

June 1, 2023

Memorandum To: Honorable Mayor and City Council

Thru: Charles P. Potucek, City Manager
Victoria Yarbrough, Assistant City Manager
Matt McLachlan, Community Development Director
Brian Jones, Fire Chief

From: Jonathan Kramer, Building Official
Don Foster, Fire Marshal

Subject: REQUEST FOR AGENDA ITEM PLACEMENT
DECLARING A 30-DAY PUBLIC RECORD
PUBLIC HEARING
Resolution 2023-043, Proposed Amendments to adopt 2018 International Building Codes, with amendments

STAFF RECOMMENDATION:

The City Manager recommends approval.
The Assistant City Manager recommends approval.
The Director of Community Development recommends approval.
The Fire Chief recommends approval.

APPLICANT:

The City of Sierra Vista

BACKGROUND:

It has been the policy of the City of Sierra Vista to adopt codes made available by the International Code Council (ICC). The most recent ICC code adoption was in May, 2015. Additionally, the 2014 National Electrical Code was adopted in August, 2014.

The International Building Codes are revised and made available to the public on a three-year cycle with the current adopted edition by the City being the 2015 Edition. The City of Sierra Vista has IGA's with various state agencies that are currently on the 2018 editions.

ANALYSIS:

The 2018 Edition of the International Building Codes have been amended minimally with most of the language being carried over from the 2015 edition. The revisions to the 2018 edition are minor in nature and should have little impact on the local building industry.

Likewise, the local amendments to the codes are minor and carry over from the previous versions of the Code. Citation changes to reference updated Code sections make up the bulk of the local amendment changes. See attached Exhibit A for the local amendments.

Many old amendments were removed as no longer necessary. One new amendment is for residential homes using battery storage systems (ESS) and this code amendment is part of the 2021 IRC. A fee was established for these systems as well. A change was also made to how the fee for stop work orders multiplies in that now it places a 24-month period rather than in perpetuity as was in effect previously.

The 2018 family of International Codes include:

2018 International Building Code
2018 International Existing Building Code
2018 International Residential Code
2018 International Plumbing Code
2018 International Mechanical Code
2018 International Fuel Gas Code
2018 International Fire Code
2018 International Swimming Pool and Spa Code

As noted above, Chapter 11 of the International Residential Code affecting energy conservation requirements remains the 2006 version of that section of the code. And the recommendation is to stay with the 2012 International Energy Code for commercial development. This code is very stringent and the 2018 version adds unnecessary expense with little increased energy efficiency of value for our climate.

A public information session was conducted on May 17th, Castle and Cook, RL Workman and other contractors were in attendance. The session was well received with numerous comments and questions addressed.

This item will return to Council on July 13, 2023, for final consideration.

Attachment: Resolution No. 2023-043
Exhibit A, Local Amendments

RESOLUTION 2023-043

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF SIERRA VISTA, COCHISE COUNTY, ARIZONA; CREATING A 30-DAY PUBLIC RECORD ON PROPOSED AMENDMENTS TO CHAPTERS 150 AND 152 OF THE SIERRA VISTA CODE OF ORDINANCES ADOPTING BY REFERENCE CERTAIN BUILDING, MECHANICAL, PLUMBING, ENERGY CONSERVATION, FIRE, FUEL, GAS, RESIDENTIAL, EXISTING BUILDING, SWIMMING POOL AND ACCESSIBILITY, AND FIRE CODES REGULATING AND GOVERNING THE CONSTRUCTION, CONDITIONS, AND MAINTENANCE OF ALL PROPERTY, BUILDINGS, AND STRUCTURES IN THE CITY; AND AUTHORIZING AND DIRECTING THE CITY MANAGER, CITY CLERK, CITY ATTORNEY, OR THEIR DULY AUTHORIZED OFFICES AND AGENTS TO CARRY OUT THE PURPOSES AND INTENT OF THIS RESOLUTION.

WHEREAS, the City has previously adopted building and fire codes governing the construction, conditions, and maintenance of all property, buildings, and structures in the City; and

WHEREAS, it is in the best interest of the City of Sierra Vista to keep up to date on its building and fire codes upon review and when determined to be in the City's best interest; and

WHEREAS, the regulations of the 2018 edition of the International Building Codes and 2018 edition of the International Fire Code, with amendments appended thereto, are necessary to the City to provide for the preservation of property values and public health, safety, and welfare for the residents of Sierra Vista;

WHEREAS, as required by Arizona Revised Statute § 9-802 and Article 151.31 of the City Code, the City held a public hearing on the proposed amendments;

WHEREAS, under the provisions of § 9-802 of the Arizona Revised Statutes, the proposed amendments to the City's Code of Ordinances shall be declared as a matter of public record for a period of thirty days prior to being passed and adopted by ordinance.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SIERRA VISTA, ARIZONA, AS FOLLOWS:

SECTION 1:

The policy of the City of Sierra Vista relating to declaring proposed text amendments to the City Code as a public record be, and hereby is, reaffirmed.

SECTION 2:

That the certain document, entitled Exhibit "A", attached hereto, providing for amendments to Chapter 150, Building and Property Maintenance Code and Chapter 152, Fire Code, to update certain adopted international building and fire codes with local amendments, copies of which are on file in the office of the City Clerk, is hereby declared a public record for thirty days.

SECTION 3

That the City Manager, City Clerk, City Attorney, or their duly authorized officers and agents are hereby authorized and directed to take all steps necessary to carry out the purposes and intent of this resolution.

CLEA McCAA, II
Mayor

ATTEST:

APPROVED AS TO FORM:

JILL ADAMS
City Clerk

NATHAN J. WILLIAMS
City Attorney

Prepared by:
Matt McLachlan, AICP
Director, Community Director

EXHIBIT "A"

AMENDMENTS TO THE CITY CODE OF ORDINANCES

Section 150.01 of the Code of Ordinances of the City of Sierra Vista is hereby amended as follows:

§ 150.01 ADOPTION.

(a) The ~~2015~~ 2018 editions of the International Building Code, International Existing Building Code, International Residential Code, International Mechanical Code, International Plumbing Code, International Fuel Gas Code, and the International Swimming Pool and Spa Code, all as amended by Resolution ~~2015-48~~ 2023-43 are hereby adopted by this reference and made a part as if fully set forth in this code as being the minimum code of the city.

(b) The 2012 edition of the International Energy Conservation Code for commercial development as amended by Resolution 2023-43, is hereby adopted by this reference and made a part as if fully set forth in this code as being the minimum code of the City.

(c) Chapter 4 of the 2006 edition of the International Energy Conservation Code and Chapter 11 of the 2006 edition of the International Residential Code as amended by Resolution 2015-048 2023-43 is hereby adopted and substituted for Chapter 11 of the 2018 International Residential Code by this reference and made a part as if fully set forth in this code as being the minimum code of the City.

~~(d) The 1997 Uniform Code for the Abatement of Dangerous Buildings is hereby adopted by this reference and made a part as if fully set forth in this code as being the minimum code of the City.~~

(~~e~~) The ~~2014~~ 2017 edition of the National Electrical Code as amended by Resolution ~~2014-070~~ 2023-43 is hereby adopted by reference and made a part hereof as if fully set forth in this code as being the minimum code of the City.

(~~f~~) ANSI A117.1 (2009), Standard for Accessible and Usable Buildings and Facilities, is hereby adopted by this reference and made a part as if fully set forth in this code as being the minimum code of the City.

Section 152.01 of the Code of Ordinances of the City of Sierra Vista is hereby amended as follows:

§ 152.01 ADOPTION.

The certain document known as the ~~2015~~ 2018 edition International Fire Code, as amended by Resolution ~~2015-048~~ 2023-43, be, and hereby are, adopted by reference and made a part hereof as if fully set forth in this code as being the minimum code of the City.

**CITY OF SIERRA VISTA
LOCAL AMENDMENTS TO INTERNATIONAL CODES**

The local amendments to the 2015 International Codes previously adopted by Resolution 2015-48 and further amended by Resolution 2017-89 are hereby repealed in their entirety and replaced with the following:

CITY OF SIERRA VISTA

AMENDMENTS TO THE
INTERNATIONAL EXISTING BUILDING CODE
2018 EDITION

The following provisions of the International Existing Building Code, 2018 Edition, as published by the International Code Council, Inc., are hereby amended as follows:

1. At [A] 101.1 Title., change to read: These regulations shall be known as the Existing Building Code of the City of Sierra Vista hereinafter referred to as "this code."
2. At Section 103.1, amend 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. [A] 105.3.2 Time limitation of application. Amend first sentence to read, "An application for a permit for any proposed work shall be deemed to have been abandoned 180 days after the date of filing, unless such application has been pursued in good faith or a permit has been issued; except that the building official is authorized to grant one or more extensions of time for additional periods not exceeding 180 days each."
6. Section [A] 108.2 Schedule of permit fees. Amend by adding Building Permit Fees as follows:

- Inspections Outside Normal Business Hours (Hourly Rate, 2-hour Minimum) \$75
- Additional Plan Review (required for applicant changes, additions, or revisions) (Hourly Rate, ½ hr minimum) \$75
- Re-Inspection Fee \$75

HOMEOWNER – the higher fee will be charged

Work without a permit 1st time, building permit fee only
Work without a permit for the 2nd time Minimum \$75 or double building permit fee

CONTRACTOR – the higher fee will be charged

Work without a permit for the 1st time Minimum of \$150 or double building permit fee
Work without a permit for the 2nd time Minimum of \$300 or 3 times the building permit fee
Work without a permit for the 3rd time Minimum of \$400 or 4 times the building permit fee
Work without a permit for the 4th time Minimum of \$500 or 5 times the building permit fee
..... (Within a 24-month period)

Replacement of Job Card.....	\$25
BLOCK WALLS / FENCES (up to 6 feet)	\$75
COURTESY INSPECTIONS (Residential and Commercial)	Free
GAS PRESSURE CHECKS (Residential and Commercial).....	\$25
HVAC	
• Residential and Commercial (changing like-for-like).....	\$50
• Residential and Commercial (involving duct work)	Based on valuation
MANUFACTURED HOME INSTALLATION	\$360
POOL AND SPA	
• Pool Permit	Based on Valuation
• Spa Permit	\$50
REROOFING	
• Residential Reroofing	\$100
• Commercial Reroofing	Based on valuation
SERVICE ENTRY	
• Residential Service Entry Replacement.....	\$50
• Commercial Service Entry Replacement.....	Based on valuation
ACCESSORY STRUCTURE	
• Sheds – less than 200 s.f.	\$25
• Sheds – exceeding 200 s.f.	Based on valuation
SIGNS	
• Replacement of existing sign	\$50
• New sign	\$75
SOLAR	
• Residential Solar	\$25
• Residential Solar with Battery systems.....	\$100
• Commercial Solar	based on 50% of valuation
WATER HEATER REPLACEMENT	\$25

