
Present Vice Chair Frank Mascia
Present Member David C. Tyrell
Present Member Ron Schneider
Present Member Burton W. Wright, Jr.
Absent Member John P. Gallagher (Alternate)
Vacant Alternate Member

4. APPROVAL OF MEETING MINUTES FOR THE BOARD OF APPEALS MEETING OF AUGUST 11, 2021

MOTION was made to approve the minutes as presented.

RESULT:	APPROVED
MOVER:	Frank Mascia
SECONDER:	David C. Tyrell
AYES:	Christian Monrad, Frank Mascia, David C. Tyrell, Ron Schneider, John P. Gallagher,
ABSTENTION:	Burton W. Wright, Jr.

5. CALL TO THE AUDIENCE

At this time, any member of the public is allowed to address the Board on any issue **not already on today's agenda**. Pursuant to the Arizona Meeting Law, the speaker's comments may not be considered, discussed or even answered by the Board at this meeting, but may, at the discretion of the Board, be placed on a future agenda for discussion/action.

There were no public speakers.

6. SUBJECT: WASTEWATER/SEWER SHUTOFFS

Barbara Rice, Building and Safety Manager, gave her presentation on the process for collecting delinquent accounts and whether there should be a policy to shut off sewers for delinquent accounts.

Board Members participated throughout the presentation with discussion.

No action taken.

7. CHAIRPERSON SELECTION:

MOTION was made to retain Chair Christian Monrad and Vice Chair Frank Mascia.

RESULT:	APPROVED
MOVER:	Frank Mascia, Vice Chair
SECONDER:	David C. Tyrell, Member
AYES:	Christian Monrad, Frank Mascia, David C. Tyrell, Ron Schneider, Burton W. Wright, Jr., John P. Gallagher

8. BUILDING SAFETY MANAGERS REPORT:

Building Safety Manager shared a few announcements with the Board.

9. REMARKS FROM THE CHAIR:

Chair Monrad thanked the Staff for the preparation of the minutes and presentation.

10. FUTURE AGENDA ITEMS:

There were no future agenda items.

11. ADJOURNMENT:

The meeting was adjourned at 10:06 A.M. by Chair Christian Monrad.

Board of Appeals Staff Report

Commission Meeting Date:	October 23, 2025	Agenda Item No.	6
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PREPARED BY:	Andrew Parkin Acting Building Safety Manager
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REVIEWED BY:	Anna Casadei, AICP, Community Development Director
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RECOMMENDATION:	Staff requests that the Board provide a recommendation on the code amendments to be forwarded to the Town Council for adoption.
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SUBJECT: Study session – Adoption of the 2024 ICC code suite, 2023 National Electrical Code, and related local amendments.

LOCATION: Town-wide

APPLICANT: Town of Sahuarita

PROPOSAL:

The Building Safety Division is currently preparing a comprehensive set of local amendments (Attachment 1) to support the Town’s adoption of the 2024 International Code Council (ICC) suite as well as the 2023 National Electrical Code. This amendment will incorporate jurisdiction-specific modifications to ensure the codes reflect regional priorities and consistency, construction practices, and community safety standards.

The amendment package provided to stakeholders in September is provided here as Attachment 1. The base document used for Attachment 1 is the adopted set of amendments to the 2018 codes. Language shown in red reflects suggested changes to the 2018 amendments that were presented to stakeholders in September. Continued conversations amongst staff have resulted in changes to the proposed amendment package that are shown in black marker.

BACKGROUND:

The Town currently operates under the 2018 International Building Codes and the 2017 National Electrical Code. As with other jurisdictions in the Tucson region, the Town of Sahuarita has typically adopted new codes with every other code cycle. We are currently in the process of preparing to transition to the 2024 code set.

This and a subsequent study session in November will offer a comprehensive review of the 2024 International Code Council (ICC) suite, including the International Residential Code (IRC), International Building Code (IBC), International Fire Code (IFC), International Mechanical Code (IMC), International Fuel Gas Code (IFGC), International Plumbing Code (IPC), International Swimming Pool & Spa Code (ISPSA), International Property Maintenance Code (IPMC), International Existing Building Code (IEBC), and as well as the 2023 National Electrical Code (NEC). The sessions will examine the scope, structure, and significant updates introduced in the 2024 editions, with particular attention to technical changes that influence design standards and construction practices. At this time, Town staff are *not* recommending adoption of the 2024 International Energy Conservation Code (IECC) and will instead recommend continued use of the 2018 IECC.

Purpose of Study Session

This study session is convened to present the proposed adoption of the 2024 International Code Council (ICC) suite, along with jurisdiction-specific amendments, to the Board of Appeals. The session will outline key updates in the 2024 codes, highlight technical changes, and explain the rationale behind local modifications.

The primary objective is to solicit feedback from the Board of Appeals regarding the proposed code package and to obtain a formal recommendation for adoption. Input gathered during this session will help ensure that the updated codes reflect community needs, align with best practices, and support safe, consistent development standards across the jurisdiction.

The October 23 study session will focus on the IRC, IBC, IMC, IFGC, IPC, IPMC, IEBC, and the NEC.

A subsequent study session to be scheduled for November will focus on any questions or concerns remaining from today's study session as well as the IFC and ISPSA.

Code Adoption Process

Building codes and local amendments to building codes are adopted by the Town Council. While Board of Appeals recommendation is not a required component of the process, staff finds that

the Board's technical expertise and recommendation are a valuable addition to the process and helpful to the Town Council.

Throughout the year, staff have followed the adoption processes completed by other Tucson-area municipalities. Regional consistency is important, and as such staff have used the local amendments adopted by these other municipalities as a guide to crafting our own set of local amendments. In using the local amendments of our neighboring communities as a starting point for preparing our own local amendments, staff recommendations focus on critical life safety items while mitigating unnecessary increases in the cost of construction.

A study session was held with the Town Council on September 22 to provide a broad overview of the code adoption process. A second study session will be held with the Town Council in December to provide a deep dive into the recommended local amendments. Board of Appeals feedback following this study session will be a critical component of the presentation for the Town Council's November deep dive study session.

Two stakeholder meetings were held in early October to discuss proposed amendments to the 2024 International Codes. Attendees provided minimal feedback but did emphasize the importance to the building community of maintaining the 2018 International Energy Conservation Code (IECC) rather than adopting the 2024 IECC. Staff will continue to solicit stakeholder feedback.

Staff anticipates Town Council decision on the code adoption in January 2026 with implementation of the codes to begin in the spring of 2026. This delayed implementation provides a grace period to permit applicants to allow them time to transition to the new codes.

REQUIRED ACTION:

For codes with no further comment from Board of Appeals: Staff requests a recommendation to forward to the Town Council regarding the proposed code adoption package and local amendments.

For codes that require additional discussion with the Board of Appeals: Staff requests Board of Appeals comments/concerns to be addressed at a future study session.

ATTACHMENT:

1. Red line copy of proposed code amendment changes with staff notes



COMMUNITY DEVELOPMENT

375 W. Sahuarita Center Way
Sahuarita, AZ 85629
sahuaritaAZ.gov



October 23, 2025

* Staff Notes

Asterisks shown in the amendment package indicate additional notes from staff to accompany the code section. See below.

* Number	Code and Section	Note
1	International Building Code 105.2 Exemptions	Parks & Recreation has requested consideration of exempting playground equipment that meets industry standards. Internal conversations ongoing.
2	International Building Code 105.5	Will be re-worded to put all amendments together into a cohesive paragraph.
3	International Building Code 310.5	New state law and Fair Housing Act require a procedure to consider requests for reasonable accommodation for housing for individuals with disabilities. Staff working with Town Attorney on wording.
4	International Plumbing Code Section 10	Internal conversations ongoing related to grease interceptor amendments.
5	International Mechanical Code 403.3.1.5	This verbiage is relocated to 608.1
6	International Mechanical Code 403.3.1.1 and 407	Staff seeking additional guidance from the Board of Appeals on this amendment.
7	International Fire Code	The amendments shown in the packet materials reflect the fire code adopted by the Santa Rita Fire District. Staff review of the IFC is ongoing and will be covered at a second Board of Appeals meeting.
8	International Property Maintenance Code 302.8	Staff proposing to delete Section 302.8 pertaining to inoperable vehicles.
9	International Swimming Pool and Spa Code	Staff review of the ISPSC is ongoing and will be covered at a second Board of Appeals meeting.

Revised October 13, 2025

Town of Sahuarita

AMENDMENTS TO THE ~~2018~~ 2024 INTERNATIONAL RESIDENTIAL CODE

Chapter 1 Scope and Administration. Revise as follows:

Delete Section R102 Applicability and Part 2- Administration and Enforcement. (Deleted sections are administered by ~~2018~~ 2024 IBC, Chapter 1).

Section R101.1 Title. Revise as follows:

Insert: [NAME OF JURISDICTION] as, "Town of Sahuarita, AZ."

Add the following section:

"Section R102.8 7 Fire flow and fire access.

New construction under this code shall conform to the *International Fire Code* Sections 102.5 Application of Residential Code, 503 Fire Apparatus Access Roads (as amended), 507.3 Fire Flow, ~~3310 Access for Fire Fighting~~, 3307.1 Required Access, 3307.1.1 Key Boxes, ~~3312 Water Supply for Fire Fighting~~, 3307.2 Water supply for fire protection, Appendix B Fire-Flow Requirements for Buildings (as amended), Appendix C Fire Hydrant Locations and Distribution (as amended) and Appendix D Fire Apparatus Access Roads (as amended)"

Section R105.2 Work exempt from permit. Revise as follows:

Building:

Item Number 2. Add to the end of this sentence:

"and masonry or concrete walls not over 6 feet (1829 mm) in height above natural grade, which do not retain earth."

Section R108.2 Schedule of permit fees. Revise as follows:

Delete, "schedule as established by the applicable governing authority," and replace with: "schedule as established by The Town of Sahuarita Code."

Section R110.3 2 Certificate issued. Revise as follows:

At the end of this section add the sentence:

"The building final inspection approval shall be the Certificate of Occupancy for detached single family residences."

Table R301.2(4) Climatic and Geographic Design Criteria. Revise as follows:

Ground Snow Load	0 psf
Topographic Effects	As Required
Wind Speed	115 mph 105 mph 3 second gust
Seismic Design	Category B
Weathering	Negligible
Frost Line Depth	0
Termite	Moderate to Heavy
Winter Design Temperature	Refer to N1101.09.1
Flood Hazards	Per Pima County Flood Control District "Flood Insurance Study for Pima County, Arizona and Incorporated Areas" and "September 28, 2012 with accompanying flood insurance rate maps (FIRMs) dated June 16, 2011, and all subsequent amendments and/or revisions."

Section R302.1 Exterior Walls. Revise as follows:

Delete section (in its entirety, including referenced tables) and replace with the following:

"Exterior walls with a fire separation distance less than 3 feet (914mm) shall have not less

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than a one-hour fire-resistive rating with exposure from both sides. Projections shall not extend to a point closer than 2 feet (610 mm) from the line used to determine the fire separation distance. Projections extending into the fire separation distance shall have not less than one-hour fire-resistive construction on the underside. The above provisions shall not apply to walls which are perpendicular to the line used to determine the fire separation distance.

Exceptions:

1. Detached garages accessory to a dwelling located within 2 feet of a lot line may have roof eave projections not exceeding 4 inches.
2. Tool and storage sheds, playhouses, ramadas and similar structures exempted from permits are not required to provide wall protection based on location on the lot. Projections beyond the exterior wall shall not extend over the lot line.”

Add the following section:

“**Section R302.1.1 Openings.** Openings shall not be permitted in the exterior wall of a dwelling with a fire separation distance less than 3 feet. This distance shall be measured perpendicular to the line used to determine the fire separation distance.

Exceptions:

1. Penetrations shall be permitted in walls that are perpendicular to the line used to determine the fire separation distance.
2. Foundation vents installed in compliance with this code are permitted.”

Section ~~R322.1.7~~ R306.1.7 Protection of water supply and sanitary sewage systems. Revise as follows:

Delete “and Chapter 3 of the *International Private Sewage Disposal Code*.”

Section ~~R319.1~~ R308.1 Address Numbers identification. Revise as follows:

Delete this section in its entirety and replace with:

“Addressing shall be in compliance with the Pima County address display requirements.”

Section ~~R313~~ R309 Automatic Fire Sprinkler Systems. Revise as follows:

Delete section in its entirety.

Section ~~R309.5~~ R317.5 Fire sprinklers. Revise as follows:

Delete section in its entirety.

~~Add the following section:~~

~~“**Section ~~R325.9~~ Required cooling.** Dwelling units and sleeping units located in Climate Zones 0, 1, 2, 3, 4, 5A, and 5B, where the summer dry-bulb temperature is greater than 85° F (29.4° C), shall be provided with cooling systems capable of maintaining an indoor temperature at or below 80°F (26.7° C) in the occupied space. Where permanently installed fans are capable of generating 120 fpm (0.6 m/s) air speed inside the occupied space, the required cooling system shall be capable of maintaining indoor temperature at or below 85° F (29.4° C). The installation of one or more portable systems shall not be used to achieve compliance with this section.~~”

~~**Exception:** Interior spaces where the primary purpose is not associated with human comfort.”~~

~~**Section R506.3.3 Vapor retarder.** Revise as follows:~~

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Delete exception number 4 and replace with:

“4. Where designed by a qualifying registered design professional, based on soil conditions and floor finishing such as exposed concrete surfaces.”

