

CITY OF SIERRA VISTA
AMENDMENT TO THE
INTERNATIONAL BUILDING CODE
2015 EDITION

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

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

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

Reinspection fees may be assessed when the inspection record card is not posted or otherwise available on the work site, the approved plans are not readily available to the

inspector, for failure to provide access on the data for which inspection is requested, or for deviating from plans requiring the approval of the building official.

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

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

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

18. At Section 711, add Section 711.4: Garage and dwelling unit separation. Floor/ceiling assemblies providing a garage and dwelling unit separation shall be protected by not less than two layers of 5/8" Type X gypsum board or equivalent applied on the ceiling.
- ~~19. At Section 718, insert subsection 718.2.1.6: Batts, blankets of mineral wool, mineral fiber, unfaced fiberglass or any loose fill insulation shall not be used as fireblocking unless specifically detailed on the construction documents and demonstrated to be Building Official its ability to remain in place and to retard the spread of fire and hot gases, otherwise, a rigid material shall be used complying with section 718.2.1.~~
20. At Section 903.2.1.3(2), change reference of "300" to "100" or more;
21. At Section 903.2.3, insert item 3 after the exception: Where Group E fire area has an occupant load of 30 or more.
22. At Section 903.2.4(2), change to read: Where a Group F-1 fire area is located more than two stories above grade plane.
23. At Section 903.2.7(2), change to read: Where a Group M fire area is located more than two stories above grade plane.
24. At Section 903.2.9(2), change to read: A Group S-1 fire area is located more than two stories above grade plan.
25. At Section 903.2.11.3, change to read: Buildings more than two stories in height. An automatic sprinkler system shall be installed throughout every story of all buildings more than two stories or with a floor level having an occupant load of 30 or more. (The exceptions remain unchanged.)
26. At Section 903.3, change to read: Installation requirements. Automatic sprinkler systems shall be designed and installed in accordance with the 2015 International Fire Code, as amended.
27. At Section 1008.3.3, ~~insert number 6 to read: Toilet rooms other than single use toilet rooms.~~ Amend number 5 by striking through everything after restrooms and add, "except single use restrooms."
28. At Section 1010.1.10 change to read: Doors serving a Group H occupancy and all other occupancy groups not covered by item 2 in Section 1010.1.9.3 serving rooms or spaces with an occupant load of 50 or more shall not be provided with a latch or lock unless it is panic hardware or fire exit hardware.
29. At Section 1011.7.3 at the exception, change reference to "1/2 -inch" to read: "5/8 -inch Type X."
30. ~~At Section 1013.6.3, delete exception #1.~~ Change to: "At section 1013.5 delete, "and photoluminescent""
31. At Section 1907.1, insert second sentence to read: Concrete floor slabs shall be installed for all proposed shell buildings and future tenant spaces at the time of initial construction.

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