COMMERCIAL	
Commercial Building Permit Rate Table (by valuation)	
Total Valuation	Fee
\$1 to \$500	\$31.00

\$501 to \$2,000	\$31.00 for the first \$500 plus \$4.80 for each additional \$100, or fraction thereof
\$2,001 to \$25,000	\$103.00 for the first \$2,000 plus \$18.00 for each additional \$1,000, or fraction thereof
\$25,001 to \$50,000	\$517.00 for the first \$25,000 plus \$14.00 for each additional \$1,000, or fraction thereof
\$50,001 to \$100,000	\$867.00 for the first \$50,000 plus \$9.00 for each additional \$1,000, or fraction thereof
\$100,001 to \$500,000	\$1,317.00 for the first \$100,000 plus \$8.50 for each additional \$1,000, or fraction thereof
\$500,001 to \$1,000,000	\$4,717.00 for the first \$500,000 plus \$7.50 for each additional \$1,000, or fraction thereof
\$1,000,001 and up	\$8,467.00 for the first \$1,000,000 plus \$4.50 for each additional \$1,000, or fraction thereof
Commercial Plan Review (includes residential multi-family over quad plex) 65% of Building Permit Fee	

7. At Section 115.1, amend by adding to the sentence to readas the Building Official/Administrator deems necessary and as provided for in this code and Chapter 150, Building and Property Maintenance of the City of Sierra Vista Code of Ordinances.
8. At Section 408.2, delete the exception.
9. At Section 1009.3, insert at the end of paragraph: “. . . International Plumbing Code, and the City Code of Ordinances, and comply with City of Sierra Vista standards.”

CITY OF SIERRA VISTA

AMENDMENT TO THE
INTERNATIONAL BUILDING CODE
2018 EDITION

The following provisions of the International Building Code, 2018 Edition, as published by the International Code Council, Inc., are hereby amended as follows:

1. At [A] 101.1 Title. Change to: These regulations shall be known as the Building Code of the City of Sierra Vista, hereinafter referred to as “this code.”

Property maintenance. Change all references to *International Property Maintenance Code* to: The provisions of Chapter 150, Building and Property Maintenance of the City of Sierra Vista Code of Ordinances.

2. At Section [A] 103.1 Creation of enforcement agency, 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 [A] 103.2, delete the entire section.
4. At Section [A] 103.3, delete the entire section.
5. At Section [A] 105.2, delete items 1, and 2, and renumber the remaining items 1, 2, . . .
6. [A] 107.3.1 Approval of construction documents. Change to reador by stamp, as “Approved.”

At Section 109.2, insert subsection 109.2.1 Schedule of permit fees. Building Permit Fees as follows:

- Inspections Outside Normal Business Hours (Hourly Rate, 2-hour Minimum) \$75
- Additional Plan Review (required for applicant changes, additions, or revisions) (Hourly Rate, ½ hr minimum) \$75
- Re-Inspection Fee \$75

HOMEOWNER – the higher fee will be charged

Work without a permit 1st time, building permit fee only
Work without a permit for the 2nd time Minimum \$75 or double building permit fee

CONTRACTOR – the higher fee will be charged (Within a 24-month period)

Work without a permit for the 1st time Minimum of \$150 or double building permit fee
Work without a permit for the 2nd time Minimum of \$300 or 3 times the building permit fee
Work without a permit for the 3rd time Minimum of \$400 or 4 times the building permit fee
Work without a permit for the 4th time Minimum of \$500 or 5 times the building permit fee

Replacement of Job Card \$25

BLOCK WALLS / FENCES (up to 6 feet) \$75

COURTESY INSPECTIONS (Residential and Commercial) Free

GAS PRESSURE CHECKS (Residential and Commercial)..... \$25

HVAC

• Residential and Commercial (changing like-for-like)..... \$50

• Residential and Commercial (involving duct work) Based on valuation

MANUFACTURED HOME INSTALLATION \$360

POOL AND SPA

• Pool Permit Based on Valuation

• Spa Permit \$50

REROOFING

• Residential Reroofing \$100

• Commercial Reroofing Based on valuation

SERVICE ENTRY

• Residential Service Entry Replacement..... \$50

• Commercial Service Entry Replacement..... Based on valuation

ACCESSORY STRUCTURE

• Sheds – less than 200 s.f. \$25

• Sheds – exceeding 200 s.f. Based on valuation

SIGNS

• Replacement of existing sign \$50

• New sign \$75

SOLAR

• Residential Solar \$25

• Residential Solar with Battery systems.....\$100

• Commercial Solar based on 50% of valuation

WATER HEATER REPLACEMENT..... \$25

COMMERCIAL	
Commercial Building Permit Rate Table (by valuation)	
Total Valuation	Fee
\$1 to \$500	\$31.00
\$501 to \$2,000	\$31.00 for the first \$500 plus \$4.80 for each additional \$100, or fraction thereof

\$2,001 to \$25,000	\$103.00 for the first \$2,000 plus \$18.00 for each additional \$1,000, or fraction thereof
\$25,001 to \$50,000	\$517.00 for the first \$25,000 plus \$14.00 for each additional \$1,000, or fraction thereof
\$50,001 to \$100,000	\$867.00 for the first \$50,000 plus \$9.00 for each additional \$1,000, or fraction thereof
\$100,001 to \$500,000	\$1,317.00 for the first \$100,000 plus \$8.50 for each additional \$1,000, or fraction thereof
\$500,001 to \$1,000,000	\$4,717.00 for the first \$500,000 plus \$7.50 for each additional \$1,000, or fraction thereof
\$1,000,001 and up	\$8,467.00 for the first \$1,000,000 plus \$4.50 for each additional \$1,000, or fraction thereof
Commercial Plan Review (includes residential multi-family over quad plex) 65% of Building Permit Fee	

- 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 – 100% 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.
- 9. At Section 109.2, insert subsection 109.2.4 – Reinspection. 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 109.6, insert subsection 109.6.1, - 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 [A] 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."
12. At Section 708.1, insert number 6 to read: Walls separating tenant spaces in all buildings with two or more tenants, except in fire sprinklered buildings.
13. Section 903 where Section 903 of the 2018 International Fire code with local amendments differs from this code with amendments the 2018 International Fire code will apply.
14. At Section 903.2.1.3(2), change reference of "300" to "100" or more;
15. At Section 903.2.3, change item 3 to read: Where Group E fire area has an occupant load of 30 or more.
16. 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.
17. At Section 903.2.7(2), change to read: Where a Group M fire area is located more than two stories above grade plane.
18. At Section 903.2.9(2), change to read: A Group S-1 fire area is located more than two stories above grade plan.
19. 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.)
20. At Section 903.3, change to read: Installation requirements. Automatic sprinkler systems shall be designed and installed in accordance with the 2018 International Fire Code, as amended.

21. At Section 1008.3.3, amend number 5 to read: Public restrooms: except single use rest rooms.
22. At Section 1013.5, delete the words "and photoluminescent".
23. At Section 2902.2, change exception 4 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. 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.
24. At Section 3109, delete the entire section and insert, in lieu thereof, the International Swimming Pool and Spa Code, 2018 Edition, as amended.
25. Appendix K is specifically adopted.

CITY OF SIERRA VISTA

AMENDMENTS TO THE
INTERNATIONAL RESIDENTIAL CODE
2018 EDITION

The following provisions of the International Residential Code, 2018 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 Sections R103.2 and R103.3, delete the entire sections.
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. 200 sq. ft. and larger- permit and plans required, skids acceptable with approved listed Anchors for non-habitable "sheds".
5. At Section R105.2, delete items 1, 2, 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 - Schedule of permit fees. Building Permit

Fees as follows:

- Inspections Outside Normal Business Hours (Hourly Rate, 2-hour Minimum) \$75
• Additional Plan Review (required for applicant changes, additions, or revisions) (Hourly Rate, 1/2 hr minimum) \$75
• Re-Inspection Fee \$75

HOMEOWNER - the higher fee will be charged

Work without a permit 1st time, building permit fee only
Work without a permit for the 2nd time Minimum \$75 or double building permit fee

CONTRACTOR - the higher fee will be charged(Within a 24-month period)

Work without a permit for the 1st time Minimum of \$150 or double building permit fee
Work without a permit for the 2nd time Minimum of \$300 or 3 times the building permit fee
Work without a permit for the 3rd time Minimum of \$400 or 4 times the building permit fee
Work without a permit for the 4th time Minimum of \$500 or 5 times the building permit fee

Replacement of Job Card \$25

BLOCK WALLS / FENCES (up to 6 feet)..... \$75

COURTESY INSPECTIONS (Residential and Commercial) Free

GAS PRESSURE CHECKS (Residential and Commercial)..... \$25

HVAC

- Residential and Commercial (changing like-for-like)..... \$50
- Residential and Commercial (involving duct work) Based on valuation

MANUFACTURED HOME INSTALLATION \$360

POOL AND SPA

- Pool Permit Based on Valuation
- Spa Permit \$50

REROOFING

- Residential Reroofing \$100
- Commercial Reroofing Based on valuation

SERVICE ENTRY

- Residential Service Entry Replacement..... \$50
- Commercial Service Entry Replacement..... Based on valuation

ACCESSORY STRUCTURE

- Sheds – less than 200 s.f. \$25
- Sheds – exceeding 200 s.f. Based on valuation

SIGNS

- Replacement of existing sign \$50
- New sign \$75

SOLAR

- Residential Solar \$25
- Residential Solar with ESS \$100
- Commercial Solar based on 50% of valuation

WATER HEATER REPLACEMENT..... \$25

RESIDENTIAL

Residential Valuation Rate (per square foot) \$73

Residential Building Permit Rate Table (by valuation)

Total Valuation

Fee

\$1 to \$500

\$25.00

\$501 to \$2,000

\$25.00 for the first \$500 plus \$3.45 for each additional \$100, or fraction thereof

\$2,001 to \$25,000

\$76.75 for the first \$2,000 plus \$15.00 for each additional \$1,000, or fraction thereof

\$25,001 to \$50,000

\$421.75 for the first \$25,000 plus \$11.00 for each additional \$1,000, or fraction thereof

\$50,001 to \$100,000	\$696.75 for the first \$50,000 plus \$7.50 for each additional \$1,000, or fraction thereof
\$100,001 to \$500,000	\$1,071.75 for the first \$100,000 plus \$6.25 for each additional \$1,000, or fraction thereof
\$500,001 to \$1,000,000	\$3,571.75 for the first \$500,000 plus \$5.25 for each additional \$1,000, or fraction thereof
\$1,000,001 and up	\$6,196.75 for the first \$1,000,000 plus \$3.75 for each additional \$1,000, or fraction thereof

Residential Plan Review Rate (up to and including quad plex) 25% of building permit Fee

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 – Reinspection. 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.