Section R606.6.4.2.1 Roof structures. Revise as follows:

Delete section in its entirety and replace with:

“Masonry walls with ledgers shall be anchored to roof structures with metal strap purlin anchors of 800 lb (363 kg) minimum capacity (ASD) installed in accordance with the manufacturer’s installation requirements, and at intervals not to exceed 48 inches (1219 mm).”

Section R606.6.4.2.2 Floor diaphragms. Revise as follows:

Delete section in its entirety and replace with:

“Masonry walls with ledgers shall be anchored to floor structures with metal strap purlin anchors of 800 lb (363 kg) minimum capacity (ASD) installed in accordance with the manufacturer’s installation requirements, and at intervals not to exceed 48 inches (1219 mm).”

Section R802.11.1 Uplift resistance. Revise as follows:

Delete section in its entirety and ~~add the following~~ replace with:

“Uplift resistance to minimize microburst effects 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 ~~115~~ 110 mph (~~177.028~~ kph) within Table R802.11 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).

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

All bearing wall vertical connections shall be ~~made connected with either~~ ~~by an~~ approved structural sheathing or approved ~~fasteners~~ metal connector to provide a continuous load path from the joist, ~~rafter~~, or truss through the ledger or top plate to the bottom wall plate. Where ~~fasteners~~ connectors are used, they shall ~~be minimum Simpson H2.5 (A34 at ledger), or equivalent~~ have a minimum uplift load capacity of 500 lbs (227 kg), 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~~ connectors but king/trimmer studs require double ~~fasteners~~ connectors at bottom and upper cripples require both full ~~fastening~~ connectors to header as well as header to king stud. All platform framing requires either ~~fasteners~~ strapping 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~~ connected 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.

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2.2.1. Roof bearing on wall top plate

Top plates shall be secured to masonry or concrete walls with minimum 0.5 inch (13 mm) ~~embedded~~ anchor bolts ~~embedded~~ minimum of 7 inches (180 mm) and spaced at intervals not to exceed 48 inches (1219 mm). Each joist, rafter, or truss shall be ~~fastened~~ connected to the plate at each bearing location with ~~minimum Simpson H2.5 or equivalent~~ metal connectors with a minimum uplift load capacity of 500 lbs (227 kg) and of configuration to match connection. Gable end joists or trusses shall also be ~~fastened~~ clipped at intervals not to exceed 48 inches (1219 mm).

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 PA123 purlin anchors or equal with equivalent~~ metal strap purlin anchors of 800 lbs (363 kg) load minimum capacity (ASD) installed in accordance with the manufacturer’s installation requirements, and ~~listed for the application and embedded into wall per listing~~ at intervals not to exceed 48 inches (1219 mm). Nonbearing roof diaphragm edges shall ~~have the outermost joist or truss~~ likewise be anchored to the wall using metal strap purlin anchors connected to one framing bay or 24 inches (610 mm) minimum length of ~~through~~ blocking, whichever is greater.

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 inches (1219 mm). Ledger designs shall connect to roof trusses with ~~fasteners~~ strapping listed for the purpose at intervals not to exceed 48 inches (1219 mm) on all diaphragm sides. If lateral design requires larger anchors or more conservative spacing, ~~these may~~ the lateral design requirements shall be used in lieu of those called out in this section.”

Chapter 11—ENERGY EFFICIENCY

Delete Chapter in its entirety and refer to the *2018 Energy Conservation Code (IECC)* (as amended):

Section N1101.4 (R102.1.1) Above code programs. Revise as follows:

Add the following at the end of the paragraph:

“Compliance with the Net-Zero Energy Standard shall be deemed to comply with this code.”

Add the following new section and table as follows:

“Section N1101.9.1 (R302.2) Exterior design conditions.

**Table N1101.11.1
Exterior Design Conditions”**

Winter	Design Dry Bulb Temp	35°F
Summer	Design Dry Bulb Temp	105°F
	Design Wet Bulb Temp	66°F
Climate zone		2B

Table N1102.1.4 (R402.1.4) U-Factor alternative. Revise as follows:

Add the following to the end of footnote b:

“In climate zone 2, an un-insulated earth mass wall with a maximum U-factor of 0.14 shall be deemed in compliance (for computing the U-factor, an R value of 0.3 per inch shall be

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used for adobe and rammed earth).”

Section N1102.4.1.2 (R402.4.1.2) Testing. Revise as follows:

Delete the third sentence and replace with the following:

“Testing shall be conducted by individuals holding current certification for such testing from Residential Energy Services Network (RESNET), Building Performance Institute (BPI) or other approved agencies.”

Section M1411.3 Condensate disposal. Revise as follows:

Add the following at the end of the paragraph:

“Condensate disposal shall be allowed to terminate as follows:

1. Into an approved fixture tailpiece, funnel drain, waste air gap fitting, floor sink, slop sink and laundry tray.
2. At or below grade outside the building in an area capable of absorbing the condensate flow without surface drainage.
3. Over roof drains or gutters or downspouts that connect to drainage pipes, provided they terminate at or above grade in an area capable of absorbing the condensate flow without surface drainage.”

Add the following section:

“**Section M1413.2 Water conservation.** Evaporative cooling systems shall be provided with a recirculating water system. Any bleed off rate used by the system shall be limited to that recommended by the manufacturer. Once-through evaporative cooling systems using potable water shall not be permitted.”

Add the following Table:

**Table P2601.2
Minimum Gray Water Fixture Requirements**

Available Distribution Area^a (Square feet)	Gray Water Fixtures^b
Less than 200	Optional
200 to 400	1
Greater than 400	At least one plus all bathing fixtures with drainage piping above grade ^c plus all clothes washing machines ^d

- a. Available distribution area is the area of the parcel excluding areas within ten (10) feet of load-bearing foundations, two (2) feet of property lines, utility or drainage easements, driveways, and not covered by permanent impervious surfaces such as parking pads and patios.
- b. For purposes of this Section, gray water fixtures are defined as bathing fixtures (such as bathtubs and showers) and clothes washing machines.
- c. For purposes of this Section, fixtures roughed in below a slab on grade are considered below grade, regardless of the soil elevation on the perimeter of the structure.
- d. Clothes washing machines located in rooms on grade, with no walls common to the exterior of the structure are not required to be supplied with gray water piping.

Section P2602.1 General. Revise as follows:

Delete last sentence of paragraph 2.

Add the following section:

“**Section P2602.1.1 Individual metering in new dwelling units.** The water supply to all dwelling

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~~units shall be individually metered. The metering may be private or utility installed.”~~

Section P2603.5.1 Sewer depth. Revise as follows:
 Insert: [NUMBER] as “12 inches (30.5 cm),” in both locations.

Section P2801.6.1 Pan size and drain. Revise as follows:
 Add the following at the end of the ~~paragraph~~ **second sentence**:
 “A pan drain shall not be required when a water heater is installed in a garage.”

Section P2804.6.1 Requirements for discharge pipe. Revise as follows:
 Delete item number 2.

Section P2902.5.4 Connection to automatic fire sprinkler systems. Revise as follows:
 Delete section in its entirety and replace with the following:
 “The potable water supply to automatic fire sprinkler and standpipe systems shall be protected against backflow in accordance with ARS § 41-2168”

Table P2903.1 Required capacities at point of outlet discharge. Revise as follows:
 Delete the column titled “FLOW PRESSURE (psi)” in its entirety.

~~**Table P2903.2 Maximum flow Rates and Consumption for Plumbing Fixtures and Fixture Fittings.** Revise as follows:~~

~~Delete table in its entirety and replace with:~~

~~Maximum flow rates and consumption for plumbing fixtures and fixture fittings^b~~

Plumbing fixture or fixture fitting	Maximum flow rate or quantity^b
Lavatory faucet	1.5 gpm at 60 psi (419.7 kPa)
Shower head^a	2.0 gpm at 80 psi (551.6 kPa)
Sink faucet	1.8 gpm at 60 psi (551.6 kPa)
Water closet	1.28 gallons per flushing cycle

~~For SI: 1 gallon per minute = 3.785L/m, 1 pound per square inch = 6.895 kPa~~

~~a. A hand-held shower spray shall be considered to be a shower head~~

~~b. Consumption tolerances shall be determined from referenced standards.~~

Section P2904.1.1 Required sprinkler locations. Revise as follows:
 Delete the first sentence and replace with the following:
 “Sprinklers are not required within dwelling units that meet fire-flow requirements of the *International Fire Code*. This section serves as a guide for voluntary installation or to allow for a fire separation reduction within sections R302.2 and R302.3.”

Section P3008.1 Where Required. Revise as follows:
 Delete section in its entirety and replace with:
 “Where the finish floor elevation is less than 12 inches (304.8 mm) above the elevation of the next upstream manhole cover in the sewer, a backwater valve shall be installed in the building drain or branch of the building drain serving that floor. Floors discharging from above that reference point shall not discharge through the same back water valve.”

Section P3009 ~~Subsurface landscape Irrigation Systems~~ Greywater Soil Absorption System. Revise as follows:
 Delete section in its entirety. Shall comply with Arizona Administrative Code Title 18, Chapter 9.

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Add the following section:

“Section E3703.8 Dishwasher and Garbage Disposer Branch Circuits – Dwelling Units.
In residential occupancies, dishwasher and garbage disposer may be on the same 20-ampere branch circuit.”

Add the following section:

“Section E3802.9 10 Earthen material wiring method.
Type UF Cable shall be permitted to be used in mortar joints of adobe construction in occupancies where the use of Nonmetallic Sheathed Cable is permitted by this code.”

Section E3901.4.2 Island and peninsular countertops and work surfaces. Revise as follows:

Delete section in its entirety and replace with:

“At least one receptacle outlet shall be installed at each island countertop space with a long dimension of 24 inches (610 mm) or greater and a short dimension of 12 inches (305 mm) or greater.”

Section E3901.4.3 Receptacle outlet location. Revise as follows:

Add item number 4 as follows:

“4. Receptacle outlets shall be permitted to be mounted not more than 12 inches (305 mm) below the countertop or work surface in construction designed for the physically impaired and for island and peninsular countertops or work surface where the surface is flat across its entire surface and there are no means to mount a receptacle within 20 inches (508 mm) above the countertop, such as in an overhead cabinet. Receptacles mounted below the countertop or work surface in accordance with this exception shall not be located where the countertop or work surface extends more than 6 inches (152 mm) beyond its support base.”

Adopt the following Appendices:

Appendix BB: Tiny Houses

Appendix BB: Tiny Houses. Revise as follows:

Section BB103.1 Minimum ceiling height. Revise section by Adding the following after the first sentence:

“For rooms with sloped ceilings, at least 50 percent of the floor area of the room must have a ceiling height of at least 6 feet 8 inches (2032 mm) and no portion of the floor area of the room may have a ceiling height of less than 5 feet (1524 mm).”

Appendix ~~H~~ BF: Patio Covers

Appendix ~~R~~ BI: Light Straw-Clay Construction

Appendix ~~S~~ BJ: Strawbale Construction

Appendix ~~BK~~ BK: Cobb Construction (Monolithic Adobe)

Appendix ~~BM~~ BM: 3D-printed Construction

~~Appendix ~~NB~~ NB: Solar Ready Provision – Detached One and Two Family Dwellings and Townhomes~~

~~Appendix ~~NB~~ NB: Solar Ready Provision – Detached One and Two Family Dwellings and~~

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Townhomes. Revise as follows:

Section NB103.1 General. REVISE Section by DELETING “oriented between 90 degrees and 270 degrees of true north”.

Section NB103.6 Capped roof penetrations sleeve. DELETE Section in its entirety.

Section NB103.10 Construction documentation certificate. DELETE Section in its entirety.

Appendix NE: Electric Vehicle Charging Infrastructure

Appendix NE: Electric Vehicle Charging Infrastructure. Revise as follows:

Section NE101.1 Definitions. EV Ready Space. Delete definition in its entirety and Replace with the following:

“A designated parking space which is provided with one 40-ampere minimum 208-volt or 240-volt dedicated single phase branch circuit for EVSE servicing Electric Vehicles. The circuit shall terminate in a suitable termination point such as a NEMA 14-50R receptacle or an EVSE and be located within 10 feet of the proposed location of the EV parking space(s). The ampere and volt minimums described above can be modified with administrative approval to allow for advances in industry standards.”

Section NE101.2 Electric vehicle power transfer infrastructure. Revise section by deleting the section in its entirety and replacing with the following:

“New construction shall facilitate future installation and use of Electric Vehicle Supply Equipment (EVSE) in accordance with Sections NE101.2.1 through NE101.3 and NFPA-70, National Electrical Code as adopted.”

