

CITY OF SIERRA VISTA

AMENDMENTS TO THE INTERNATIONAL RESIDENTIAL CODE 2015 EDITION

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

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

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

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

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

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

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

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

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

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

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

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

Ground snow load, insert [5]
Wind speed, insert [115]
Wind exposure category [C, unless justified as B]
Seismic Design Category, insert [B]
Weathering, insert [Negligible]
Frost line depth, insert [0]
Termite, insert [Very heavy]
Decay, insert [None to slight]

Winter design temp, insert [18-20 degrees]
Ice barrier required [No]
Flood hazards, insert [(a) May 1984, (b) June 2001]
Air freezing index [50]
Mean annual temp [63 degrees]

13. At Section R302.1, delete second part of first paragraph beginning with “or dwellings . . .”
14. Delete Table R302.1 (2).
15. At Section R302.1, delete exceptions 3, 4, and 5.
16. At Section R302.3, delete exception number 1 and change the reference of “1/2 – inch gypsum board: in exception 2 to “5/8 – inch gypsum board.”
17. At Section R302.5.1, insert at the end of this sentence: "and self-latching device.”
18. At Table R302.6, change the three references of “1/2 – inch gypsum board” to “5/8 – inch Type X gypsum board or equivalent.” Change the one reference of “5/8 – inch Type X gypsum board” to “Two layers of 5/8 – inch Type X gypsum board or equivalent.”
19. At Section R302.6, insert subsection R302.6.1 Attic access opening. The attic access opening protection supports shall be of noncombustible material. Where a pull-down ladder is installed, it shall be a fire-rated ladder assembly.
20. At Section R302.7, change the reference of “1/2 – inch gypsum board: to “5/8 – inch Type X gypsum board.”
21. After Section R302.13 14, insert Section R302.14 15 to read: Section R302.15 – Fire Protection. Where there are four or more dwelling units or sleeping units in a single structure, the provisions of Chapter 9, Section 903.2.8 of the International Building Code for Group R shall apply.
22. At section 303.4, delete the code reference to 1102.4.1.2.
23. At Section R308.1, delete the last sentence of the first paragraph and delete exceptions 1 and 2.
24. At Section R308.4.2, revise first part of paragraph to read: “Glazing in all fixed and operable panels in window units adjacent to a door, side-lite, and fixed panels of patio doors shall be...
25. At section 308.4.2(1), delete the words, “in a closed position”.
26. At section 308.4.2(2), change to read “Where the glazing is on a wall perpendicular to the plane of a door and within 24 inches of the door.
27. At Section R308.4.2, delete exception 4.

28. At Section R308.4.6, change to read: “Glazing where the bottom exposed edge of the glazing is less than 60 inches. . .”
29. At Section R308.4.7, “Glazing adjacent to the landings at the bottom of a stairway where the glazing is less than 60 inches above the landing . . .”
30. At Section R309, insert the words “of combustible construction” after all references to garage.
31. At section 309.5, delete the entire section.
32. At Section R313, delete the entire section.
33. At Section R314.6, insert the following after the second sentence: “Smoke alarms shall not be installed on a dedicated circuit and shall originate from a general-purpose branch circuit.”
34. At section 315.5, insert the following after the second sentence: “Carbon monoxide alarms shall not be installed on a dedicated circuit and shall originate from a general-purpose branch circuit.”
35. At Section R602.3, insert at the end of the first paragraph: “In multi-story structures, floor ties shall be provided at 48” o.c. or wood structural panels shall be installed with a minimum of a 9” overlap of both floor studs.”
36. At Section R602.10.8.2 (1), change to read: “For Seismic Design Categories A, B, and C, blocking between rafters or roof trusses shall be provided above the braced wall panel. Delete the exception.
37. At Section R606.11, change to read: “Masonry walls shall be reinforced and anchored . . .”
38. At Figure R606.11(2), retitle to read: Requirements for Reinforced Grouted Masonry Construction in Seismic Design Category B, and change the following: change #4 bars at 10 ft. o.c. to 4’ o.c.; add one ½” bar @ top of foundation; add two ½” bars @ bottom of foundation; add one ½” bar @ top of wall; add one ½” bar @ roof connection.
39. At Section R606.12.2.3.3, end of first paragraph, change to read: “. . . and at a maximum spacing of 4 feet.”
- ~~40. At Chapter 6, insert Section R615 Earthen Wall Structures.~~
- ~~41. At Section R806.5, delete the entire section.~~
42. At Chapter 11- Suspend the IECC Chapter 11 from the 2015 IRC and revert to the provisions of the Chapter 11 IECC in the 2006 IRC. Where any referenced code section conflicts with this amendment, the Building Official shall have authority to make determinations, at such time, for code compliance.

- ~~43. At Section M1502.4.2, change the last sentence to read: "Ducts shall not be joined with screws or similar fasteners that protrude into the inside of the duct."~~
44. At section M2301.2.5, Amend the first sentence to read, "See the City of Sierra Vista's Development Code, Section 151.16, for Water Conservation."
- ~~45. At section P2439.7.2, change the last sentence to read: "Ducts shall not be joined with screws or similar fasteners that protrude into the inside of the duct."~~
- ~~46. At Section P2603.5.1, revise the paragraph to read: "Sewer depth. Regardless of freezing conditions, all building sewers that connect to a private or public system shall be a minimum of 12 inches below grade."~~
- ~~47. At Section P3201, insert subsection: P3201.8 Water Softener Trap. A water softener shall be provided with a trap installed in the wall and terminating in an approved box.~~
48. At Section E3601.6.2, ~~change the first sentence to read: "Service disconnecting means and risers shall be surface mounted and provided on the outside of the structure. A recessed service entry is not permitted."~~ Amend by adding the following at the end of the section: "Service disconnecting means and risers shall be surface mounted."
49. At Section E3602.1, ~~second sentence, change to read: "For one or two family dwellings, the rating of the ungrounded conductors shall be not less than 200 amperes, 3 wire.~~ Amend by changing 100 to 200. Exception: Existing structures."
50. At Section E3608.1, insert a second paragraph to read: "All accessory structures with a **poured** concrete **foundation footing** require the installation of a concrete-encased electrode as required by Section E3608.1.2."
- ~~51. At Section E3609.4.2, change to read: "Connections at service riser. Equipment shall be bonded by approved rainproof, bolt on hubs. Such connections shall be made wrench tight."~~
52. At Section E3901.2.2 subparagraph 1, delete the words "fireplaces and fixed cabinets."
- ~~53. At Section E3901.11, change to read: "Hallways and foyers 5 feet or greater in width shall have receptacle spacing as required by Section E3901.2."~~
- ~~54. At Section E3902.5, change to read: "... receptacles installed in ground level rooms and unfinished basements shall have ..." and "For purposes of this section, ground level rooms and unfinished basements are defined..."~~
55. At Section E4003.12, Insert as first sentence, "All reference in this section to closet or clothes closet shall apply to clothes closets, pantries, and storage rooms. Change the section title to read: "Luminaries in Clothes Closets,

Pantries, and Storage Rooms.” ~~(All reference in this section to closet or clothes closet shall apply to clothes closets, pantries, and storage rooms.)~~

56. At Section E4003.12, insert a new paragraph at the end of this section to read: “Doorbell transformers shall not be permitted in a closet. If a receptacle is installed for an alarm system transformer, it shall be located above the door.”
57. In appendix E, at Section AE503.1, change to read: “Skirting and permanent perimeter enclosures shall be installed. Skirting shall be of material . . .”
58. Specifically adopt Appendices A, B, C, D, E, G, J, K, and M.