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) Most current by Panel]
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. At Section R302.1, delete exception 4 and replace with: Bay windows and associated wall meeting the requirements of the City of Sierra Vista Development Code. Roof over hangs where the wall is greater than or equal to 5 feet from a property line.
15. After Section R302.14, insert Section R302.15 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.
16. At section 303.4, delete the code reference to 1102.4.1.2.
17. At Section R313, delete the entire section.
18. 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."

19. At section R315.6, 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."

20. At section R327.3 insert R327.3.1, R327.3.2,

R327.3.1 Spacing. Individual units shall be separated from each other by not less than 3 feet (914 mm) except where smaller separation distances are otherwise *approved* and 3 feet from doors and windows.

R327.3.2 Ventilation.

Indoor installations of ESS that produce hydrogen or other flammable gases during charging shall be provided with mechanical ventilation in accordance with M1307.4.

21. At Section R602.3, insert at the end of the first paragraph: "In multi-story structures, floor ties shall be provided at 48" on center or wood structural panels shall be installed with a minimum of a 9" overlap of both floor studs."

22. At Chapter 11- Suspend Chapter 11 from the 2018 IRC and revert to the provisions of Chapter 4 of the 2006 IECC and Chapter 11 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.

23. 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."

24. At Section P2804.6.1 Delete item 2

25. At Section E3601.6.2, amend by adding the following at the end of the section: "Service disconnecting means and risers shall be surface mounted."

26. At Section E3602.1, amend by changing 100 to 200 Exception: Existing structures."

27. At Section E3608.1, insert a second paragraph to read: "All accessory structures with a concrete footing require the installation of a concrete-encased electrode as required by Section E3608.1.2."

28. 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."

29. 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.”
30. In appendix "E" at Section AE503.1, change to read: “Skirting and permanent perimeter enclosures shall be installed. Skirting shall be of material . . .”
31. Specifically adopt Appendices A, B, C, D, E, G, J, K, and M.

CITY OF SIERRA VISTA
AMENDMENTS TO THE
INTERNATIONAL PLUMBING CODE
2018 EDITION

The following provisions of the International Plumbing Code, 2018 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 Plumbing Code of the City of Sierra Vista, hereinafter referred to as “this code.”
2. At Section [A] 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 106.6.2, delete the entire section and insert in lieu thereof the International Building Code, Section 109.2, as amended.
5. At Section 106.6.3, delete the entire section and insert in lieu thereof the International Building Code, Section 109.2, as amended.
6. At section 108.4 and 108.5 the inserts shall be as applicable by the Codes and ordinances of the City of Sierra Vista.
7. At section 109 delete the entire section and insert in lieu thereof the International Building Code, Section [A] 113.1, as amended.
8. At section 202 GENERAL DEFINITIONS change the following:

GREASE INTERCEPTOR Gravity. Plumbing appurtenances of not less than 500 gallons (1893 L) capacity that are installed in the sanitary drainage system to intercept free-floating fats, oils and grease from wastewater discharge. Separation is accomplished by gravity during a retention time of not less than 12 minutes.
9. Table 403.1 change footnote “e” to: For business and mercantile classifications with an occupant load of 50 or fewer, service sinks shall not be required.
10. At Section 403.2, insert exception 5 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 as determined by the code official”

11. At section 410.2 change to read: Drinking fountains shall not be required for an occupant load of 50 or fewer.
12. At section 607.2.1, delete the section and insert the sentence, "See the City of Sierra Vista's Development Code, article 151.16.002 for on-demand and water circulation requirements for residential occupancies."
13. At Section 903.1, insert in the [number], "6."
14. At Section 1003 INTERCEPTORS AND SEPARATORS Preface the section with the following:

Grease interceptors shall:

 - A) Be provided with an effluent sampling box immediately downstream.
 - B) Comply with the City of Sierra Vista Code of Ordinances 50.16 and 50.17
 - C) Grease removal devices shall be sized by a design professional to the City of Sierra Vista Standards. Where this amendment conflicts with the code; the code official shall make the determination.
15. Specifically adopt Appendices B [3" per hour], D [2700HDD] and E.

CITY OF SIERRA VISTA
AMENDMENTS TO THE
INTERNATIONAL MECHANICAL CODE
2018 EDITION

The following provisions of the International Mechanical Code, 2018 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 Mechanical 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 106.5, delete the entire section and sub sections and insert in lieu thereof the International Building Code, 2018 Edition, Section 109.2, as amended.
5. At section 108.4 and 108.5 the inserts shall be as applicable by the Codes and ordinances of the City of Sierra Vista.
6. At section 109.1 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.”
7. At section 202, add the definition, “WARMING KITCHEN”- A facility or portion thereof, for the utilization of domestic cooking appliances used to reheat precooked and/or pre-prepared meals if not subject to conflicting regulation by health department rules.
9. At section 507.1.2, insert after the paragraph, “Exception- Domestic cooking appliances used in a “*Warming Kitchen*”. Domestic appliances must still meet the provisions of section 505.

CITY OF SIERRA VISTA

AMENDMENTS TO THE
INTERNATIONAL FUEL GAS CODE
2018 EDITION

The following provisions of the International Fuel Gas Code, 2018 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 Fuel Gas 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 106.6, delete the entire section and subsections insert in lieu thereof the International Building Code, 2018 Edition, Section 109.2, as amended.
5. At section 108.4 and 108.5 the inserts shall be as applicable by the Codes and ordinances of the City of Sierra Vista.
6. At section 109.1 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.”
7. Specifically adopt Appendices A, B, and D.

CITY OF SIERRA VISTA
AMENDEMENTS TO THE
INTERNATIONAL FIRE CODE
2018 EDITION

CHAPTER 1
Section 101
SCOPE AND GENERAL REQUIREMENTS

Amend section 101.1 as follows:

[A] 101.1 Title. This regulation shall be known as the 2018 International Fire Code with The City of Sierra Vista Amendments, hereinafter referred to or cited as “this code”, or the City of Sierra Vista Fire Code.

Delete and replace section 101.2.1 as follows:

[A] 101.2.1 Appendices. The following appendices are specifically adopted and amended as part of this code by the City of Sierra Vista:

Appendix B Fire-Flow Requirements for Buildings
Appendix C Fire Hydrant Locations and Distribution
Appendix D Fire Apparatus Access Roads

Section 102
Applicability

Amend section 102.7.1 as follows:

[A] 102.7.1 Conflicts. Where conflicts occur between provisions of this code and referenced codes and standards, the higher standard for the promotion of the safety and welfare of the emergency responders and public, code will apply.

Section 105
Permits

Amend section 105.4.1 as follows:

[A]105.4.1 Submittals.

Construction documents and supporting data shall be digitally submitted with each application for a permit and in such form and detail as required by the fire code official. The construction documents shall be prepared by a registered design professional.

Exception: The *fire code official* is authorized to waive the submission of *construction documents* and supporting data not required to be prepared by a registered design professional if it is found that the nature of the work applied for is such that review of *construction documents* is not necessary to obtain compliance with this code.

Section 110
Violations

Amend section 110.4 as follows:

[A]110.4 Violation penalties.

Persons who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter, repair or do work in violation of the *approved construction documents* or directive of the *fire code official*, or of a permit or certificate used under provisions of this code, shall be guilty of a misdemeanor, punishable by a fine of not more than \$2500 dollars or by imprisonment not exceeding 180 days, or both such fine and imprisonment. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

Amend Section 112.4 as follows:

[A] 112.4 Failure to comply. Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to correct a violation or unsafe condition, shall be guilty of a violation penalty in accordance with Section 110.4.

CHAPTER 2 DEFINITIONS

SECTION 202

GENERAL DEFINITION

Occupancy classification. Is amended as follows:

Institutional Group I-1. The first sentence is amended to read: Institutional Group I-1 occupancies 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] Six to 16 persons receiving custodial care. Is amended to read: [BG] Six to 10 persons receiving custodial care. A facility housing not fewer than six and not more than 10 persons receiving custodial care shall be classified as Group R-4.

Residential Group R-3. Congregate living facilities is amended to read: Congregate living facilities (transient or nontransient) with 10 or fewer occupants.

Residential Group R-4. The first sentence is amended to read: Residential Group R-4 occupancies 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 environment and receive custodial care.

CHAPTER 5

FIRE SERVICE FEATURES

SECTION 503

FIRE APPARATUS ACCESS ROADS

Amend Section 503.2.3 as follows:

[A] 503.2.3 Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus of at least 82,000 pounds and shall be paved with structural sections designed in accordance with City of Sierra Vista development standards.

SECTION 507

FIRE PROTECTION WATER SUPPLIES

Amend Section 507.3 as follows:

[A] 507.3 Fire-flow requirements for buildings or portions of buildings and facilities shall be determined in accordance with Appendix B.

CHAPTER 9

FIRE PROTECTION AND LIFE SAFETY SYSTEMS

SECTION 901

GENERAL

Amend Section 901.4.6.1 as follows:

[A] 901.4.6.1 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.

SECTION 903

AUTOMATIC SPRINKLER SYSTEMS

Amend Section 903.2 as follows:

[A] 903.2 Approved automatic sprinkler systems shall be installed in all new commercial buildings and structures of all sizes and be approved by the fire code official.

In buildings and structures unable to meet the fire flow requirements for buildings as determined in Appendix B, Section B 105, approved automatic sprinkler systems shall be provided in all occupancies regulated by the International Building Code.

For new construction, repeal 903.2.1 through 903.2.12

Exceptions: Unless the use of the structure otherwise requires automatic fire sprinkler protection, fire sprinkler systems shall not be required for the following:

1. Detached, non-habitable buildings not exceeding 500 square feet in floor area and not closer than 5 feet to any building or property line.
2. Detached non-enclosed, gazebos, ramadas, and canopies not greater than 2,500 square feet (1524 m) in roof area, and not associated with an assembly occupancy with no combustible storage, portable or fixed heating, or cooking beneath, and not closer than five feet to any building, property line, or other shade canopy.
4. Portable noncombustible storage containers used for storage purposes and not closer than 5 feet (1524 mm) to any building, property line or other container.
5. Exterior covered/enclosed walkways of Type I, II or III construction, not greater than 12 feet (3657.6 mm) in width, no combustible storage beneath, and with enclosing walls that are at least 50 percent open.