Section NE101.2.1 Quantity. Delete section in its entirety and REPLACE with the following:

‘For each new one- and two-family dwelling and townhouse unit, provide at least one EV Ready Space. The branch circuit shall be identified as “EV Ready” in the service panel or subpanel directory, and the termination location shall be marked as “EV Ready.” ’

Exception: EV Ready Spaces are not required where no on-site parking spaces are provided.

Section NE101.2.3 EV ready spaces. Delete section in its entirety.

Section NE101.2.4 EVSE spaces. Delete section in its entirety.

ADD new Section NE101.3 as follows:

“Section NE101.3 Documentation. Construction documents shall indicate the EVSE location and shall provide information on wiring methods, circuiting and electrical load calculations which demonstrate that the premises electrical system has load capacity to accommodate the EV charging load.”

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AMENDMENTS TO THE
**2018 2024 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 101.4.10, 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 101.4.5 Fire prevention. Revise as follows:

Delete section in its entirety and replace with:

“The provisions of the International Fire Code shall apply whenever referenced in this code or as deemed necessary by the Building Official. Enforcement of the Fire Code shall, however, be relegated to the fire jurisdiction having authority or to the designated responding fire department.”

Add the following section:

“**Section 101.4.8 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 101.4.89 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 101.4.910 Swimming pools, spas and hot tubs.** The provisions of the *International Swimming Pool and Spa Code* shall apply to all private **residential** swimming pools.”

Section 103.1 Creation of enforcement agency. Revise as follows:

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

Section 104.10 2.4 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 facility** annual permit shall be an architect or **engineer** 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~~ shall be approved by the Building Official. All new applications need to be accompanied by a complete set ~~of plans~~ outlining the 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~~ shall be renewed and approved for registered ~~plant~~ facility status to be maintained. The permit will be suspended if registered and approved applicant becomes no longer employed by the registered ~~plant~~ facility. If this occurs, the ~~plant~~ facility 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~~ facility registration shall be prepared by the ~~registered architect~~ registrant and submitted annually to the Building Official. Work conducted under the registered ~~plant~~ facility annual permit may be reviewed and inspected by the Building Official while the work is in progress or on an annual basis. ~~An annual permit shall not exempt the need for other permits such as but not limited to those required by the International Fire Code.~~

The following work is not 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 components of the structures.”

1 * 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 (3785.41 L), 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~~ auspices of and owned and controlled by the United States of America or the State of Arizona.
15. Amusement devices or structures located on a site for no more than 30 calendar days.
16. Devices used in manufacturing, processing, or fabricating normally ~~considered as involved-~~ in used industrial ~~plants~~ facilities.
17. Tents or membrane structures provided the area does not exceed 400 square feet (37.16 m²) or 700 square feet (65.03 m²) if a minimum of two sides are open.
18. ~~Re-roofing~~ Replacement of roof covering for legally ~~of~~ existing buildings with similar materials regardless of value.

19. Detached ramadas/gazebos not greater than 200 square feet (18.58m²) and not containing any electrical, mechanical, plumbing or stairs.”

20. Residential window and door replacements in buildings legally permitted. Existing safety glazed windows shall be replaced with safety glazed windows. Existing emergency escape and rescue windows shall be same size or larger as window being replaced. Historic buildings must complete an historic review and approval prior to window installation.

Electrical:-

Add ~~fourth paragraph section~~ new item number 4 as follows ~~to read:~~

“4. Other items:

- ~~1.~~ 4.1. 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.~~ 4.2. Repair or replacement of fixed motors and transformers of the same type and rating in the same location.
- ~~3.~~ ~~4.3. Temporary decorative lighting.~~ **KCCP EXEMPTION**
- ~~4.~~ 4.3. 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.~~ 4.4. Electrical wiring, devices, appliances, apparatus or equipment operating at less than 25 volts and not capable of supplying more than 50 volt-amperes of energy.
- ~~6.~~ 4.5. 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 105.3.2 Time limit of application. Revise as follows:

Delete the section in its entirety and replace with:

“**Section 105.3.2 Time limit of application.** Application for which no permit is issued within 365 days following the date of application shall expire by limitation, and plans and other data submitted for review may thereafter be deleted or destroyed by the Building Official. The Building Official may extend the time for action by the applicant for a period not exceeding 365 days on written request by the applicant showing that circumstances beyond the control of the applicant have prevented action from being taken. An application shall not be extended more than once. An application shall not be extended if this code or any other pertinent laws or ordinances have been amended subsequent to the date of application. In order to renew action on an application after expiration the applicant shall resubmit plans and pay a new plan review fee.”

2



Section 105.5 Expiration. Revise as follows:

Revise section by deleting all occurrences of the phrase fragment “180 days” and replacing them with “365 days”; adding a sentence after the first sentence to read: “Such time periods shall be evidenced by a recorded inspection approval demonstrating progress”; Deleting the last sentence and replacing with the following: The extension shall be requested in writing, prior to permit expiration and with justifiable cause demonstrated. Permit reinstatements and associated fees shall conform to the procedure on file with the Building Official.

Section 107.3.2 Previous approvals. Revise as follows:

Add new text at the end of the last sentence to read:

“...as evidenced by a recorded inspection demonstrating progress.”

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.”

Add the following section:

“Section 109.5.1. plan review Fees. When submittal documents are required by Section 107.1, a plan review fee shall be paid at the time of acceptance of the submittal documents for plan review. Said fee shall be in accordance with the fee schedule adopted by this jurisdiction. The plan review fees are separate from and in addition to the permit fees specified in Section 109.2. When submittal documents are incomplete or changed so as to require additional plan review or when the project involves deferred submittal items as defined in Section 107.3.4.1, an additional plan review fee shall be charged in accordance with the fee schedule adopted by this jurisdiction.”

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:

“Section 111.4.1 Notice of Hearing. Except as provided by Section 110.4.3, no Certificate of Occupancy shall be revoked prior to ten (10) days after delivery to both the owner and occupant of written notice of intent to revoke said Certificate of Occupancy. During this 10-day period the owner and occupant may appeal the decision to the Advisory/Appeals Board. The Building Official shall schedule the hearing within fifteen (15) days after receipt of the appeal and payment of the fee prescribed in the fee schedule. The Board may affirm, modify, or reverse the Building Official’s action. A decision of the Advisory/Appeals Board, made at a duly scheduled and publicly noticed meeting, unless otherwise stated by the Advisory/Appeals Board in the body of said decision, shall be final. No further appeal is available to City boards of officials. Persons aggrieved by final decisions of the Advisory/Appeals Board must file their appeals in Superior Court.”

Add the following section:

“Section 111.4.2 Posting. In addition to the delivery of the notice to revoke the Certificate of Occupancy, a copy thereof shall be posted in a conspicuous place on the outside of the premises concerned.”

Add the following section:

“Section 111.4.3 Immediate hazards. If, in the opinion of the Building Official, an immediate hazard to life or limb exists in any occupancy for any reason, the Certificate of Occupancy may be revoked immediately and such shall be accomplished when notice is given the person in charge of the premises. After such revocation, the owner or occupant may set the matter for hearing with the Advisory/Appeals Board in accordance with Title 15 of the Town of Sahuarita Code.”

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.”

Add the following section:

“**Section 113.4 Court Review of Board Decision.** A decision of the Advisory/Appeals Board, made at a duly scheduled and publicly notice meeting, unless otherwise stated by the Advisory/Appeals Board in the Body of said decision, shall be final. No further appeal is available to City or County boards or officials. Persons aggrieved by final decisions of the Advisory/Appeals Board must file their appeals in the Superior Court.”

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 10 persons” as follows:

“Institutional Group I-1 occupancy shall include buildings, structures or portions thereof for **more than 10 persons**, excluding staff, who reside on a 24-hour basis in a supervised environment and receive custodial care.”

308.2.3 Six to 16 persons receiving custodial care.

Delete section in its entirety and replace with:

“**Six to ten persons receiving custodial care.** A facility housing not fewer than six and not more than ten persons receiving custodial care shall be classified as Group R-4.”

3



310.5 Residential Group R-4. Revise as follows:

Delete “but not more than 16 persons,” and replace with “but not more than ~~ten~~ 10 persons,” as follows:

“Residential Group R-4 shall include buildings, structures or portions thereof for more than five **but not more than 10 persons**, excluding staff, who reside on a 24-hour basis in a supervised residential environment and receive custodial care. Buildings of Group R-4 shall be classified as one of the occupancy conditions specified in Section 203.9.4.1 or 203.9.4.2. Group R-4 occupancies shall meet the requirements for construction as defined for Group R-3, except as otherwise provided for in the International Building Code. This group shall include, but not be limited to, the following:

Alcohol and drug centers

Assisted living facilities

Congregate care facilities

Group homes

Halfway houses

Residential board and care facilities

Social rehabilitation facilities”

Section 717.6.1 Through penetrations. Revise as follows:

Revise Exception 1 by Adding “or the floor/ceiling assembly” after the word “wall” and before the word “and.”’

Section 717.6.2.1.2 Static systems. Revise as follows:

Add the following items numbers to exemptions:

4. Static ceiling radiation dampers shall be permitted to be installed in Dwelling Units with smoke alarms installed in accordance with the Building Code. Activation of any smoke alarm within the Dwelling Unit shall shut down the system.
5. Static ceiling radiation dampers shall be permitted to be installed in Dwelling Units having a fire alarm system which has smoke detectors installed within the Dwelling Unit in accordance with the Building Code requirements for smoke alarms. Activation of any smoke detector within the Dwelling Unit shall shut down the system in the Dwelling Unit.”

Section 903.2.3 Group E. Revise as follows:

Delete section in its entirety and replace with:

“An automatic fire sprinkler system shall be provided throughout all Group E Occupancies.

Exception: One story buildings when each room used for instruction has at least one exit door directly to the outside at ground level, and when rooms used for assembly purposes have at least one-half of the required exits directly to the exterior ground level, an automatic sprinkler system need not be provided.”

Section 903.3.1.1.1 Exempt Locations. Revise as follows:

Delete item number 4 in its entirety.

[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.”

Section 904.2.2 System interconnection. Revise as follows:

Add the following to the end of the first sentence:

“and to all electrical receptacles located under the protected exhaust hood.”’

Section 907.2.9.2 Smoke alarms. Revise as follows:

Delete section in its entirety and replace it with:

“Smoke alarms and detection shall be provided per *International Fire Code* as amended.”

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”

Add the following section:

“**Section 1512 Reroofing.** Revise section by deleting the words “Roof replacement” and replace with “Roof covering replacement.”

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 1609.5.6.1.1 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.~~

1. Design-based Wind Uplift Criteria

Wind uplift requirements shall be determined by using the design wind values from the wind speeds listed in amended Section 1609.1.1 plus 5 mph (8.04672 kph) for all components and cladding material 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~~ **connected** ~~either~~ by an approved structural sheathing or approved ~~fasteners~~ **metal connector** to provide a continuous load path from the joist, ~~rafter~~, or truss through the ledger or top plate to the bottom wall plate. Where ~~fasteners~~ **connectors** are used, they shall ~~be minimum~~ **Simpson H2.5 (A34 at ledger), or equivalent** have a minimum uplift load capacity, of 500 lbs (226.796 kg) 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~~ **connectors**, but king/trimmer studs require double ~~fasteners~~ **connectors** at bottom, and upper cripples require both full ~~fasteners~~ **connectors** to header as well as header to king stud. All platform framing requires either ~~fasteners~~ **strapping** 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~~ **connected** 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 7² inches (180 mm) and spaced at intervals not to exceed 48 inches (1219 mm). Each joist, rafter, or truss shall be **fastened connected** to plate at each bearing location with metal connectors having a minimum uplift load capacity of 500 lbs (226.796 kg) **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 (1219 mm).

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 PA123 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.~~

Joists or trusses bearing on a wall ledger shall be secured to masonry or concrete walls with metal strap purlin anchors of 800 lbs (362.874 mm) minimum capacity (ASD) installed in accordance with the manufacturer's installation requirements, and at intervals not to exceed 48 inches (1219 mm). Nonbearing roof diaphragm edges shall likewise be anchored to the wall using metal strap purlin anchors connected to one framing bay or 24 inches (610 mm) minimum length of blocking, whichever is greater.

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 48² inches (1219 mm). Ledger designs shall connect to roof trusses with **fasteners** strapping listed for the purpose at intervals not to exceed 48 inches (1219 mm) on all diaphragm sides. If lateral design requires larger anchors or more conservative spacing, ~~these may~~ the lateral design requirements shall be used in lieu of those called out in this section.

Add the following section:

“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 7 feet (2.133 m) in height, ~~measured from the top of footing.~~ Level backfill is assumed with this active pressure. Surcharges shall be applied as necessary.”

Section 1612.3 Establishment of flood hazard areas. Revise as follows:

Insert: [name of jurisdiction] as “Flood Insurance Study for Pima County, Arizona and Incorporated Areas” and insert: [date of issuance] as “~~September 28, 2012~~ 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 the following ~~E~~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 (10342136 pascals) for concrete or clay masonry. The following limitations shall apply to this exception:

- I. 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" (1219 mm) measured from the top of footing for an 8-inch (203 mm)-thick wall or 6'-0" (1828 mm) for a 12-inch (305 mm)-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 11.5 4 Wind uplift. Revise as follows:

Delete first sentence and replace with the following:

"Uplift resistance shall comply with section 1609.5 6.1.1."

[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."

~~Add the following section:~~

~~**"Section 3303.1.1 Notice.** At least fifteen (15) days prior to the start of demolition, the applicant shall provide notice to the adjacent property owners of the proposed demolition. Confirmation of the notice may be submitted with the application."~~

Add the following sentence at the end of the section:

"Section 3303.4 Vacant Lot. Add a sentence to the end of the Section to read:

No later than thirty (30) days following demolition, all building debris, trash, junk, dead organic

~~materials, rodent harborage, combustible material, and any other material that may constitute a threat to public health and safety will be removed from the site and the site shall be stabilized to provide protection from safety and environmental hazards, including stabilization of the soil to prevent erosion or dust.~~

~~Add the following section:~~

~~“**Section 3303.8 Bond.** The Building Official may require a bond to be posted in an amount sufficient to insure that the site will be stabilized following the demolition.”~~

~~Add the following section:~~

~~“**Section 3303.9 Emergency Demolition.** If a structure has been determined by the Building Official to be an imminent hazard to public safety and repairs would be impractical, emergency demolition procedures to be followed will be in accordance with the requirements for such sites and structured of Chapter 6 of the Tucson Code. Refer to for information on these procedures.”~~

~~Add the following section:~~

~~“**Section A101.5.** As determined by the Appointing Authority.”~~

~~**Adopt Appendix E: Supplemental Accessibility Requirements**~~

~~**Adopt Appendix G: Flood-Resistant Construction**~~

~~**Adopt Appendix I: Patio Covers**~~

~~**Adopt Appendix J: Grading**~~

~~**Appendix J: Grading.** Revise as follows:~~

~~Revise section by adding a second paragraph to 1109.1 General to read:~~

~~“Unless otherwise recommended by a registered design professional, drainage facilities and terracing shall be provided in accordance with the requirements of this Section.”~~

~~**The City of Tucson Technical Standard Section 2-01.1.0 is hereby adopted into Appendix J.**~~

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AMENDMENTS TO THE ~~2018~~ 2024 INTERNATIONAL PLUMBING CODE

Chapter 1 Scope and Administration. Revise as follows:

Delete Chapter 1 with the exception of section ~~107~~ 111. (Deleted sections are administered by ~~2018~~ 2024 IBC, Chapter 1).

Add the following section:

“Section 301.4.1 Individual metering in new multi-family residential units. The water supply to all new multi-family residential buildings shall be individually metered for each dwelling unit. The metering may be private or utility installed.”

Section 305.4.1 Sewer depth. Revise as follows:

Insert: [NUMBER] as “12” in both locations.

Section 312.1 Required tests. Revise as follows:

Delete the last two sentences of the first paragraph.

Section 314.2.1 Condensate disposal. Revise as follows:

Add the following at the end of the paragraph:

“Condensate disposal shall be allowed to terminate as follows:

1. Into an approved fixture tailpiece, funnel drain, waste air gap fitting, floor sink, slop sink and laundry tray.
2. At or below grade outside the building in an area capable of absorbing the condensate flow without surface drainage.
3. Over roof drains or gutters or downspouts that connect to drainage pipes, provided they terminate at or above grade in an area capable of absorbing the condensate flow without surface drainage.”

Section 314.2.1.1 Condensate discharge. Revise as follows:

Add the following at the end of the paragraph:

“Condensate disposal shall be allowed to terminate as follows:

1. Into an approved fixture tailpiece, funnel drain, waste air gap fitting, floor sink, slop sink and laundry tray.
2. At or below grade outside the building in an area capable of absorbing the condensate flow without surface drainage.
3. Over roof drains or gutters or downspouts that connect to drainage pipes, provided they terminate at or above grade in an area capable of absorbing the condensate flow without surface drainage.”

Section 405.3.2 Public lavatories. Revise as follows:

Add the following exception:

“Gender neutral restroom configurations that consist of a continuous bank of single user rooms may share lavatories provided the quantity of lavatories is not reduced and the lavatories are located directly outside the single user rooms.”

410.4 Substitution. Revise as follows:

Add a ~~second~~ **third** sentence to read:

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“When a single drinking fountain is required, it may be substituted with a point of use water cooler or dispenser.”

~~Add the following section:~~

~~**412.13 Automatic faucets.** New or replacement faucets serving lavatories in all buildings other than R3 occupancies, individual units in R2 occupancies, or *International Residential Code* structures shall be provided with automatic faucets in accordance with Table 604.4.”~~

Add the following section:

~~**“419.7 Automatic faucets.** Lavatories installed in all buildings other than R3 occupancies or *International Residential Code* structures shall be provided with automatic faucets dispensing a maximum of 0.25 gallon per metering cycle.”~~

Section 423.3 Footbaths and pedicure baths. Revise as follows:

Add the following at the end of the paragraph:

“Provide backflow prevention on both the cold and hot water supply to each individual bath. For tub fill only, provide air gap of three (3) times the diameter of each water inlet or reduced pressure principle backflow prevention assembly or pressure type vacuum breaker installed not less than 12 inches above the flood rim of the bath.

Drainage from each bath shall terminate with an air gap at an indirect waste receptor that includes a floor sink or washer standpipe. Gravity drains from tubs can be directly connected to the waste system through a trap and vent.”

~~Add the following section:~~

~~**“424.1.1 Waterless urinals.** All urinals installed in new construction shall be of the wall-hung type. When a flushing urinal is replaced, every effort shall be made to replace it with a waterless unit.”~~

Section 504.6 Requirements for discharge piping. Revise as follows:

Delete item 2.

Section 504.7.1 Pan size and drain. Revise as follows:

Add the following after the second sentence:

“A drain shall not be required for replacement water heaters in locations where no previously installed drain is available.”

604.3 Water distribution system design criteria required capacity at fixture supply pipe outlets.

Revise table by deleting the column titled “Flow Pressure (psi)” in its entirety.

~~**Section 604.4 Maximum flow and water consumption.** Revise as follows:~~

~~Delete the section in its entirety and replace it with the following:~~

~~“The maximum water consumption flow rates and quantities for all plumbing fixtures and fixture fittings shall be in accordance with Table 604.4 and such fixtures and fixture fittings~~

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shall be Environmental Protection Agency (EPA) WaterSense Certified fixtures or within the maximum flow or quantity required of WaterSense Certified fixtures, excluding fixture types that are not included under the WaterSense Program.

Exceptions:

1. Blowout design water closets having a water consumption not greater than 3 ½ gallons (13L) per flushing cycle.
2. Vegetable sprays.
3. Clinical sinks having a water consumption not greater than 4 ½ gallons (17L) per flushing cycle.
4. Service sinks.
5. Emergency showers.
6. Replacement of existing fixtures that do not require a permit.”

Table 604.4 Maximum Flow Rates and Consumption for Plumbing Fixtures and Fixture Fittings.
Revise Table as follows:

Plumbing Fixture or Fixture Fitting	Maximum Flow Rate or Quantity ^b
Lavatory, private	1.5 gpm at 60 psi
Lavatory, public	0.25 gallon per metering cycle
Lavatory, public (other than metering)	0.5 gpm at 60 psi
Showerheads ^{a, c}	2.0 gpm at 80 psi
Sink faucet	1.8 gpm at 80 psi
Flushing Urinals	0.5 gallons/flush
Water Closet	1.28 gallons/flush

For SI: 1 gallon = 3.785 L, 1 gallon per minute = 3.785 L/m, 1 pound per square inch = 6.895 kPa.

- a. A hand-held shower spray is a shower head.
- b. Consumption tolerances shall be determined from referenced standards.
- c. Shower heads shall comply with all requirements for high-efficiency showerheads in ASME A112.18.1-2020/CSA B125.1

Section 608.17.4 Connections to automatic fire sprinkler systems and standpipe systems. Revise as follows:

Delete all text therein and in subsection 608.17.4.1 and **REPLACING** replace it with the following:
“The potable water supply to automatic fire sprinkler and standpipe systems shall be protected against backflow in accordance with ARS § 41-2168.”

Section 609.6 Clinical, hydrotherapeutic and radiological equipment. Revise as follows:

Add a second sentence to read:
“If water is used for cooling or heat removal, it shall comply with the *International Mechanical Code*, amended Section ~~930~~ 932.1.”

Section 701.2 Connection to S sewer required. Revise as follows:

Delete, “in accordance with the *International Private Sewage Disposal Code*”.

Section 714.1 Sewage backflow. Revise as follows:

Delete paragraph and replace with:
“Where the finish floor elevation is less than 12 inches above the elevation of the next

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upstream manhole cover in the sewer, a backwater valve shall be installed in the building drain or branch of the building drain serving that floor. Floors discharging from above that reference point shall not discharge through the same back water valve.”

4A
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Section 903.1.1 Roof extension unprotected. Revise as follows:

Insert: [NUMBER] as “6” inches.

Section 1003.2 Approval. Revise as follows:

Add the following at the end of the last sentence:

“unless the flow rate is 50 gpm or greater and the liquid capacity is at least 65 gallons.”

Section 1003.3 Grease interceptors. Revise as follows:

Delete section and Table 1003.3.5.1 and replace with the following:

“Hydromechanical and gravity grease interceptors shall be designed and installed per Industrial Wastewater Ordinance by Pima County Regional Wastewater Reclamation Department Industrial Wastewater Control Section, Article XIV Grease Management Program

“A. Fixtures to be connected to a grease interceptor located within the kitchen area or subject to grease waste ¹:

- pre-rinse and or pre-wash sinks;
- two or three compartment sinks;
- meat prep sink;
- wok stoves;
- self-cleaning stove ventilation/exhaust hood;
- kitchen floor drains;
- floor sinks;
- mop sinks;
- food prep sinks;
- hand sinks ²;
- dishwasher; and
- food waste disposal units ³.

¹ Depending on use and context, the requirement for above listed fixtures to drain through an interceptor may be appealed to RWRD.

² A hand wash sink located in the kitchen area shall either discharge through a grease interceptor or have a sign posted above it stating: “HANDWASH SINK ONLY! NO FOOD PREPARATION OR DISHWASHING ALLOWED.”

³ Discharges from food waste disposal units must drain through a ~~minimum~~ maximum 3/8 inch screen or a solids separator prior to pretreatment.

B. Hydromechanical grease interceptors

Hydromechanical grease interceptors (HGI), ~~manufactured and designed per PDI G101~~, which are generally installed inside, may be used when there are four (4) or fewer fixtures. The minimum size HGI to be installed shall be rated no smaller than 25 gallons per minute with a 50 pound grease capacity. Flow Control devices shall be designed and installed so that the total flow through such devices shall at no time be greater than the rated flow of the HGI. HGIs shall be designed and tested in accordance with ASME A112.14.3, ASME A112.14.4, CSA B481.1, PDI G101, or PDI G102. HGIs shall be installed in accordance with the manufacturer’s instructions. Where manufacturer’s instructions are not provided, HGIs shall be installed in compliance with ASME A112.14.3, ASME A112.14.4, CSA B481.1, PDI G101, or PDI G102.

Exception: If a dishwasher and food waste disposal unit is used in a facility, an HGI cannot

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4 B
✱

be used and an appropriately sized GGI or alternative pretreatment device, capable of accepting these wastes, must be installed.

B2. Hydromechanical grease interceptors meeting ASME A112.14.3.

Hydromechanical grease interceptors (HGI) manufactured, designed, and certified to ASME A112.14.3 for grease production sizing and flow rate shall be installed per manufacturer’s requirements.

C. Grease interceptor sizing criteria

Gravity grease interceptor (GGI) shall be sized in accordance with table or formula below:

Gravity Grease Interceptors Table

Drainage Fixture Units per Table 709.1	Minimum Size (gallons)
Up to 10 DFU	300
11-16 DFU	500
17-25 DFU	750
26-33 DFU	1,000
34-44 DFU	1250
45-66 DFU	1500
67-111 DFU	2000
Greater than 112 DFU	Contact Industrial Wastewater

$$V_{(min)} = F \times R \times S$$

Where:

- $V_{(min)}$ = Minimum Gravity Grease Interceptor Operating Volume, gallons
- F = Flow Rate (maximum), gallons per minute
- R = Retention Time = 30 minutes
- S = Storage Factor = 25%

Thus: $V_{(min)} = F \times 30 \times 1.25$

The flow rate shall be determined based on the total flow rate from all equipment and plumbing fixtures connected to the gravity grease interceptor using one of the following equations:

- Drainage Fixture Units (DFU) **less than or equal to 40**: $F = (0.8 \times DFU)$
- Drainage Fixture Units **greater than 40**: $F = (0.3 \times FU) + 20$
- Where: DFU = Drainage Fixture Units per Table 709.1
- The minimum retention time of 30 minutes is based on Wastewater Engineering, Treatment, Disposal and Reuse, Third Edition, Metcalf and Eddy, Inc., McGraw-Hill, Inc., page 1028.
- A minimum of **25%** storage is required for floatable fats, oil and grease and settled solids is required for gravity grease interceptors.
- The minimum sized GGI to be installed shall be 300 gallons.