Remove Section 903.3.1.2.3 and replace with:

[A] 903.3.1.2.3 Attics. Attic protection is required in all R-1, R-2, and R-4 occupancies. An automatic sprinkler system in accordance with NFPA 13R and this standard shall be installed throughout these buildings. Quick response commercial sprinkler heads shall be used to protect the attic.

Add section 903.3.1.2.4 as follows:

[A] 903.3.1.2.4 Exterior storage closets. Sprinkler protection shall be extended into attached exterior storage closets in R type occupancies protected with an automatic sprinkler system.

Add section 903.3.1.2.5 as follows:

[A] 903.3.1.2.5 Attached garages, carports, and accessible storage under the stairs.

Sprinkler protection shall be provided in attached carports, garages, and accessible storage under the stairs in R type occupancies.

Amend Section 903.3.3.6 as follows:

[A] 903.3.6 Hose Threads. Fire hose threads and fittings used in connection with automatic sprinkler systems shall be National Standard Thread.

Add section 903.3.9 as follows:

[A] 903.3.9 Remodel of sprinklered building. Fire sprinkler design plans shall be required for tenant improvement or remodeling projects when 10 or more sprinkler heads are relocated and/or added. Tenant improvement for buildings that are changing use or occupancy that involve relocating or adding less than 10 heads shall require analysis of a qualified NICET III or higher fire sprinkler designer. A report of findings shall be sent to the Fire Code Official in lieu of design drawings.

SECTION 907 FIRE ALARM AND DETECTION SYSTEMS

Add section 907.1.4

[A] 907.1.4 Systems design and instillation. Systems shall be designed and installed by qualified persons as defined in NFPA 72 Section 10.5.

Remove Section 907.2.9.2 and 907.2.9.3 and replace with:

907.2.9.2 Automatic smoke detection system.

Group R-2 occupancies requiring a fire alarm system per Section 907.2.9.1, an automatic smoke detection system that activates the occupant notification system in accordance with Section 907.5 shall be installed in all of the following locations:

1. Common spaces outside of dwelling units and sleeping units.
2. Laundry rooms, mechanical equipment rooms and storage rooms.
3. All interior corridors serving sleeping units or dwelling units.

Exception: An automatic smoke detection system is not required in buildings that do not have interior corridors serving sleeping units or dwelling units and where each sleeping unit or dwelling unit either has a means of egress door opening directly to an exterior exit access that leads directly to an exit or a means of egress door opening directly to an exit.

Required smoke alarms in dwelling units and sleeping units in Group R-2 occupancies shall be system smoke detectors with low frequency sounder bases that are interconnected with the fire alarm system to provide supervisory signals to the panel.

907.2.9.3 Smoke alarms.

Where a fire alarm system is not required, single and multiple station smoke alarms shall be installed in accordance with Section 907.2.10.

SECTION 912 FIRE DEPARTMENT CONNECTIONS

Amend section 912.3

[A] 912.3 Fire hose threads. Fire hose threads used in connection with standpipe systems shall be National standard Thread (NST).

CHAPTER 33 FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION SECTION 3310 ACCESS FOR FIRE FIGHTING

Amend section 3310.1

[A] 3310.1 Required access. Approved vehicle access for firefighting shall be provided to all construction or demolition sites and shall comply with appendix D of this code. The access road shall be a minimum of 20 feet wide and shall be an all-weather driving surface, graded to drain standing water and engineered to bear the imposed loads of fire apparatus 82,000 pounds, when roads are wet. The access road shall be extended to within 200 feet of any combustible materials and/or any location on the jobsite where any person(s) shall be working for a minimum of four (4) continuous hours in any day.

All open trenches shall have steel plates capable of maintaining the integrity of the access road design when these trenches cross an access road. These access roads may be temporary or permanent. This policy applies only during construction and/or demolition. Permanent access per the city of Sierra Vista Fire Code shall be in place prior to any final inspection or certificate of occupancy.

APPENDIX D CONSTRUCTION REQUIREMENTS FOR EXISTING BUILDINGS

Amend section D102.1

A] D102.1 Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an *approved*, paved fire apparatus access road capable of supporting the imposed load of fire apparatus weighing up to 82,000 pounds with structural sections designed in accordance with City of Sierra Vista development standards.

SECTION D106 MULTIPLE-FAMILY RESIDENTIAL DEVELOPMENTS

Amend section D106.1

Multiple-family residential projects having more than 50 *dwelling units* shall be equipped throughout with two separate and *approved* fire apparatus access roads.

Delete section D106.2

CITY OF SIERRA VISTA
AMENDMENTS TO THE
INTERNATIONAL SWIMMING POOL AND SPA CODE
2018 EDITION

The following provisions of the International Swimming Pool and Spa Code, 2018 Edition, as published by the International Code Council, Inc., are hereby amended as follows:

1. At section 101.1, insert "City of Sierra Vista".
2. At Section 103.1, 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 103.2, delete the entire section.
4. At Section 103.3, delete the entire section.
5. At Section 105.6, delete the entire section and insert in lieu thereof the International Building Code, 2018 Edition, section 109.2, as amended.
6. At Section 202 amend the definition of "RESIDENTIAL SWIMMING POOL (Residential Pool) as follows: A pool intended for use that is accessory to a residential setting and available only to the household and its guests including any structure intended for swimming or recreational bathing that contains water over 18 inches (610mm) (457.2mm) deep. This includes in-ground, above ground and on-ground swimming pools, hot tubs, spas, and fixed in place wading pools. All other pools shall be considered public pools for purposes of this code.
7. At Section 302.6, add to the end of the first sentence, "and requirements in the City of Sierra Vista's Development Code, section 151.04.010"
8. At section 303.1.3 delete and replace with: New swimming pools, spas, and hot tubs shall be required to have a cover. The permit application shall note the type of cover proposed. Covers shall be of a solid (not mesh) design.
9. At section 305.2.1 (1), change to read, "The top of the barrier shall be not less than 60 inches..."
10. At section 305.5 (1), change to read, "..., the top of the wall is not less than 60 inches..."
11. At section 305.5 (2), change to read, "..., the top of the barrier is not less than 60 inches..."

CITY OF SIERRA VISTA

AMENDMENTS TO THE
NATIONAL ELECTRICAL CODE
2017 EDITION

1. **Article 210.22** Amend by adding the following Section: Where required, smoke alarms and carbon monoxide alarms shall not be installed on a dedicated circuit and shall originate from a general-purpose branch circuit.
2. **Article 210.52(G)(1)** Garages. In each attached garage and in each detached garage with electric power, at least one receptacle outlet shall be installed in each vehicle bay at not less than (18) inches and not more than 1.7 m (5 ½ ft.) above the floor.
3. **Article 210** – Amend by adding – **Article 210.65 Commercial Buildings.** 125-volt, single phase, 15-or 20-ampere-rated receptacle outlets shall be provided in the locations specified below:

Outdoors, at both the front and rear entrances, accessible at grade level. NEC Article 210.8 (B) shall apply.
4. **Article 230.62** – Amend by adding a second paragraph: A recessed service entry is not permitted.
5. **Article 230.70** – Amend by adding the following after the first paragraph: Service disconnecting means and risers shall be surface mounted.
6. **Article 230.70 (A)(1)** – Amend to read: The service disconnecting means shall be installed at a readily accessible location outside the building or structure. *Exception:* The service disconnecting means may be installed inside of the building when a remote means of disconnecting the service is provided from outside of the building.
7. **Article 230.70 (A)(1)** – Amend by adding a second paragraph: For one-family dwellings, except mobile and manufactured homes, the service disconnecting means shall be permanently installed on the outside of the structure.
8. **Article 250.50** – Amend by adding a second paragraph: All new accessory structures with a concrete footing require the installation of a concrete-encased electrode as required by NEC 250.52 (A)(3).
9. **Article 408.2** – Amend by adding –Panel boards and Low-Voltage Boxes. Panel boards and low-voltage boxes shall not be recessed in any firewall, fire barrier, fire partition, or in the garage side of the common wall separating the dwelling from a garage or carport. Panel Boards and low-voltage boxes may be surface mounted on any of the above-mentioned walls.

10. **Article 410.16** – All references in this article and section to closet or clothes closet shall apply to clothes closets, pantries, and storage rooms. Amend the title to read: "Luminaires in Clothes Closets, Pantries, and Storage Rooms".
11. **Article 410.30 (B)(3)** – Amend the first sentence: All metal poles supporting lighting fixtures shall have a 20-foot coil of #4 copper installed at the base of the footing and extended to a separate grounding termination point on the pole. Exception: Listed equipment sold and installed as a unit ie. Musco pole bases.
12. **Article 450.13** – Amend by adding paragraph (C): (C) Doorbell transformers shall not be permitted in a closet, pantry, or storage room. If a remote receptacle is installed for an alarm system transformer, it shall be located above the door.
13. **Article 720.11** – Amend to read: Circuits operating at less than 50 volts shall be installed in a neat and workmanlike manner. Cables shall be supported by the building structure, independently of suspended ceiling wires.

CITY OF SIERRA VISTA

AMENDMENTS TO THE
INTERNATIONAL ENERGY CONSERVATION CODE
2012 EDITION

The following provisions of the International ENERGY CONSERVATION Code, 2012 Edition, as published by the International code Council, Inc., are hereby amended as follows:

1. C101.1 Title. Change to read: This code shall be known as the *International Energy Conservation Code* of the City of Sierra Vista, and shall be cited as such. It is referred to herein as “this code.”
2. At Section 103.1, add to the end of the paragraph: 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 C108.4 inserts, insert: per applicable fee schedule.
4. At Section C109.1 General; 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.”

City of Sierra Vista
Department of Community Development
Building Inspection Division

IBC Design Criteria

This information contains the list of codes adopted and amended by the City of Sierra Vista and design criteria.