Note: Providing additional interceptor capacity can reduce an interceptor’s maintenance frequency. However, solid accumulation and low flows in an interceptor can, over an extended period of time, produce a corrosive environment which can damage the structural integrity of the

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interceptor. An oversized interceptor may also generate odor problems.

Gravity grease interceptors shall be designed and tested in accordance with IAPM/ANSI Z1001. GGIs shall be installed per manufacturer’s instructions. Where manufacturer’s instructions are not provided, GGIs shall be installed in compliance with ASME A112.14.6 and IAPMO/ANSI Z1001.

Grease interceptors shall have a minimum of two compartments and two man-ways. All man-ways shall have a minimum 20” inside diameter.

Grease interceptor discharge shall be vented in accordance with chapter 9, provided with cleanout in accordance with section 708, and directly connected to the sanitary drainage system.”

4c



Hydromechanical grease interceptors meeting ASME A112.14.3 shall be sized with table below:

Drainage Fixture Units per Table 709.1	Minimum Size
Up to 10 DFU	400 lbs of grease holding capacity at 50 gpm
11-25 DFU	800 lbs of grease holding capacity at 75 gpm
26-66 DFU	1,800 lbs of grease holding capacity at 100 gpm
67-111 DFU	3,000 lbs of grease holding capacity at 100 gpm
Greater than 112 DFU	Contact Industrial Wastewater Control

Grease interceptor discharge shall be vented in accordance with chapter 9, provided with cleanout in accordance with section 708, and directly connected to the sanitary drainage system.

Section 1101.3 Prohibited drainage. Revise as follows:

Add the following exception:

“**Exception:** Exterior fixtures, installed to prevent drainage outside the fixture or pan are acceptable.”

Section 1302 On-site nonpotable water reuse systems. Revise as follows:

Delete section and replace with the following:

“Regulated under Arizona Administrative Code (A.A.C.) Title 18, Chapter 9.”

Adopt the following Appendix:

Appendix B: Rates of rainfall for various cities.

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Revise as follows:

Add "Tucson...3.0," under "Arizona".

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AMENDMENTS TO THE 2018 2024 INTERNATIONAL MECHANICAL CODE

Chapter 1 Scope and Administration. Revise as follows:

Delete Chapter 1 with the exception of section ~~107 111~~. (Deleted sections are administered by ~~2018 2024~~ IBC, Chapter 1).

Section 307.2.1.1 Condensate ~~disposal~~ discharge. Revise as follows:

Add the following at the end of the paragraph:

“Condensate disposal shall be allowed to terminate as follows:

1. Into an approved fixture tailpiece, funnel drain, waste air gap fitting, floor sink, slop sink and laundry tray.
2. At or below grade outside the building in an area capable of absorbing the condensate flow without surface drainage.
3. Over roof drains or gutters or downspouts that connect to drainage pipes, provided they terminate at or above grade in an area capable of absorbing the condensate flow without surface drainage.”

~~309.1 Space-heating systems. Revise as follows:~~

~~Delete section in its entirety and replace with:~~

~~“Section 309.1 Heating and cooling systems. Interior spaces intended for human occupancy shall be provided with active or passive heating and cooling systems capable of maintaining an indoor temperature between 68F (20C) and 90F (32C) at a point 3 feet (914 mm) above the floor. The installation of portable heaters or coolers shall not be used to achieve compliance with this section.~~

~~Exceptions:~~

- ~~1. Space heating and cooling systems are not required for interior spaces where the primary purpose is not associated with human comfort.~~
- ~~2. Group F, H, S, and U occupancies.~~

Add the following section:

~~“Section 309.2 Cooling system. Dwelling units and sleeping units located in Climate Zones 0, 1, 2, 3, 4, 5A, and 5B, where the summer dry-bulb temperature is greater than 85°F (29.4°C), shall be provided with cooling systems capable of maintaining an indoor temperature at or below 80°F (26.7°C) in the occupied space. Where permanently installed fans are capable of generating 120 fpm (0.6 m/s) air speed inside the occupied space, the required cooling system shall be capable of maintaining indoor temperature at or below 85°F (29.4°C). The installation of one or more portable systems shall not be used to achieve compliance with this section.~~

~~Exception: Interior spaces where the primary purpose is not associated with human comfort.~~

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Section 401.4 Intake opening location. Revise as follows:

Add exception to read:

“Exception: Replacement of existing evaporative coolers where the building official determines that the replacement does not constitute a high degree of hazard.”

5A



~~Section 403.3.1.5 Balancing. Revise as follows:~~

~~Delete the second sentence and replace with the following:~~

~~“Ventilation systems shall be balanced by individuals holding current certification from the Associated Air Balance Council (AABC), the National Environmental Balancing Bureau (NEBB) or other approved agencies. A final report shall be provided to the engineer of record and the code official prior to the issuance of a certificate of occupancy.”~~

6A



~~Table 403.3.1.1 Minimum Ventilation Rates. Revise as follows:~~

~~Delete the Outpatient healthcare facilities section of the table and footnotes i and j.~~

Section 403.3.2 Group R-2, R-3, and R-4 occupancies. Revise as follows:

Delete all instances of “and R-4.”

6B



Section 407 Ambulatory Care Facilities and Group 1-2 Occupancies. Revise as follows:

Delete the entire section and replace with the following:

“Section 407 Healthcare Facilities

407.1 General. Mechanical ventilation for healthcare facilities shall be designed and installed in accordance with this code, ASHRAE 170/ASHE and NFPA 99. Healthcare facilities include I-1, I-2, and R-4 occupancies along with freestanding birth centers, urgent care centers, neighborhood clinics and physicians’ offices, Class 1 imaging facilities, outpatient healthcare facilities, outpatient psychiatric facilities, outpatient rehabilitation facilities, and outpatient dental facilities.

Exceptions:

1. Existing healthcare facilities that are being remodeled and the occupancy classification does not change shall meet the requirements of Section 403 or 407.

407.2 Mixed Occupancies. If no functionally equivalent spaces exist in ASHRAE 170/ASHE and NFPA 99, ventilation requirements shall be obtained from Section 403. Where spaces with prescribed rates in both ASHRAE 170/ASHE or NFPA 99 and Section 403 of this code exist, the higher of the two airflow rates shall be provided.”

Add the following section:

“Section 408 Marijuana Related Occupancies.

Section 408.1 General. General. Marijuana related occupancies includes growing, drying, processing, cooking, storage, and sales of any marijuana or cannabis related products.

Section 408.2 Exhaust and ventilation systems. Exhaust and ventilation systems. All marijuana related occupancies shall meet one of the following paths:

1. Prescriptive path for exhaust and ventilation as described in Section 408.2.1.
2. Engineered exhaust and ventilation system as described in Section 408.2.2.

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Section 408.2.1 Prescriptive exhaust and ventilation requirements.

Section 408.2.1.1 Exhaust systems. All marijuana related occupancies must be installed to the following requirements:

1. A minimum negative pressure of 0.01 inch w.c. relative to the building exterior and to adjacent spaces without marijuana related product.
2. A minimum exhaust rate of 0.2 cfm/sf of floor area or the greater as require by Section 403 or the International Fire Code.
3. Exhaust air must be treated with chemical absorption filters, such as activated charcoal prior to discharge. These filters shall have an airflow velocity across the face area of the filter that does not exceed 350 feet per minute.
4. Exhaust outlet locations shall meet the requirements of Section 501.3.1.2 for other product conveying outlets.

Section 408.2.1.2 Ventilation systems. All marijuana related occupancies must be installed to the following requirements:

1. A minimum of 1 cfm/sf of floor area of continuous recirculation air that is provided with a minimum MERV 8 filters and chemical absorbing filters such as activated carbon filters.
2. A design airflow velocity across the face of the chemical absorbing filters shall not exceed 350 feet per minute.

Section 408.2.2 Engineered exhaust and ventilation system. An approved engineered system must provide equivalent ventilation and dilution of product and production chemicals. This requirement is not intended to supersede structural, mechanical, or fire code or requirements set by other state or federal agencies such as hazardous materials ventilation and control.”

~~Section 606.2.1 Return air systems. Revise as follows:~~

~~Delete the sentence, but not exception, and replace with the following:~~

~~“Duct smoke detectors shall be installed in the return duct of air distribution systems moving more than 2,000 cfm. Duct smoke detectors shall be located upstream of air filters or outside air inlets.”~~

Section 607.6.1 Through penetrations. Revise as follows:

Revise Exception #1 by adding “or the floor/ceiling assembly” after the word “wall” and before the word “and”

Section 607.6.2.1.2 Static systems. Revise the following:

Add new Exceptions 4 and 5 as follows:

4. Static *ceiling radiation dampers* shall be permitted to be installed in *Dwelling Units* with smoke alarms installed in accordance with the Building Code and activation of any smoke alarm within the *Dwelling Unit* shall shut down the system.
5. Static *ceiling radiation dampers* shall be permitted to be installed in *Dwelling Units* having a fire alarm system which has smoke detectors installed within the *Dwelling Unit* in accordance with the Building Code requirements for smoke alarms. Activation of any smoke detector within the *Dwelling Unit* shall shut down the system in the *Dwelling Unit*.”

5B



Section 608.1 Balancing. Revise the following:

Add the following at the end of the paragraph:

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“Ventilation systems shall be balanced by individuals holding current certification from the Associated Air Balance Council (AABC), the National Environmental Balancing Bureau (NEBB) or other *approved* agencies. Final reports shall be provided to the engineer of record and the code official prior to the issuance of a certificate of occupancy.”

Add the following new section:

“**Section 928.2 Water conservation.** Evaporative cooling systems shall be provided with a recirculating water system. Any bleed off rate used by the system shall be limited to that recommended by the manufacturer. Once-through evaporative cooling systems using potable water shall not be permitted.”

Add the following new section:

“**Section 930 2.1 Water cooled refrigeration/heat removal systems—water conservation.** A water-cooled refrigeration system or heat removal system, (defined as refrigeration or heat removal system using water, all, or in part, for condensing a refrigerant), shall not discharge more than three gallons of water per nominal ton per hour into an approved sanitary disposal system. Condenser wastewater discharge shall be accomplished by the use of an air gap, as described in the *International Plumbing Code*. Each water-cooled system shall be provided with one or more of the following water-saving devices: (a) a cooling tower; or (b) an evaporative condenser; or (c) an *approved* water circulating device.”

Section 1001.1 Scope. Revise as follows:

Delete Exception 7 (in its entirety) and replace with the following:

“7. Any boiler or lined water heater in excess of 200,000 BTU shall be subject to inspection by Federal or State inspections. See Arizona Boiler Rules for regulations, Title 20, Chapter 5.”

Section 1004.1 Standards. Revise as follows:

Delete all text after the second sentence and add the following:

“Boilers shall be designed and constructed in accordance with the *ASME Boiler and Pressure Vessel Code*, and Arizona Boiler Rules, Title 20, Chapter 5.”

Section 1101.1 Scope. Revise the following:

Add a new paragraph after the first two sentences with the following:

“ANSI/ASHRAE Standard 15 is a referenced standard and is regularly updated through continuous maintenance process and provides more up-to-date requirements for refrigerant safety. The refrigeration system shall meet the requirements of this Chapter or ANSI/ASHRAE 15-2024 with the companion standard ANSI/ASHRAE 34-2024.”

Section 1109.2.5 Exception 2. Revise the following:

Delete the words “using Group A1 refrigerant.”

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AMENDMENTS TO THE ~~2018~~ 2024 INTERNATIONAL FUEL GAS CODE

Chapter 1 Scope and Administration. Revise as follows:

Delete Chapter 1 with the exception of sections ~~101.2.4~~ 101.2.5 Systems, Appliances, and Equipment Outside the Scope and ~~107-111~~ Inspections and Testing. (Deleted sections are administered by ~~2018~~ 2024 IBC, Chapter 1).

Section 404.17.3 Tracer. Revise as Follows:

Revise section to read:

“A yellow insulated copper tracer wire or other *approved* conductor, or a product specifically designed for that purpose, shall be installed adjacent to underground nonmetallic *pipng*. *Access* shall be provided to the tracer wire or the tracer wire shall terminate a minimum of 12 inches above ground at each end of the nonmetallic *pipng* securely attached at both ends. The tracer wire size shall be not less than 18 AWG and the insulation type shall be suitable for direct burial.”

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**AMENDMENTS TO THE
2018 2024 INTERNATIONAL FIRE
CODE**

Section 101.1 Title. Revise as follows:

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

Section 106 8.2 Schedule of permit fees. Revise as follows:

Delete, "schedule as established by the applicable governing authority," and replace with: "shall be subject to a fee as established in the Sahuarita Town Code, Title 3."

Section 106 8.5 6 Refunds. Revise as follows:

~~Delete the section in its entirety and replace with:~~

~~"Refunds shall be per section 109.6 of the *International Building Code*."~~

Delete the sentence in its entirety 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 109 112 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 110 3.4 Violation Penalties. Revise as follows:

Delete "shall be guilty of a [SPECIFY OFFENSE], punishable by a fine of not more than [AMOUNT] dollars or by imprisonment not exceeding [NUMBER OF DAYS], or both such fine and imprisonment." and replace with:

"shall be subject to a violation as established in the Sahuarita Town Code, Title 15."

Section 202 General Definitions.

FIRE CODE OFFICIAL. Revise as follows:

Delete "The fire chief or other designated authority" and replace it with: "The Town of Sahuarita Fire Marshal"

Add the following definitions:

Driveway: A vehicular ingress and egress route that connects a building or structure to a fire department access road.

Interior Tenant Notification: Notification appliances placed within the interior spaces of occupancies equipped with an automatic sprinkler system. These appliances are intended to alert occupants of a potential fire condition within the building when the automatic sprinkler system water flow switch is activated.

Fire Risk Analysis: An analytical process or review conducted by the Fire Code Official in accordance with nationally recognized standards; such as NFPA 101; 101A; 550; 551; or 1142; ICC IUWC; and ISO evaluation criteria to determine minimum levels of fire protection requirements based upon the risk associated with the subject matter, where not specifically detailed in this code or when an application requesting a reduction or modification to this code is received.

The Fire Code Official shall take into consideration fire scenarios and their probability of occurrence and or potential consequences. Items to consider in the fire risk analysis process or review may include; distances to fire stations; available fire apparatus and first responders; fire protection systems; Wildland interface; building and occupancy types; hazardous materials; water supplies; and other pertinent information detailing the subject matter being considered for modification or reduction of fire code prescriptions.

High Hazard Occupancies: Those occupancies that have an occupant load of more than 300 persons. This classification includes but is not limited to, the following:

- Schools
- Places of assembly
- Hospitals
- Nursing Homes
- Adult care facilities
- Facilities that use, store or handle hazardous materials in quantities beyond what is customary for maintenance of the occupancy
- Facilities with flammable or combustible liquids, compressed gases, or explosive materials in reportable quantities
- Facilities with a large impact on the community if lost or interrupted by a fire or explosion
- High rise occupancies

Medium Hazard Occupancies: Those occupancies that have an occupant load of 50 to 300 persons. This classification includes but is not limited to, the following:

- Residential care facilities
- Store, use or handle hazardous materials in less than reportable quantities or use, store or handle flammable or combustible liquids in less than reportable quantities
- Special hazard operations or processes (requiring a permit)
- Restaurants

Low Hazard Occupancies: Those occupancies that have an occupant load of 49 persons or less (other than residential care facilities). This classification includes but is not limited to, the following:

- Small business mercantile type occupancies

Portable fryer appliance: A portable deep fat fryer must:

1. Be listed for operation without required hoods or vents;
2. Be powered by electrical energy only (no fuel-gas connection allowed); AND
3. Contain an internal fire extinguisher system compliant with Section 904

If a fryer appliance does not meet all of those requirements, it shall be classified and protected as a *medium-duty cooking appliance* in accordance with the *International Mechanical Code*.

SECTION 203—OCCUPANCY CLASSIFICATION AND USE.

[BG] 203.4.2 **Group E, day care facilities.** Revise as follows:

Add the following:

“A single-story Child Care Group Home with up to 10 children defined by Arizona Department of Health Services shall be classified as a Residential Group R-3.”

[BG] 203.7.1 **Institutional Group I-1.** Revise as follows:

Delete “for more than 16 persons” and replace with “for more than 10 persons” as follows:

“Institutional Group I-1 occupancy shall include buildings, structures or portions thereof for **more than 10 persons**, excluding staff, who reside on a 24-hour basis in a supervised environment and receive custodial care.”

[BG] 203.7.1.3 **Six to 16 persons receiving custodial care.**

Delete section in its entirety and replace with:

“**Six to ten persons receiving custodial care.** A facility housing not fewer than six and not more than ten persons receiving custodial care shall be classified as Group R-4.”

[BG] 203.9.3 **Residential Group R-3.** Revise as follows:

Delete “16” and replace with “10” on *Congregate living facilities (nontransient)* item ~~delete~~ as follows:

“Residential Group R-3 occupancies where the occupants are primarily permanent in nature and not classified as Group R-1, R-2, R-4 or I, including:

Buildings that do not contain more than two dwelling units

Care facilities that provide accommodations for five or fewer persons receiving care

Congregate living facilities (nontransient) with **10 or fewer occupants**

Boarding houses (nontransient)

Convents

Dormitories

Emergency services living quarters

Fraternities and sororities

Monasteries

Congregate living facilities (transient) with 10 or fewer occupants

Boarding houses (transient)

Lodging houses with five or fewer guestrooms

Hotels (nontransient) with five or fewer guestrooms

Motels (nontransient) with five or fewer guestrooms”

[BG] 203.9.4 Residential Group R-4. Revise as follows:

Delete “but not more than 16 persons,” and replace with “but not more than ~~ten~~ 10 persons,” as follows:

“Residential Group R-4 shall include buildings, structures or portions thereof for more than five **but not more than 10 persons**, excluding staff, who reside on a 24-hour basis in a supervised residential environment and receive custodial care. Buildings of Group R-4 shall be classified as one of the occupancy conditions specified in Section 203.9.4.1 or 203.9.4.2. Group R-4 occupancies shall meet the requirements for construction as defined for Group R-3, except as otherwise provided for in the International Building Code. This group shall include, but not be limited to, the following:

Alcohol and drug centers

Assisted living facilities

Congregate care facilities

Group homes

Halfway houses

Residential board and care facilities

Social rehabilitation facilities”

Section 304.1.2 3 Vegetation. Revise as follows:

Delete the last sentence.

Section 307.3 Extinguishment authority. Revise as follows:

After “fire code official,” add “or responding fire department fire chief.”

Add the following section:

“503.2.3 Surface: Fire apparatus access roads shall be designed and maintained to support he imposed loads of fire apparatus, at least 83,000 lbs., and shall be surfaced to provide all-weather driving capabilities. Temporary surfaces shall be comprised of at least 4” of ABC compacted to 95% or asphalt for grades up to 6%. For grades from 6% to 12%, the surface shall be comprised of asphalt type materials. For grades from 12% to 15% surfaces shall be comprised of concrete with a traction surfacing Grades shall not exceed 15% without approval from the *Fire Code Official*. Permanent access roads must be provided prior to combustible construction on site.”

Add the following sections:

“Section 503.6.1 Electric operating gates. Gates that use electric or other means of power to automatically open or unlock shall have a manual override system. Manual override controls shall be located on the entrance side of gate, or when power has failed, the gates(s) shall open and stay open until power is restored for normal operations.

Add the following section:

“Section 503.7 Maintenance. The person(s) in possession of the premises, on and into which a fire apparatus access roadway is required, shall be solely responsible for the maintenance of such roadways and all required signs. No owner, manager or other person(s) in charge of premises served by a required fire apparatus access roadway shall abandon or close the fire apparatus roadway or any part thereof without permission of the fire code official. The person(s) in possession of the premises shall be responsible for ensuring that fire apparatus roadways are clear at all times.”

Section 505.1 Address identification. Revise as follows:

Delete section in its entirety and replace with:

“New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. Address numbers shall be in accordance with Pima County address display requirements and be visible from both directions of travel along the fire apparatus access road. Where required by the fire code official, address numbers shall be provided in additional approved locations to facilitate emergency response.”

Section 507.1 Required water supply. Revise as follows:

Add second paragraph:

“Where property is subdivided with or without the creation of public or private streets for the expressed purpose of providing said subdivided parcels for sale or otherwise permitting separate and/or individual development to occur, an approved water supply capable of supplying the projected fire flow for fire protection shall be provided and extended to serve directly any and all subdivided properties. The projected fire flow will be based on the greatest potential demand posed by any type of occupancy allowed by zoning laws on the projected property.”

Add the following section:

“507.5.1.2 Hydrants for commercial vehicle parking areas: Commercial parking lots and exterior storage areas exceeding 48,000 square feet (4460 m2) in size designed for: long-term vehicle parking over 24 hours , vehicle storage including those awaiting sale, recreational vehicle storage, boat storage, or the housing of combustible mobile storage containers shall be provided with a hydrant system as if it were a building in accordance with Appendix C. Minimum fire flow requirements shall be based on the values established in Section B105.3.1 (amended).”

Add the following section:

“Section 507.5.7 Reflective pavement markers.

Fire hydrants shall be identified by the installation of one (1) approved 4 inch (10 cm) by 4 inch (10 cm) blue reflective raised pavement marker and in accordance with the current Santa Rita Fire District Fire Code Construction and Development Handbook located within the center of the appropriate drive lane in an approved manner. FDC's shall be identified by the installation of two

(2) approved blue reflective pavement markers located on the concrete gutter side of the street, side by side in an approved manner.”

Add the following section:

“510.5.6 Emergency responder communication enhancement system (ERCES) infrastructure:

New buildings or structures shall be required to install, at a minimum, two-inch (2”) Electrical Metallic Tubing (EMT) conduit (between floors where applicable) dedicated for potential ERCES use. The conduit will have a breakout box in an equipment room for cables to be pulled. Guide wire will be provided in the conduit (between each floor, where applicable) in the breakout box. Conduit and breakout boxes shall be installed in accordance with NFPA 70. The conduit and breakout box will be labeled “PUBLIC SAFETY USE ONLY!” If it is determined that after all construction is complete that ERCES equipment is required, the conduit will make installation easier and more economical to the building owner. Such ERCES infrastructure shall be provided for the following:

1. New multi-story or multi-level buildings or structures;
2. New single-story buildings or structures totaling 45,000 square feet (4180 m²) or more in size;
3. New buildings or structures containing a basement or other subterranean space totaling 250 square feet (23m²) in size;
4. Any new building or structure that the fire code official has determined to have been constructed in a manner which may limit, or with materials likely to limit, the ability of emergency response personnel to effectively use emergency radio communication while within that building or structure.

New building or structures containing any underground parking areas will be required to provide the capability for a future rooftop antenna to be installed, if deemed necessary, in addition to the above requirements for ERCES infrastructure.”

Add the following section:

“510.5.6.1 Acceptance: As part of the installation, a final inspection of the ERCES infrastructure shall be required prior to the issuance of an approved Final Fire inspection report.”

Add the following section:

“511.1 General. New and existing controlled access gates installed across fire department access roads and *driveways* shall be *approved* by the *Fire Code Official*. The provisions of this chapter shall apply to the installation, operation, and *maintenance* of controlled access gates, including those installed in accordance with Sections 503.5 and/or 503.6.

Exception: Controlled access gates installed across *driveways* serving one individual single-family residence.”

Add the following section:

“511.1.1 Controlled access gate type. All new and existing controlled access gates installed across fire department access roads shall be of an *approved* manual or automatic type.

Exception: Automatic gates are prohibited across dead-end fire department access roads without *approved* turnarounds installed in accordance with Appendix D.”

Add the following section:

“511.2 Compliance. New and existing controlled access gates regulated by Section 503.5, 503.6, or elsewhere in this code shall be constructed, installed, and maintained in accordance with UL325, ASTM F2200.”

Add the following section:

“512.1 General. *Driveways* exceeding 200 feet (60,960 mm) in length shall provide a minimum unobstructed width of 14 feet (4,267 mm) and a minimum unobstructed height of 13 feet 6 inches (4,115 mm). Such *driveways* shall not exceed 10 percent in grade.

Exception: Where provided with a *residential dry standpipe* in accordance with Sections 905.8.1 and 905.8.2 and approved by the *Fire Code Official*.”

Add the following section:

“606.1.1 Gas Valves: Gas valves for commercial kitchen hoods shall be located in an accessible location approved by the *Fire Code Official*.”

Add the following section:

“901.2 Construction documents: Automatic *fire protection system* hydraulic calculations shall be based on a curve that is 90 percent of the available water supply curve as determined by current flow test information. The *Fire Code Official* shall witness all flow tests.”

Add the following section:

“901.4 Installation: The layout, calculation, and installation of fire protection systems shall be performed by persons knowledgeable and trained in such systems. Only qualified professionals (NICET Level III or higher) or Arizona registrants shall design fire alarm systems or sprinkler systems engineered to the standards outlined in Section 903.3.1.1. Contractors are required to possess a current Arizona License from the Register of Contractors to install fire protection systems. The installer shall follow all manufacturer guidelines for installation, inspection and testing. Contractors shall maintain certification when required by the manufacturer.”

Section 901.4.6 7.1 Access. Revise as follows:

Delete paragraph and add the following:

“Automatic sprinkler system risers, fire pumps and controllers shall be located inside buildings in dedicated rooms provided with ready access. Automatic fire sprinkler risers, fire pumps and controller room doors shall be arranged to allow direct access to the exterior of the building. Where located in a fire pump room or automatic sprinkler system riser room, the door shall be permitted to be locked provided that the key is available at all times in an approved key box.”

Add the following section:

“901.4.7.5 Minimum size: Rooms containing fire pump equipment and fire riser rooms for sprinkler systems installed in accordance with Section 903.3.1.1 shall be a minimum of four feet (121 cm) by four feet (121 cm) in size.”