2018 International Building Code

- Design Wind Speed Determined by ASCE 7-10:
- (Occupancy) Risk Category II = 115 MPH
- (Occupancy) Risk Category III & IV = 120 MPH
- (Occupancy) Risk Category I = 105 MPH
- SFR's and Townhouses = 115 MPH (3-second gust)
- Seismic Design Category - B
- Exposure - C
- Live load - 20 lb
- Rainfall - 3" per hour
- Ground snow load - 5 lb
- Weathering - Negligible
- Climate zone - 3B
- Frost line depth - 0
- Termite - very heavy
- Decay - None to slight
- Winter design temperature - 18-20 degrees
- Flood hazards - (a) May 1984 (b) Most current by Panel

Local Amendments

2018 International Existing Building Code

2018 International Building Code

2018 International Residential Code

2018 International Plumbing Code

2018 International Mechanical Code

2018 International Fuel Gas Code

2018 International Fire Code including Appendix B, C, D, and I

2012 International Energy Conservation Code for Commercial Construction

2006 International Energy Conservation Code for Residential Construction

2018 International Swimming Pool and Spa Code

2017 National Electrical Code

ICC/ANSI A117.1-2009 - Accessible and Usable Buildings and Facilities

§ 150.01 ADOPTION.

(a) The 2018 editions of the International Building Code, International Existing Building Code, International Residential Code, International Mechanical Code, International Plumbing Code, International Fuel Gas Code, and the International Swimming Pool and Spa Code, all as amended by **Resolution 2015-48** are hereby adopted by this reference and made a part as if fully set forth in this code as being the minimum code of the city.

(b) The 2012 edition of the International Energy Conservation Code for commercial development as amended by **Resolution 2015-048**, is hereby adopted by this reference and made a part as if fully set forth in this code as being the minimum code of the City.

(c) Chapter 4 of the 2006 edition of the International Energy Conservation Code and chapter 11 of the 2006 International Residential Code as amended by **Resolution 2015-048** is hereby adopted by this reference and made a part as if fully set forth in this code as being the minimum code of the City.

(d) The 2017 edition of the National Electrical Code as amended by **Resolution 2014-070** is hereby adopted by reference and made a part hereof as if fully set forth in this code as being the minimum code of the City.

(e) ANSI A117.1 (2009), Standard for Accessible and Usable Buildings and Facilities, is hereby adopted by this reference and made a part as if fully set forth in this code as being the minimum code of the City.

City of Sierra Vista
Department of Community Development
Building Inspection Division

IBC Design Criteria

This information contains the list of codes adopted and amended by the City of Sierra Vista and design criteria.

2018 International Building Code

- Design Wind Speed Determined by ASCE 7-10:
- (Occupancy) Risk Category II = 115 MPH
- (Occupancy) Risk Category III & IV = 120 MPH
- (Occupancy) Risk Category I = 105 MPH
- SFR's and Townhouses = 115 MPH (3-second gust)
- Seismic Design Category - B
- Exposure - C
- Live load - 20 lb
- Rainfall - 3" per hour
- Ground snow load - 5 lb
- Weathering - Negligible
- Climate zone - 3B
- Frost line depth - 0
- Termite - very heavy
- Decay - None to slight
- Winter design temperature - 18-20 degrees
- Flood hazards - (a) May 1984 (b) Most current by Panel

Local Amendments

2018 International Existing Building Code

2018 International Building Code

2018 International Residential Code

2018 International Plumbing Code

2018 International Mechanical Code

2018 International Fuel Gas Code

2018 International Fire Code including Appendix B, C, D, and I

2012 International Energy Conservation Code for Commercial Construction

2006 International Energy Conservation Code for Residential Construction

2018 International Swimming Pool and Spa Code

2017 National Electrical Code

ICC/ANSI A117.1-2009 - Accessible and Usable Buildings and Facilities

CITY OF SIERRA VISTA
AMENDMENTS TO THE
INTERNATIONAL EXISTING BUILDING CODE
2018 EDITION

The following provisions of the International Existing Building Code, 2018 Edition, as published by the International Code Council, Inc., are hereby amended as follows:

1. At [A] 101.1 Title., change to read: These regulations shall be known as the Existing Building Code of the City of Sierra Vista hereinafter referred to as "this code."

Reasons: The name of our code.

Cost Impact: No cost.

Approved in previous Code Adoption process: YES NO

2. At Section 103.1, amend 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.

Reasons: Delineate the responsible authority.

Cost Impact: No cost.

Approved in previous Code Adoption process: YES NO

3. At Section 103.2, delete the entire section.

Reasons: Not an appointed position legal clarification

Cost Impact: No cost

Approved in previous Code Adoption process: YES NO

4. At Section 103.3, delete the entire section.

Reasons: Deputies and other staff are covered in other code sections and/or not used at the City.

Cost Impact: No cost.

Approved in previous Code Adoption process: YES NO

5. [A] 105.3.2 Time limitation of application. Amend first sentence to read, "An application for a permit for any proposed work shall be deemed to have been abandoned 180 days after the date of filing, unless such application has been pursued in good faith or a permit has been issued; except that the building official is authorized to grant one or more extensions of time for additional periods not exceeding 180 days each."

Reasons: Allows for discretionary extensions of permits

Cost Impact: Saves permitted Customers from additional fees when projects have delayed starts.

Approved in previous Code Adoption process: YES NO

6. Section [A] 108.2 Schedule of permit fees. Amend by adding Building Permit Fees as follows:

- Inspections Outside Normal Business Hours (Hourly Rate, 2-hour Minimum)..... \$75
- Additional Plan Review (required for applicant changes, additions, or revisions) (Hourly Rate, ½ hr minimum) \$75
- Re-Inspection Fee \$75

HOMEOWNER – the higher fee will be charged

- Work without a permit 1st time, building permit fee only
- Work without a permit for the 2nd time Minimum \$75 or double building permit fee

CONTRACTOR – the higher fee will be charged (Within a 24-month period)

- Work without a permit for the 1st time..... Minimum of \$150 or double building permit fee
- Work without a permit for the 2nd time Minimum of \$300 or 3 times the building permit fee
- Work without a permit for the 3rd time Minimum of \$400 or 4 times the building permit fee
- Work without a permit for the 4th time..... Minimum of \$500 or 5 times the building permit fee

Replacement of Job Card \$25

BLOCK WALLS / FENCES (up to 6 feet)..... \$75

COURTESY INSPECTIONS (Residential and Commercial)..... Free

GAS PRESSURE CHECKS (Residential and Commercial) \$25

HVAC

- Residential and Commercial (changing like-for-like)..... \$50
- Residential and Commercial (involving duct work) Based on valuation

MANUFACTURED HOME INSTALLATION..... \$360

POOL AND SPA

- Pool Permit Based on Valuation
- Spa Permit \$50

REROOFING

- Residential Reroofing \$100
- Commercial Reroofing Based on valuation

SERVICE ENTRY

- Residential Service Entry Replacement..... \$50
- Commercial Service Entry Replacement Based on valuation

ACCESSORY STRUCTURE

- Sheds – less than 200 s.f. \$25
- Structures – exceeding 200 s.f. Based on valuation

SIGNS

- Replacement of existing sign \$50
- New sign \$75

SOLAR

- Residential Solar..... \$25

- Residential Solar with Battery systems.....\$100
- Commercial Solarbased on 50% of valuation

WATER HEATER REPLACEMENT \$25

COMMERCIAL	
Commercial Building Permit Rate Table (by valuation)	
Total Valuation	Fee
\$1 to \$500	\$31.00
\$501 to \$2,000	\$31.00 for the first \$500 plus \$4.80 for each additional \$100, or fraction thereof
\$2,001 to \$25,000	\$103.00 for the first \$2,000 plus \$18.00 for each additional \$1,000, or fraction thereof
\$25,001 to \$50,000	\$517.00 for the first \$25,000 plus \$14.00 for each additional \$1,000, or fraction thereof
\$50,001 to \$100,000	\$867.00 for the first \$50,000 plus \$9.00 for each additional \$1,000, or fraction thereof
\$100,001 to \$500,000	\$1,317.00 for the first \$100,000 plus \$8.50 for each additional \$1,000, or fraction thereof
\$500,001 to \$1,000,000	\$4,717.00 for the first \$500,000 plus \$7.50 for each additional \$1,000, or fraction thereof
\$1,000,001 and up	\$8,467.00 for the first \$1,000,000 plus \$4.50 for each additional \$1,000, or fraction thereof
Commercial Plan Review (includes residential multi-family over quad plex) 65% of Building Permit Fee	

Reasons: Places the fee schedule in the code eliminating the need to research many previous resolutions over time that adopted the pertinent fees. New fee for ESS(battery systems for solar). These systems are more involved for inspections and plan review requiring more time from staff. Delineates a 24-month time period on number of times for stop work orders eliminating the compounding in perpetuity.

Cost Impact: \$75 additional new fee for residential solar with ESS(battery systems for solar)

Approved in previous Code Adoption process: YES NO

- At Section 115.1, amend by adding to the sentence to readas the Building Official/Administrator deems necessary and as provided for in this code and Chapter 150, Building and Property Maintenance of the City of Sierra Vista Code of Ordinances.

Reasons: Incorporates the procedures and responsibility from Chapter 150 for unsafe buildings and equipment.

Cost Impact: No cost

Approved in previous Code Adoption process: YES NO

8. At Section 408.2, delete the exception.

Reasons: Eliminates the exception for “blow out” water closets to agree with the City codes for water sense.

Cost Impact: No new costs having been implemented for many years

Approved in previous Code Adoption process: YES NO

9. At Section 1009.3, insert at the end of paragraph: “. . . International Plumbing Code, and the City Code of Ordinances, and comply with City of Sierra Vista standards.”

Reasons: Includes the City Codes for installation and sizing for grease interceptors/traps clarifying both and allowing for the requirements of the City FOG program.

Cost Impact: Varies will allow for traps for smaller applications.

Approved in previous Code Adoption process: YES NO Allows for new City Code eliminates outdated reference to state statute

CITY OF SIERRA VISTA

AMENDMENT TO THE
INTERNATIONAL BUILDING CODE
2018 EDITION

The following provisions of the International Building Code, 2018 Edition, as published by the International Code Council, Inc., are hereby amended as follows:

1. At [A] 101.1 Title. Change to: These regulations shall be known as the Building Code of the City of Sierra Vista, hereinafter referred to as “this code.”

Property maintenance. Change all references to *International Property Maintenance Code* to: The provisions of Chapter 150, Building and Property Maintenance of the City of Sierra Vista Code of Ordinances.

Reasons: Name of our code and substitutes Chapter 150 of the City Code of Ordinances for the ICC
International Property Maintenance Code

Cost Impact: No cost

Approved in previous Code Adoption process: YES NO

2. At Section [A] 103.1 Creation of enforcement agency, 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.

Reasons: Delineate the responsible authority.

Cost Impact: No Cost

Approved in previous Code Adoption process: YES NO

3. At Section [A] 103.2, delete the entire section.

Reasons: Not an appointed position legal clarification.

Cost Impact: No Cost

Approved in previous Code Adoption process: YES NO

4. At Section [A] 103.3, delete the entire section.

Reasons: Deputies are covered in other code sections and not used at the City

Cost Impact: No Cost

Approved in previous Code Adoption process: YES NO

5. At Section [A] 105.2, delete items 1, and 2, and renumber the remaining items 1, 2, . . .

Reasons: Permits for zoning compliance are still required for items 1 and 2. Reinstated exemptions for retaining walls previously removed

Cost Impact: Permit savings for exempting retaining walls under 4 feet

Approved in previous Code Adoption process: YES NO

6. [A] 107.3.1 Approval of construction documents. Change to reador by stamp, as
“Approved.”

At Section 109.2, insert subsection 109.2.1 Schedule of permit fees. Building Permit Fees as follows:

- Inspections Outside Normal Business Hours (Hourly Rate, 2-hour Minimum)..... \$75
- Additional Plan Review (required for applicant changes, additions, or revisions) (Hourly Rate, ½ hr minimum)..... \$75
- Re-Inspection Fee \$75

HOMEOWNER – the higher fee will be charged

- Work without a permit 1st time, building permit fee only
- Work without a permit for the 2nd time Minimum \$75 or double building permit fee

CONTRACTOR – the higher fee will be charged (Within a 24-month period)

- Work without a permit for the 1st time..... Minimum of \$150 or double building permit fee
- Work without a permit for the 2nd time Minimum of \$300 or 3 times the building permit fee
- Work without a permit for the 3rd time Minimum of \$400 or 4 times the building permit fee
- Work without a permit for the 4th time..... Minimum of \$500 or 5 times the building permit fee

Replacement of Job Card \$25

BLOCK WALLS / FENCES (up to 6 feet)..... \$75

COURTESY INSPECTIONS (Residential and Commercial)..... Free

GAS PRESSURE CHECKS (Residential and Commercial) \$25

HVAC

- Residential and Commercial (changing like-for-like)..... \$50
- Residential and Commercial (involving duct work) Based on valuation

MANUFACTURED HOME INSTALLATION..... \$360

POOL AND SPA

- Pool Permit Based on Valuation
- Spa Permit \$50

REROOFING

- Residential Reroofing \$100
- Commercial Reroofing Based on valuation

SERVICE ENTRY

- Residential Service Entry Replacement..... \$50
- Commercial Service Entry Replacement Based on valuation

ACCESSORY STRUCTURE

- Sheds – less than 200 s.f. \$25
- Structures – exceeding 200 s.f. Based on valuation

SIGNS

- Replacement of existing sign \$50
- New sign \$75

SOLAR

- Residential Solar \$25
- Residential Solar with ESS \$100
- Commercial Solar based on 50% of valuation

WATER HEATER REPLACEMENT \$25

COMMERCIAL	
Commercial Building Permit Rate Table (by valuation)	
Total Valuation	Fee
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\$100,001 to \$500,000	\$1,317.00 for the first \$100,000 plus \$8.50 for each additional \$1,000, or fraction thereof
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\$1,000,001 and up	\$8,467.00 for the first \$1,000,000 plus \$4.50 for each additional \$1,000, or fraction thereof
Commercial Plan Review (includes residential multi-family over quad plex) 65% of Building Permit Fee	

Reasons: Places the fee schedule in the code eliminating the need to research many previous resolutions over time that adopted the pertinent fees. New fee for ESS(battery systems for solar). These systems are more involved in inspections and plan review requiring more time from staff.

Cost Impact: \$75 additional new fee for residential solar with ESS(battery systems for solar)

Approved in previous Code Adoption process: YES NO

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.

Reasons: Sets plan review fees

Cost Impact: No change

Approved in previous Code Adoption process: YES NO

8. At Section 109.2, insert subsection 109.2.3 – 100% 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.

Reasons: Changes timing of when plan review fees are collected to represent when expenditures occur. Eliminates storage fees and time requirements not needed for electronic submittals. Eliminates previous amendments time requirements for permit being picked up before storage fees.

Cost Impact: Reduces fees

Approved in previous Code Adoption process: YES NO

9. At Section 109.2, insert subsection 109.2.4 – Reinspection. 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.

Reasons: Delineates procedures, responsibilities, and costs for reinspection. Gives flexibility for same day reinspection.

Cost Impact: No Change

Approved in previous Code Adoption process: YES NO Changed previous amendment

10. At Section 109.6, insert subsection 109.6.1, - 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.

Reasons: Previous delineation of fee refund policy

Cost Impact: No change

Approved in previous Code Adoption process: YES NO

11. At Section [A] 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."

Reasons: Allows for Hearing officer in lieu of a board of appeals.

Cost Impact: No change

Approved in previous Code Adoption process: YES NO

12. At Section 708.1, insert number 6 to read: Walls separating tenant spaces in all buildings with two or more tenants, except in fire sprinklered buildings.

Reasons: Reduces fire spread risk, noise, and odor in multi-tenant occupancies.

Cost Impact: No change

Approved in previous Code Adoption process: YES NO

13. Section 903 where Section 903 of the 2018 International Fire code with local amendments differs from this code with amendments the 2018 International Fire code will apply.

Reasons: Allows the differing Fire code to take precedence without eliminating elements of this code. This changes wording and simplifies multiple amendments reducing conflicts by giving priority to the Fire code as amended.

Cost Impact: No Change

Approved in previous Code Adoption process: YES NO Changed wording intent is the same.

14. At Section 903.2.1.3(2), change reference of "300" to "100" or more;

Reasons: Changed to match the Fire code.

Cost Impact: No change

Approved in previous Code Adoption process: YES NO

15. At Section 903.2.3, change item 3 to read: Where Group E fire area has an occupant load of 30 or more.

Reasons: Changed to match Fire code.

Cost Impact: No Change

Approved in previous Code Adoption process: YES NO

16. 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.

Reasons: Changed to match Fire code.

Cost Impact: No Change

Approved in previous Code Adoption process: YES NO

17. At Section 903.2.7(2), change to read: Where a Group M fire area is located more than two stories above grade plane.

Reasons: Changed to match Fire code.

Cost Impact: No Change

Approved in previous Code Adoption process: YES NO

18. At Section 903.2.9(2), change to read: A Group S-1 fire area is located more than two stories above grade plan.

Reasons: Changed to match Fire code.

Cost Impact: No Change

Approved in previous Code Adoption process: YES NO

19. 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.)

Reasons: Changed to match Fire code.

Cost Impact: No Change

Approved in previous Code Adoption process: YES NO

20. At Section 903.3, change to read: Installation requirements. Automatic sprinkler systems shall be designed and installed in accordance with the 2018 International Fire Code, as amended.

Reasons: Changed to match Fire code.

Cost Impact: No Change

Approved in previous Code Adoption process: YES NO

21. At Section 1008.3.3, amend number 5 to read: Public restrooms: except single use rest rooms.

Reasons: Allows for all single use restrooms regardless of size to be exempt from emergency power.

Cost Impact: No change

Approved in previous Code Adoption process: YES NO

22. At Section 1013.5, delete the words "and photoluminescent".

Reasons: Does not allow photoluminescent forms of exit signs

Cost Impact: No change

Approved in previous Code Adoption process: YES NO

23. At Section 2902.2, change exception 4 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. 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.

Reasons: Changes occupant load higher to allow for one restroom in existing buildings and allows for some modification to ADA requirements. Allows more of the Cities older buildings to meet code at a reasonable cost.

Cost Impact: No change

Approved in previous Code Adoption process: YES NO

24. At Section 3109, delete the entire section and insert, in lieu thereof, the International Swimming Pool and Spa Code, 2018 Edition, as amended.

Reasons: Uses the ISPS code

Cost Impact: No change

Approved in previous Code Adoption process: YES NO

25. Appendix K is specifically adopted.

Reasons: Adopts Appendix K. Appendix K implements administratively the NFPA 70 (National Electrical Code) adopted by the City.

Cost Impact: No change

Approved in previous Code Adoption process: YES NO

CITY OF SIERRA VISTA
AMENDMENTS TO THE
INTERNATIONAL RESIDENTIAL CODE
2018 EDITION

The following provisions of the International Residential Code, 2018 Edition, as published by the International Code Council, Inc., are hereby amended as follows:

1. At section R101.1, insert "City of Sierra Vista".

Reasons: Names the code

Cost Impact: No change

Approved in previous Code Adoption process: YES NO

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.

Reasons: Delineate the responsible authority.

Cost Impact: No change

Approved in previous Code Adoption process: YES NO

3. At Sections R103.2 and R103.3, delete the entire sections.

Reasons: Building Official is not an appointed position and deputy building officials not used.

Cost Impact: No change

Approved in previous Code Adoption process: YES NO

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.
200 sq. ft. and larger permit and plans required, skids acceptable
when *approved* with *approved* listed Anchors.

Reasons: Modifies the accessory structure exemption to allow for a permit for zoning compliance only for 200 sq. ft. and less. Previous amendment detailed out other requirements for larger accessory structures which did not allow for "sheds" on skids this amendment will allow for skids when *approved*.

Cost Impact: Moderate expense for habitable accessory structures in some circumstances. No change in majority of circumstance to costs savings in not requiring slabs.

Approved in previous Code Adoption process: YES NO

5. At Section R105.2, delete items 1, 2, and renumber the remaining items 1, 2, . .

Reasons: Adds back the permit exceptions for 4' and less retaining walls, and decks previous amendment required and still retains the permit requirement for accessory structures, and wall/fences.

Cost Impact: Saves permit fees for retaining walls and decks.

Approved in previous Code Adoption process: YES NO

6. At Section 106.3.1, change the stamp language to read: APPROVED – CITY OF SIERRA VISTA.

Reasons: Defines stamp language in practice.

Cost Impact: No cost.