Add the following section:

“901.4.7.6 Room access: Pump and fire riser rooms shall have a door directly accessible from the exterior of the building.”

Add the following section:

“903.1 General: Sprinklers shall be installed under exterior roofs and canopies exceeding 4 feet in width. Sprinklers may be omitted, when approved by the fire code official, where the construction is mostly noncombustible. Sprinklers shall be installed under all roofs or canopies over areas where combustibles are stored and handled.”

Section 903.2.1 Group A. Revise as follows:

Delete paragraph and replace with:

“An automatic sprinkler system shall be provided throughout all Group A occupancies.”

Sections 903.2.1.1 through 903.2.1.5. Revise as follows:

Delete these sections in its entirety.

Section 903.2.2.1 Ambulatory Care Facilities. Revise as follows:

Delete section and replace with:

“An automatic sprinkler system shall be installed throughout all floors of a building containing an ambulatory care facility.

Exception: Floors classified as an open parking garage are not required to be sprinklered.”

Section 903.2.3 Group E. Revise as follows:

Delete section and replace with:

“An automatic sprinkler system shall be provided for all floors of a building containing Group E occupancies.”

Section 903.2.4 Group F-1: Revise as follows:

Revise section to read:

“An automatic sprinkler system shall be provided for all floors of a building containing a Group F-1 occupancies.” Delete the remainder of the section.

Section 903.2.4.1 Woodworking Operations: Revise as follows:

Revise section to read:

“An automatic sprinkler system shall be provided throughout all Group F-1 occupancy fire areas that contain woodworking operations that generate finely divided combustible waste or use finely divided combustible materials.”

Section 903.2.7 Group M: Revise as follows:

Revise section to read:

“An automatic sprinkler system shall be provided throughout buildings containing Group M occupancies.” Delete the remainder of the section.

Section 903.2.9 Group S-1: Revise as follows:

Revise section to read:

“An automatic sprinkler system shall be provided throughout all buildings containing Group S-1 occupancies.” Delete the remainder of the section.

Section 903.2.9.1 Repair Garages: Revise as follows:

Revise section to read:

“An automatic sprinkler system shall be provided throughout all buildings used as repair garages.” Delete the remainder of the section.

Section 903.2.9.2 Bulk Storage of Tires: Revise as follows:

Delete section in its entirety.

Section 903.3.1.1.2 Bathrooms: Revise as follows:

Revise section to read:

“The minimum design requirements for automatic fire sprinkler systems installed per section 903.3.1.1 shall be as determined by Section 903.3.1.1.2.1 or by the NFPA 13 for the respective hazard and commodity classification present, whichever is greater.”

Add the following section:

“**903.3.1.1.2.1 Strip malls, multi-occupant or shell buildings:** The minimum sprinkler design density for all new multi-occupant or shell buildings shall be Ordinary Hazard (Group 2) as outlined in NFPA 13.”

Add the following section:

“**903.3.1.1.4 Storage, shell buildings:** Buildings with areas primarily utilized for storage with an interior ceiling height in the storage area 20 feet (6096 mm) or more above the finished floor shall be provided with a minimum eight-inch (203 mm) underground connection from an approved water supply to the bottom of the automatic sprinkler system riser where adequate public or private water systems are present.”

Add the following section:

“**903.3.1.2.4 Porches, Garages and Exterior Storage Closets:** In Group R Occupancies, sprinklers shall required in any porches, patios, and similar structures where open on two or more sides or where the covering does not exceed four feet in width. Sprinklers are required in all attached garages of Group R occupancies. Sprinklers shall not be required in attic, crawl spaces and other concealed spaces that are not used or intended for living purposes or storage and do not contain fuel-fired equipment. A sprinkler shall protect the direct area of fuel-fired equipment. Sprinkler protection shall be extended into attached exterior storage closets in R-1 and R-2 occupancies protected with an automatic sprinkler system installed in accordance with Section 903.3.1.2.”

Section 903.3.1.3 NFPA 13D sprinkler systems. 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.”

Add the following section:

“**903.3.5 Water Supplies:** Water supplies for automatic sprinkler systems shall comply with this section and the standards referenced in Section 903.3.1. For connections to public waterworks systems, the water supply test used for design of fire protection systems shall be adjusted to account for seasonal and daily pressure fluctuations based on information from the water supply authority and as approved by the fire code official.”

Add the following section:

“903.4.2.1 Water-flow notification: Unless a manual or automatic fire alarm system is required elsewhere in this code, interior tenant notification shall be provided whenever a monitored automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2 is present. An approved audible/visual notification appliance shall be installed within a normally occupied interior area of each building or tenant space. Americans with Disabilities Act (ADA)-compliant restrooms inside each building or tenant space shall have a visual notification appliance installed within the restroom area. The notification appliances shall be activated by an approved means upon water-flow detection from the automatic sprinkler system water-flow switch. Systems shall be required to be installed when:

- I. New buildings are constructed: Interior tenant notification in accordance with the requirements of 903.4.2.1 shall be provided for all newly constructed buildings containing a monitored automatic sprinkler system. If a multi-tenant shell building is constructed, each individual space created by demising walls shall be provided with interior tenant notification in accordance with the requirements of 903.4.2.1.

The requirements for notification appliance quantities and placement may be increased or adjusted based on occupancy-specific hazards to the discretion of the Fire Code Official.”

903.6 Where required in existing buildings and structures: Revise as follows:

Revise section to read:

“Approved automatic sprinkler systems shall be provided throughout the fire area of existing non-sprinklered occupancies per Chapter 11, when there is an increase in fire area, and when there is a change of occupancy to a group A, E, F, H, I, R, or S occupancy.”

Add the following section:

“903.7 Bathrooms. Group R occupancies, or areas utilized as Group R areas within another occupancy, that are equipped throughout with an automatic sprinkler system in accordance with Sections 903.3.1.1, 903.3.1.2 or 903.3.1.3, shall be required to provide sprinkler protection in all bathroom areas.

Exception: Bathrooms that do not exceed 24 square feet in area and are located within individual dwelling units or sleeping units, provided that walls and ceilings, including the walls and ceilings behind a shower enclosure or tub are of noncombustible or limited combustible materials with a 15-minute thermal barrier rating.”

Add the following section:

“904.16 Portable Fryer Appliances. Portable fryer appliances must be Underwriters Laboratories (UL) listed for their application and installed in accordance with the manufacturer’s specifications. Portable fryers shall be set up in an *approved* location and shall not be relocated without the approval of both the *fire code official* and the governing health department. Portable fryers must have their factory appliance cables plugged directly into a permanent power receptacle without the use of intervening electrical components. Portable fryers with an oil capacity exceeding 6.00 gallons (2271 ml) must have their internal fire suppression system tied into the building’s occupant notification system, where applicable, in accordance with section 907.5. Internal fire extinguishing systems are required to be maintained in accordance with section 904.12.5.”

905.8 Dry standpipes. Revise as follows:

Revise section to read:

“Dry standpipes shall not be installed.

“Exception: Where subject to freezing, where installed in accordance with NFPA 14, or when required by Section 905.8.1”

Add the following section:

“905.8.1 Residential dry standpipes. *Residential dry standpipes* shall be installed when *driveways* do not meet the requirements outlined in Section 512 or as required by the Fire Code Official.”

Add the following section:

“905.8.2 Installation requirements. *Residential dry standpipes* required by Section 905.8.1 shall be installed in accordance with their respective standards.”

907.3.1 Duct smoke detectors. revise as follows:

Add the following to end of the section:

“Duct smoke detectors greater than 9 feet off finished floor will require a remote test station on the wall adjacent to the duct smoke detector at the 8 foot level.”

912.2 Location: revise as follows:

“With respect to hydrants, driveways, buildings and landscaping, fire department connections shall be so located that fire apparatus and hose connected to supply the system will not obstruct access to the buildings for other fire apparatus. The location of the fire department connections shall be no longer than 100 feet from a hydrant. Each fire department connection shall be identified by an approved permanent weather resistant sign.”

Add the following section:

“1103.5.6.1 Fire area increase for existing one- and two-family dwellings. An *automatic sprinkler system* shall be provided throughout existing one- and two-family *dwellings* undergoing a *fire area* increase where all the following apply:

1. The square footage of the new *fire area* is greater 50 percent of the total *fire area* of the existing structure.
2. The new combined *fire area* (new and existing) exceeds 3,600 square feet (334 m2).
3. The available *fire-flow* is less than the *fire-flow* required by Appendix B of this code based upon the new total *fire area*.”

Add the following section:

“1103.5.7 Existing Group R-3 and R-4 residential facilities: All existing Group R-3 and R-4 residential facilities shall be equipped throughout with an *automatic sprinkler system* in accordance with Section 903.2.8.

Exception: Buildings equipped throughout with a previously *approved automatic sprinkler system*.”

Add the following section:

“3103.5.1 Tent staking or ballasting plan. The Tent or Canopy owner, or the Tent or Canopy Rental Company that is responsible for the tent and the tent installation must provide the installation instructions in accordance with the *Industrial Fabrics Association International (IFAI) Safe*

Installation and Maintenance of Tents and Fabric Structures Procedural Handbook at the time of application. Detailed documentation on how those requirements will be met must be reviewed before the permit is issued and approved.”

Add the following section:

“5003.13 Outdoor rooftop storage, use, and handling. Storage, use, and handling of hazardous materials on top of roofs or canopies shall be prohibited unless the roof or canopy has been specifically engineered for that purpose, complies with Sections 5003.13.5, and is *approved* by the *fire code official*. Engineering controls for rooftop storage of hazardous materials may include. But are not limited to, fire-rated stairwell access to the rooftop provided in accordance with the International Building Code, a standpipe system compliant with Section 905, and/or any other control measures necessary to ensure safe firefighting operations.”

Section 5608.10 Disposal. Revise as follows:

Delete “until not less than 15 minutes have” and replace with “until at least 60 minutes have”.

Adopt the following Appendices with exceptions:

APPENDIX B: FIRE-FLOW REQUIREMENTS FOR BUILDINGS

Section B103.3 Areas without water supply systems. Revise as follows:

Delete, “or the *International Wildland-Urban Interface Code*”.

Add the following section to Appendix B:

“B105.4 Fire Flow Requirements for Buildings: Where buildings are not able to meet fire-flow requirements in accordance with Section B105.1, an automatic fire sprinkler system may be accepted as a design alternative by the fire code official. Additions to existing and newly constructed one- and two-family homes may request a complete fire risk analysis to determine the minimum levels of fire protection.”

APPENDIX C: FIRE HYDRANT LOCATIONS AND DISTRIBUTIONS

Section C103.1 Hydrant spacing. Revise as follows:

Add a second paragraph:

“Fire hydrant(s) shall be installed at the entrance(s) from main arterial fire apparatus roads to all planned area developments first, and then spaced per Table C102.1.”

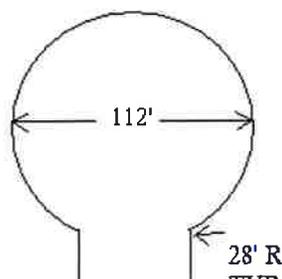
APPENDIX D: FIRE APPARATUS ACCESS ROADS

Add the following section to Appendix D:

“D102.1 Access and loading: Facilities, buildings, or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire department apparatus access road installed with concrete or asphalt surface capable of supporting the imposed load of fire apparatus weighing up to 82,000 pounds.”

Figure D103.1 Dead-end fire apparatus access road turnaround. Revise as follows:

Add the following:



“112-FOOT DIAMETER CUL-DE-SAC”
Measured from Asphalt to Asphalt edges.

Add the following section:

Section D103.4.1 Dead-end fire apparatus access road turnarounds.

“NO PARKING signs are required at the end of fire apparatus access road turnarounds.

Exception: If 112-Foot Diameter Cul-de-sac is utilized, measured from asphalt to asphalt edges, NO PARKING signs are not required to be posted.”

Section D103.6 Signs. Revise as follows:

Delete this section in its entirety and replace with the following:

“**Section D103.6 Signs.** Every fire apparatus access roadway required under this section shall be posted with signs installed at points not more than one-hundred (100) feet apart along the length of the required fire apparatus access roadway or as approved by the Fire Marshal. The bottom of every such sign shall not be less than seven (7) feet or more than ten (10) feet from the ground surface level. Signs shall be posted to face the direction of travel. Construction, installation, and maintenance of the signs shall be done at no expense to the Town. Materials and locations of each sign shall be indicated in the plans submitted to the Fire Marshal for approval prior to installation.

The required sign shall be the international NO PARKING sign with a standard sign size (width and height) of 12 x 18 inches (300 x 450 mm), on a white reflective background. The international NO PARKING symbol shall be a black P, six inches high. Underneath the NO PARKING symbol, in one-and-five-eighths inch high and one-quarter inch stroke, in red lettering it shall read:

FIRE
ACCESS
TOW-AWAY



Only fire apparatus access roadways required under the authority of this section or as approved by the fire marshal may be posted or identified with the approved sign shown above. Unauthorized signs shall be removed at the owner’s expense.”

Section D103.6.2 Roads more than 26 feet in width. Revise as follows:

Add the following:

“Exception: Roads 32 feet or wider with wedge curbs on both sides (measured from end of curb to end of curb) are not required to be posted.”