Approved in previous Code Adoption process: YES NO

7. At Section R108.2, insert subsection: R108.2.1 – Schedule of permit fees. Building Permit Fees as follows:

- Inspections Outside Normal Business Hours (Hourly Rate, 2-hour Minimum)..... \$75
- Additional Plan Review (required for applicant changes, additions, or revisions) (Hourly Rate, ½ hr minimum) \$75
- Re-Inspection Fee \$75

HOMEOWNER – the higher fee will be charged

- Work without a permit 1st time, building permit fee only
- Work without a permit for the 2nd time Minimum \$75 or double building permit fee

CONTRACTOR – the higher fee will be charged(Within a 24-month period)

- Work without a permit for the 1st time..... Minimum of \$150 or double building permit fee
- Work without a permit for the 2nd time Minimum of \$300 or 3 times the building permit fee
- Work without a permit for the 3rd time Minimum of \$400 or 4 times the building permit fee
- Work without a permit for the 4th time..... Minimum of \$500 or 5 times the building permit fee

Replacement of Job Card \$25

BLOCK WALLS / FENCES (up to 6 feet)..... \$75

COURTESY INSPECTIONS (Residential and Commercial)..... Free

GAS PRESSURE CHECKS (Residential and Commercial) \$25

HVAC

- Residential and Commercial (changing like-for-like)..... \$50
- Residential and Commercial (involving duct work) Based on valuation

MANUFACTURED HOME INSTALLATION..... \$360

POOL AND SPA

- Pool Permit Based on Valuation
- Spa Permit \$50

REROOFING

- Residential Reroofing \$100
- Commercial Reroofing Based on valuation

SERVICE ENTRY

- Residential Service Entry Replacement..... \$50
- Commercial Service Entry Replacement Based on valuation

ACCESSORY STRUCTURE

- Sheds – less than 200 s.f. \$25
- Sheds – exceeding 200 s.f. Based on valuation

SIGNS

- Replacement of existing sign \$50
- New sign \$75

SOLAR

- Residential Solar \$25
- Residential Solar with ESS
..... \$100
- Commercial Solar based on 50% of valuation

WATER HEATER REPLACEMENT \$25

RESIDENTIAL

Residential Valuation Rate (per square foot) \$73

Residential Building Permit Rate Table (by valuation)

Total Valuation	Fee
\$1 to \$500	\$25.00
\$501 to \$2,000	\$25.00 for the first \$500 plus \$3.45 for each additional \$100, or fraction thereof
\$2,001 to \$25,000	\$76.75 for the first \$2,000 plus \$15.00 for each additional \$1,000, or fraction thereof
\$25,001 to \$50,000	\$421.75 for the first \$25,000 plus \$11.00 for each additional \$1,000, or fraction thereof
\$50,001 to \$100,000	\$696.75 for the first \$50,000 plus \$7.50 for each additional \$1,000, or fraction thereof
\$100,001 to \$500,000	\$1,071.75 for the first \$100,000 plus \$6.25 for each additional \$1,000, or fraction thereof
\$500,001 to \$1,000,000	\$3,571.75 for the first \$500,000 plus \$5.25 for each additional \$1,000, or fraction thereof
\$1,000,001 and up	\$6,196.75 for the first \$1,000,000 plus \$3.75 for each additional \$1,000, or fraction thereof

Residential Plan Review Rate (up to and including quad plex) 25% of building permit Fee

Reasons: Places the fee schedule in the code eliminating the need to research many previous resolutions over time that adopted the pertinent fees. New fee for ESS (battery systems for solar). These systems are more involved in inspections and plan review requiring more time from staff.
Cost Impact: \$75 additional new fee for residential solar with ESS (battery systems for solar)
Approved in previous Code Adoption process: YES NO

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.

Reasons: Sets plan review fee.
Cost Impact: No change
Approved in previous Code Adoption process: YES NO

9. At Section R108.2, insert subsection R108.2.3 – Reinspection. 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.

Reasons: Delineates procedures, responsibilities, and costs for reinspection. Gives flexibility for same day reinspection.

Cost Impact: No change.

Approved in previous Code Adoption process: YES NO

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.

Reasons:

Cost Impact: No cost

Approved in previous Code Adoption process: YES NO

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."

Reasons: Allows for Hearing officer in lieu of a board of appeals.

Cost Impact: No change

Approved in previous Code Adoption process: YES NO

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) Most current by Panel]
Air freezing index [50]
Mean annual temp [63 degrees]

Reasons: Required local conditions

Cost Impact: No cost

Approved in previous Code Adoption process: YES NO

13. At Section R302.1, delete second part of first paragraph beginning with "or dwellings . . ."

Reasons: Eliminates the table for homes equipped with sprinkler systems as AZ does not allow the requirement.

Cost Impact: No cost

Approved in previous Code Adoption process: YES NO

14. At Section R302.1, delete exception 4 and replace with: Bay windows and associated wall meeting the requirements of the City of Sierra Vista Development Code. Roof over hangs where the wall is greater than or equal to 5 feet from a property line.

Reasons: Modifies code to allow for existing practices of fire protection and be in alignment with the Sierra Vista Development Code

Cost Impact: No Change.

Approved in previous Code Adoption process: YES NO

15. After Section R302.14, insert Section R302.15 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.

Reasons: Has the effect of requiring fire sprinklers for four or more dwelling units in a single structure.
Cost Impact: No Change.
Approved in previous Code Adoption process: YES NO

16. At section R303.4, delete the code reference to N1102.4.1.2.

Reasons: Refers to 2018 Energy Code not adopted and eliminates the pressure door test.
Cost Impact: No Change.
Approved in previous Code Adoption process: YES NO

17. At Section R313, delete the entire section.

Reasons: To comply with the state statutes eliminating fire sprinklers in most residential uses.
Cost Impact: No cost
Approved in previous Code Adoption process: YES NO

18. 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."

Reasons: Keeps alarms from being disabled when making noise.
Cost Impact: No Change.
Approved in previous Code Adoption process: YES NO

19. At section R315.6, 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."

Reasons: Keeps alarms from being disabled when making noise.
Cost Impact: No Change.
Approved in previous Code Adoption process: YES NO

20. At section R327.3 insert R327.3.1, R327.3.2,

R327.3.1 Spacing. Individual units shall be separated from each other by not less than 3 feet (914 mm) except where smaller separation distances are otherwise *approved* and 3 feet from doors and windows.

R327.3.2 Ventilation.

Indoor installations of ESS that produce hydrogen or other flammable gases during charging shall be provided with mechanical ventilation in accordance with M1307.4.

Reasons: Adopts part of the 2021 ICC code for ESS systems for safety
Cost Impact: Minimal to moderate depending on ventilation required and existing circumstances
Approved in previous Code Adoption process: YES NO

21. At Section R602.3, insert at the end of the first paragraph: "In multi-story structures, floor ties shall be provided at 48" on center or wood structural panels shall be installed with a minimum of a 9" overlap of both floor studs."

Reasons: Clarifies and simplifies structural connection
Cost Impact: No Change.
Approved in previous Code Adoption process: YES NO

22. At Chapter 11- Suspend Chapter 11 from the 2018 IRC and revert to the provisions of Chapter 4 of the 2006 IECC and Chapter 11 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.

Reasons: Keeps the existing energy code for residential homes.
Cost Impact: No Change.
Approved in previous Code Adoption process: YES NO

23. 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."

Reasons: Align the code with the Development Code for Water Conservation
Cost Impact: No Change.
Approved in previous Code Adoption process: YES NO

24. At Section P2804.6.1 Delete item 2

Reasons: Eliminates the need for an air gap and aligns code with common practice.
Cost Impact: Moderate cost savings
Approved in previous Code Adoption process: YES NO

25. At Section E3601.6.2, amend by adding the following at the end of the section: "Service disconnecting means and risers shall be surface mounted."

Reasons: Recessed disconnecting means can be less observable to fire personnel and can lead to moisture penetration and degradation of the service.
Cost Impact: No Change.
Approved in previous Code Adoption process: YES NO

26. At Section E3602.1, amend by changing 100 to 200 Exception: Existing structures.”

Reasons: Modern homes demand more amperage, this amendment allows for common use upgrades without the need for a service change, examples being solar, accessory structures and mechanical equipment.

Cost Impact: No Change.

Approved in previous Code Adoption process: YES NO

27. At Section E3608.1, insert a second paragraph to read: “All accessory structures with a concrete footing require the installation of a concrete-encased electrode as required by Section E3608.1.2.”

Reasons: Concrete-encased electrodes are the preferable grounding means and cost less than alternative methods without the ability to be added after initial construction.

Cost Impact: No Change.

Approved in previous Code Adoption process: YES NO

28. 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.”

Reasons: Expands the prevention of fire hazard

Cost Impact: No Change.

Approved in previous Code Adoption process: YES NO

29. 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.”

Reasons: Prevents a fire hazard.

Cost Impact: No Change.

Approved in previous Code Adoption process: YES NO

30. In appendix "E" at Section AE503.1, change to read: “Skirting and permanent perimeter enclosures shall be installed. Skirting shall be of material . . .”

Reasons: Aligns with development code and state code for fire safety.

Cost Impact: No Change.

Approved in previous Code Adoption process: YES NO

31. Specifically adopt Appendices A, B, C, D, E, G, J, K, and M.

Reasons: Uses the model codes to cover these items.

Cost Impact: No Change.

Approved in previous Code Adoption process: YES NO

CITY OF SIERRA VISTA

AMENDMENTS TO THE
INTERNATIONAL PLUMBING CODE
2018 EDITION

The following provisions of the International Plumbing Code, 2018 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 Plumbing Code of the City of Sierra Vista, hereinafter referred to as "this code."

Reasons: Names the code.

Cost Impact: No Cost.

Approved in previous Code Adoption process: YES NO

2. At Section [A] 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.

Reasons: Delineate the responsible authority.

Cost Impact: No Cost.

Approved in previous Code Adoption process: YES NO

3. At Section 103.2, delete the entire section.

Reasons: It would create a department not needed.

Cost Impact: No Cost.

Approved in previous Code Adoption process: YES NO

4. At Section 106.6.2, delete the entire section and insert in lieu thereof the International Building Code, Section 109.2, as amended.

Reasons: Fee Schedule

Cost Impact: No Cost.

Approved in previous Code Adoption process: YES NO

5. At Section 106.6.3, delete the entire section and insert in lieu thereof the International Building Code, Section 109.2, as amended.

Reasons: Fee Refunds

Cost Impact: No Cost.

Approved in previous Code Adoption process: YES NO

6. At section 108.4 and 108.5 the inserts shall be as applicable by the Codes and ordinances of the City of Sierra Vista.

Reasons: Penalties are set in the Development Code

Cost Impact: No Change.

Approved in previous Code Adoption process: YES NO

7. At section 109 delete the entire section and insert in lieu thereof the International Building Code, Section [A] 113.1, as amended.

Reasons: Appeal as set out in the IBC

Cost Impact: No Change.