D107.1 One- or two-Family dwelling residential developments. Revise as follows:

“Developments of one- or two-Family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate unrestricted paved roads and shall meet the requirements of section D104.3. (Added “unrestricted paved” and deleted “approved fire apparatus access roads”)” Delete **Exception #2.**

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**AMENDMENTS TO THE
2017 2023 NATIONAL ELECTRICAL
CODE**

Section 210.5 Identification for branch circuits. Revise as follows:

Delete section (C)(1) and replace with the following:

“(C)(1) Ungrounded conductors. Branch circuits shall conform to the following color code.

Volts	Phase	System	Phase A	Phase B	Phase C	Grounded Conductor
120/208	3	WYE	Black	Red	Blue	White
277/480	3	WYE	Brown	Orange	Yellow	Grey
120/240	3	DELTA	Black	Orange	Red	White

Exception No. 1: The above color coding is not required in residential occupancies.

Exception No. 2: Industrial occupancies holding an Annual Permit per IBC Section 105.1.1 may use their own coding system.

Exception No. 3: Additions to an existing electrical system, where an acceptable color coding system exists, the existing color coding system shall be continued.”

Section 210.11(C) Dwelling units. Revise as follows:

Add the following item:

“(5) Dishwasher and garbage disposer branch circuits-dwelling units. In residential occupancies, dishwasher and garbage disposer may be on the same 20 ampere branch circuit.”

Section 215.12 Identification for Feeders. Revise as Follows:

Delete section (C)(1) and replace it with the following:

“(C)(1) Circuit conductors. Branch circuits shall be identified by color coding that conforms to the following color-coding.

Volts	Phase	System	Phase A	Phase B	Phase C	Grounded Conductor
120 / 208	3	WYE	Black	Red	Blue	White
277 / 480	3	WYE	Brown	Orange	Yellow	Grey
120 / 240	3	DELTA	Black	Orange	Red	White

Exception No. 1: The above color coding is not required in residential occupancies.

Exception No. 2: Industrial occupancies holding an Annual Permit per IBC Section 105.1.1 may use their own coding system.

Exception No. 3: Additions to an existing electrical system, where an acceptable color-coding system exists, the existing color-coding system shall be continued.”

Section 225.32 1(B) Location. Revise as follows:

Add the following exception:

“Exception No. 5: For freestanding canopies, carports, towers, and similar structures, an individual or multi-wire branch circuit disconnecting means shall be permitted to be located elsewhere on the premises. A bonding conductor sized per Section 250.122 shall be run with the circuit conductors. The disconnecting means shall be located within sight of the structure or shall be capable of being locked in the open position.”

Section 230.70(B) Marking. Revise as follows:

Add the following to the end of the sentence:

“The markings shall be of sufficient durability to withstand the environment involved. Identifying labels required for disconnecting means shall have engraved or raised letters and be secured by screws or rivets (plastic tape shall not be considered durable material).”

Section 310.15 Ampacity Tables. Revise as follows:

Add the following:

“310.15 (B)(3) Outdoor Ambient Temperature. The ambient temperature for application of Tables 310.15 (B)(1)(1) and 310.15 (B)(1)(2) for outdoor installations shall be not less than 45° C (113° F).”

Section 340.10 Uses permitted. Revise as follows:

Add the following item:

“(8) Type UF Cable shall be permitted to be used in mortar joints of adobe construction in occupancies where the use of Nonmetallic Sheathed Cable is permitted by this code.”

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AMENDMENTS TO THE 2024 INTERNATIONAL EXISTING BUILDING CODE

Chapter 1 Scope and Administration. Revise as follows:

Delete Chapter 1 with the exception of Sections 101.2 through 101.4, 116, and 117. (Deleted sections are administered by 2024 IBC, Chapter 1).

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AMENDMENTS TO THE 2018 2024 INTERNATIONAL PROPERTY MAINTENANCE CODE

Section 101.1 Title. Revise as follows:

Insert: [Name of Jurisdiction] as “Town of Sahuarita, AZ”.

Section 101.2 Scope. Revise as follows:

Delete the paragraph and replace it with the following:

“The provisions of this code shall apply to all vacant and/or unsecured dangerous buildings, as herein defined, which are now in existence, or which may hereafter become dangerous in this jurisdiction.”

Section 101.3 Purpose. Revise as follows:

Delete the paragraph and replace it with the following:

“It is the purpose of this code to provide a just, equitable and practicable method, to be cumulative with and in addition to any other remedy provided by the building code, or otherwise available by law, whereby buildings or structures which from any cause endanger the life, limb, health, morals, property, safety or welfare of the general public or their occupants may be required to be secured, repaired, vacated or demolished.”

Add the following section:

“**Section 101.5 Duty to clean and secure vacant buildings and structures.** The owner of a vacant building or structure shall remove accumulation of weeds, combustible waste or rubbish from the interior of the building or structure and the surrounding yards; and shall secure all doors, windows, and other openings as required by and in accordance with standards on file with the *Building Official*.”

Section 102.3 Application of other codes. Revise as follows:

Delete the paragraph and replace it with the following:

“Repairs, additions or alterations to a structure, or change of occupancy, shall be done in accordance with the procedures and provisions of the regulatory codes as adopted by this jurisdiction which are in effect at the time such work is undertaken.”

Section 102.7 8 Referenced codes and standards. Revise as follows:

Delete this section in its entirety.

Section 103 Code Compliance Agency. Revise as follows:

Delete this section in its entirety.

Section 103.5 Fees. Revise as follows:

Insert: [JURISDICTION TO INSERT APPROPRIATE FEE SCHEDULE] as “The Town of Sahuarita Code, Title 3.”

Section 104 Fees. Revise as follows:

Delete this section in its entirety.

Section 106.3 Prosecution of violation. Revise as follows:

Delete the first sentence and replace with:

“Any person failing to comply with the notice of violation in accordance with Section 107

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shall be in violation in accordance with Title 15 of the Town of Sahuarita Code.”

Section 109.4.1 Form. Revise as follows:

Delete item 4 and replace it with the following:

“4. Include a correction order allowing no less than thirty (30) days’ time to make the repairs and improvements required to bring the dwelling unit or structure into compliance with the provisions of this code.”

Section 109.4.1 Form. Revise as follows:

Add new item 7 as follows:

“7. Include the estimated cost to the town for the removal if property owner does not comply”

Section 111 Means of appeal. 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 112.4 Failure to comply. Revise as follows:

Delete, “shall be liable to a fine of not less than [AMOUNT] dollars or more than [AMOUNT] dollars.” and replace with, “shall be liable to a fine in accordance with Title 3 of the Town of Sahuarita Code.”

Section 302.4 Weeds. Revise as follows:

2 * Delete this section in its entirety.
302.8 JUNK VEHICLES

Section 303.2 Enclosures. Revise as follows:

Delete “24 inches” and replace with “18 inches”.

Delete, “48 inches (1219 mm) in height” and replace with “60 inches (1524 mm) in height and in accordance 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”.

~~**Section 304.1.1 Unsafe conditions.** Revise as follows:~~

~~Delete, “International Existing Building Code,” and replace with, “International Residential Code.”~~

Section [F]304.3 Premises identification. Revise as follows:

Delete this section and replace with:

“Addressing shall be in compliance with the Pima County address display requirements.”

Section 304.14 Insect screens. Revise as follows:

Delete this section in its entirety.

~~**Section 305.1.1 Unsafe conditions.** Revise as follows:~~

~~Delete, “International Existing Building Code,” and replace with, “International Residential Code.”~~

Section 602.3 Heat supply. Revise as follows:

Insert: “from [DATE] to [DATE]” as “from November 1st to April 1st”.

Section 602.4 Occupiable work spaces. Revise as follows:

Insert: “from [DATE] to [DATE]” as “from November 1st to April 1st”.

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Section 704.5.1 Fire department connection access. Revise as follows:

Delete "Fire Chief" and replace with "Fire Code Official".

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AMENDMENTS TO THE 2018 2024 INTERNATIONAL SWIMMING POOL AND SPA CODE

Chapter 1 Scope and Administration. Revise as follows:

Delete Chapter 1 with the exception of sections 101, 102.7, ~~104.11~~, ~~106 111~~ and ~~107 113~~. (Deleted sections are administered by **2018 2024** IBC, Chapter 1).

Section 301 Scope. Revise as follows:

Delete the word "public" in the first sentence and delete the text "Chapter 4 through 10" and replace with "Chapters 5 and Chapters 7 through 10."

Add the following section:

"Section 303.4. Pool, spa and hot tub covers. All new and remodeled exterior installed swimming pools, spas and hot tubs shall be required to be provided with a cover to limit evaporation, prior to final inspection approval and all pools and spas must be provided with an approved barrier. In addition, spas shall have a locking cover"

Section 304 Flood Hazard Areas. Revise as follows:

Delete section in its entirety and replace with the following:

"Pools and spas located in flood hazard areas require written authorization by the floodplain jurisdiction."

Section 305.2 Outdoor swimming pools and spas.

Revise first sentence by adding the following after the word "pools" and before the word "shall": "or other contained body of water that contains water eighteen inches "18" or more in depth at any point and that is wider than eight feet at any point and is intended for swimming".

Section 305.2.1 Barrier height and clearances.

Revise item 1 as follows: Delete "48 inches" and replace with "60 inches".

Section 305.4 Structure wall as a barrier. Revise as follows:

~~Revise item 1, sentence two as follows:~~

~~delete all words after "structures" and ending with the last "units". Delete sentence three in its entirety.~~

Delete Item #3 in its entirety.

Section 306.3 Steps risers and treads. Revise as follows:

Delete the first sentence in its entirety.

Section 306.4 Deck steps handrail required. Revise as follows:

Delete the first word of the sentence, and capitalize the "p"

Section 306.9.1 Hose Bibbs. Revise as follows:

Delete all words after 102.71 and the exception.

Section 307.1.2 Colors and finishes. Revise as follows:

Delete section in its entirety.

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Section ~~307.1.4~~ 1.4 Accessibility. Revise as follows:

Delete section in its entirety.

Section ~~307.2.4~~ 2.4 Surface conditions. Revise as follows:

Delete section in its entirety.

Section ~~309.2~~ 310.2 Treatment and circulation system equipment. Revise as follows:

Delete section in its entirety.

Section ~~311.2~~ 312.2 System Design. Revise as follows:

Delete the second sentence and the exception in its entirety.

Section ~~313.7~~ 314.7 Emergency shutoff switch. Revise as follows:

Delete section in its entirety.

Section ~~315.2~~ 316.2 Required. Revise as follows:

Delete the first sentence and exception 1 and renumber exception 2 to 1.

Section ~~315.2.1~~ 316.2.1 Circulation system. Revise as follows:

Delete section in its entirety.

Section ~~315.3~~ 316.3 Skimmer sizing. Revise as follows:

Delete the "Public pool" line in Table 315.3 Skimmer Sizing Table.

Section ~~316.4.2~~ 317.4.2 Access prohibited. Revise as follows:

Delete section in its entirety.

Section 320 Sanitizing, oxidation equipment and chemical feeders. Revise as follows:

Delete section in its entirety.

Section ~~320.1~~ 321.1 Backwash water or draining water.

Delete the first sentence and replace it with the following:

"Backwash water and draining water shall be discharged in accordance with Pima County Department of Environmental Quality Swimming Pool and Spa Discharge Guidelines."

Section ~~321.1~~ 322.1 General. Revise as follows:

Delete first sentence.

Section ~~321.2~~ 322.2 Artificial lighting required. Revise as follows:

Delete section in its entirety.

Section ~~321.3~~ 322.3 Emergency illumination. Revise as follows:

Delete section in its entirety.

Section ~~322.1~~ 323.1 General. Revise as follows:

Delete the text "Chapter 4 through 10" and replace with "Chapters 5 and Chapters 7 through 10".

Section ~~323.2.1~~ 324.2.1 Height. Revise as follows:

Delete section in its entirety.

Town of Sahuarita

~~Chapter 4 Public Swimming Pools. Revise as follows:~~

~~Delete chapter in its entirety and reference the Arizona Administrative Code, Title 18, Chapter 5, Article 2 as applicable.~~

Chapter 4 Public swimming pools. Revise as follows:

Delete this Chapter in its entirety.

~~Chapter 5 Public Spas and Public Exercise Spas. Revise as follows:~~

~~Delete chapter in its entirety and reference the Arizona Administrative Code, Title 18, Chapter 5, Article 2 as applicable.~~

Chapter 5 Public spas and public exercise spas. Revise as follows:

Delete all the words “public” and replace them with “residential”.

Section 504 Pumps & motors. Revise as follows:

Delete section in its entirety.

Section 508 Safety features. Revise as follows:

Delete section in its entirety.

~~Chapter 6 Aquatic Recreation Facilities. Revise as follows:~~

~~Delete chapter in its entirety and reference the Arizona Administrative Code, Title 18, Chapter 5, Article 2 as applicable.~~

Chapter 6 Aquatic recreation facilities. Revise as follows:

Delete this Chapter in its entirety.