Approved in previous Code Adoption process: YES NO

8. At section 202 GENERAL DEFINITIONS change the following:

GREASE INTERCEPTOR Gravity. Plumbing appurtenances of not less than 500 gallons (1893 L) capacity that are installed in the sanitary drainage system to intercept free-floating fats, oils and grease from wastewater discharge. Separation is accomplished by gravity during a retention time of not less than 12 minutes.

Reasons: Lowers the retention time to be in line with public works codes.

Cost Impact: Cost savings in allowing for smaller interceptors.

Approved in previous Code Adoption process: YES NO

9. Table 403.1 change footnote "e" to: For business and mercantile classifications with an occupant load of 50 or fewer, service sinks shall not be required if not subject to health department regulation.

Reasons: Save costs.

Cost Impact: Saves existing buildings and new construction small occupancies the costs involved with a service sink.

Approved in previous Code Adoption process: YES NO

10. At Section 403.2, insert exception 5 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 as determined by the code official"

Reasons: Allows the use of one restroom and discretion to allow modified ADA compliance.

Cost Impact: Moderate to Significant savings.

Approved in previous Code Adoption process: YES NO

11. At section 410.2 change to read: Drinking fountains shall not be required for an occupant load of 50 or fewer.

Reasons: Save costs for small businesses.

Cost Impact: Saves the costs associated with a hi-lo drinking fountain.

Approved in previous Code Adoption process: YES NO

12. At section 607.2.1, delete the section and insert the sentence, "See the City of Sierra Vista's Development Code, article 151.16.002 for on-demand and water circulation requirements for residential occupancies."

Reasons: Implements the Development codes water sense program.

Cost Impact: No Change.

Approved in previous Code Adoption process: YES NO

13. At Section 903.1, insert in the [number], "6."

Reasons: An insertable number for vents in inches above the roof.

Cost Impact: No Change.

Approved in previous Code Adoption process: YES NO

14. At Section 1003 INTERCEPTORS AND SEPARATORS Preface the section with the following:

Grease interceptors shall:

A) Be provided with an effluent sampling box immediately downstream.

B) Comply with the City of Sierra Vista Code of Ordinances 50.16 and 50.17

C) Grease removal devices shall be sized by a design professional to the City of Sierra Vista Standards. Where this amendment conflicts with the code; the code official shall make the determination.

Reasons: Aligns the code with the City of Sierra Vista code.

Cost Impact: No Change.

Approved in previous Code Adoption process: YES NO

15. Specifically adopt Appendices B [3" per hour], D [2700HDD] and E.

Reasons: Uses model codes to address these items.

Cost Impact: No Change.

Approved in previous Code Adoption process: YES NO

CITY OF SIERRA VISTA

AMENDMENTS TO THE
INTERNATIONAL MECHANICAL CODE
2018 EDITION

The following provisions of the International Mechanical Code, 2018 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 Mechanical Code of the City of Sierra Vista, hereinafter referred to as "this code."

Reasons: Names the code.

Cost Impact: No Cost.

Approved in previous Code Adoption process: YES NO

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.

Reasons: Delineate the responsible authority.

Cost Impact: No Cost.

Approved in previous Code Adoption process: YES NO

3. At Section 103.2, delete the entire section.

Reasons: Position is not appointed.

Cost Impact: No Cost.

Approved in previous Code Adoption process: YES NO

4. At Section 106.5, delete the entire section and sub sections and insert in lieu thereof the International Building Code, 2018 Edition, Section 109.2, as amended.

Reasons: Establishes Fee Schedule

Cost Impact: No Cost.

Approved in previous Code Adoption process: YES NO

5. At section 108.4 and 108.5 the inserts shall be as applicable by the Codes and ordinances of the City of Sierra Vista.

Reasons: Penalties are set in the development code.

Cost Impact: No Cost.

Approved in previous Code Adoption process: YES NO

6. At section 109.1 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."

Reasons: Establishes appeal process.

Cost Impact: No Cost.

Approved in previous Code Adoption process: YES NO

7. At section 202, add the definition, "WARMING KITCHEN"- A facility or portion thereof, for the utilization of domestic cooking appliances used to reheat precooked and/or pre-prepared meals if not subject to conflicting regulation by health department rules.

Reasons: Allows for occupancies not subject to health department rules the use of domestic appliances, language change for health department.

Cost Impact: No Cost.

Approved in previous Code Adoption process: YES NO

9. At section 507.1.2, insert after the paragraph, "Exception- Domestic cooking appliances used in a *Warming Kitchen*". Domestic appliances must still meet the provisions of section 505.

Reasons: Allows for occupancies not subject to health department rules the use of domestic appliances, language change for health department.

Cost Impact: No Change.

Approved in previous Code Adoption process: YES NO

CITY OF SIERRA VISTA

AMENDMENTS TO THE
INTERNATIONAL FUEL GAS CODE
2018 EDITION

The following provisions of the International Fuel Gas Code, 2018 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 Fuel Gas Code of the City of Sierra Vista, hereinafter referred to as “this code.”

Reasons:

Cost Impact: No Cost.

Approved in previous Code Adoption process: YES NO

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.

Reasons: Delineate the responsible authority.

Cost Impact: No Cost.

Approved in previous Code Adoption process: YES NO

3. At Section 103.2, delete the entire section.

Reasons: Position is not appointed.

Cost Impact: No Cost.

Approved in previous Code Adoption process: YES NO

4. At Section 106.6, delete the entire section and subsections insert in lieu thereof the International Building Code, 2018 Edition, Section 109.2, as amended.

Reasons: Sets Fee Schedule

Cost Impact: No Cost.

Approved in previous Code Adoption process: YES NO

5. At section 108.4 and 108.5 the inserts shall be as applicable by the Codes and ordinances of the City of Sierra Vista.

Reasons: Penalties are set by the City Development Code.

Cost Impact: No Change.

Approved in previous Code Adoption process: YES NO

6. At section 109.1 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.”

Reasons: Establishes appeal process.

Cost Impact: No Cost.

Approved in previous Code Adoption process: YES NO

7. Specifically adopt Appendices A, B, and D.

Reasons:

Cost Impact: No Cost.

Approved in previous Code Adoption process: YES NO

CITY OF SIERRA VISTA
AMENDMENTS TO THE
INTERNATIONAL FIRE CODE
2018 EDITION
CHAPTER 1
Section 101

SCOPE AND GENERAL REQUIREMENTS

Amend section 101.1 as follows:

[A] 101.1 Title. This regulation shall be known as the 2018 International Fire Code with The City of Sierra Vista Amendments, hereinafter referred to or cited as “this code”, or the City of Sierra Vista Fire Code.

No Changes from 2015 code amendment

Delete and replace section 101.2.1 as follows:

[A] 101.2.1 Appendices. The following appendices are specifically adopted and amended as part of this code by the City of Sierra Vista:

- Appendix B Fire-Flow Requirements for Buildings
- Appendix C Fire Hydrant Locations and Distribution
- Appendix D Fire Apparatus Access Roads

No Changes from 2015 code amendment

Section 102

Applicability

Amend section 102.7.1 as follows:

[A] 102.7.1 Conflicts. Where conflicts occur between provisions of this code and referenced codes and standards, the higher standard for the promotion of the safety and welfare of the emergency responders and public, code will apply.

Clarifies the priority if any conflicts should occur.

Section 105
Permits

Amend section 105.4.1 as follows:

[A]105.4.1 Submittals.

Construction documents and supporting data shall be digitally submitted with each application for a permit and in such form and detail as required by the fire code official. The construction documents shall be prepared by a registered design professional.

Exception: The *fire code official* is authorized to waive the submission of *construction documents* and supporting data not required to be prepared by a registered design professional if it is found that the nature of the work applied for is such that review of *construction documents* is not necessary to obtain compliance with this code.

Supports current and accepted practices of digital plans submittal.

Section 110
Violations

Amend section 110.4 as follows:

[A]110.4 Violation penalties.

Persons who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter, repair or do work in violation of the *approved construction documents* or directive of the *fire code official*, or of a permit or certificate used under provisions of this code, shall be guilty of a misdemeanor, punishable by a fine of not more than \$2500 dollars or by imprisonment not exceeding 180 days, or both such fine and imprisonment. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

Amend Section 112.4 as follows:

[A] 112.4 Failure to comply. Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to correct a violation or unsafe condition, shall be guilty of a violation penalty in accordance with Section 110.4.

Establishes penalties for violations which is based on the City of Sierra Vista Codes and Ordinances, Title I, chapter 10.99.

CHAPTER 2 DEFINITIONS
SECTION 202
GENERAL DEFINITION

Occupancy classification. Is amended as follows:

Institutional Group I-1. The first sentence is amended to read: Institutional Group I-1 occupancies 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] Six to 16 persons receiving custodial care. Is amended to read: [BG] Six to 10 persons receiving custodial care. A facility housing not fewer than six and not more than 10 persons receiving custodial care shall be classified as Group R-4.

Residential Group R-3. Congregate living facilities is amended to read: Congregate living facilities (transient or non-transient) with 10 or fewer occupants

Residential Group R-4. The first sentence is amended to read: Residential Group R-4 occupancies 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 environment and receive custodial care.

Aligns the definitions of the IFC and requirements of AZ DHS for licensure of these types of facilities. Prevents facilities from meeting local code requirements, and not meeting requirements needed by AZ DHS for licensure. Also clarifies the definitions of I-1, R-3 and R-4 occupancies based on number of occupants and transient versus non-transient.

CHAPTER 5
FIRE SERVICE FEATURES
SECTION 503
FIRE APPARATUS ACCESS ROADS

Amend Section 503.2.3 as follows:

[A] 503.2.3 Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus of at least 82,000 pounds and shall be paved with structural sections designed in accordance with City of Sierra Vista development standards.

Clarifies weight requirements of the department's heaviest vehicle.

SECTION 507
FIRE PROTECTION WATER SUPPLIES

Amend Section 507.3 as follows:

[A] 507.3 Fire-flow requirements for buildings or portions of buildings and facilities shall be determined in accordance with Appendix B.

No Changes from 2015 code amendment

CHAPTER 9
FIRE PROTECTION AND LIFE SAFETY SYSTEMS
SECTION 901
GENERAL

Amend Section 901.4.6.1 as follows:

[A] 901.4.6.1 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.

No Changes from 2015 code amendment

SECTION 903
AUTOMATIC SPRINKLER SYSTEMS

Amend Section 903.2 as follows:

[A] 903.2 Approved automatic sprinkler systems shall be installed in all new commercial buildings and structures of all sizes and be approved by the fire code official.

In buildings and structures unable to meet the fire flow requirements for buildings as determined in Appendix B, Section B 105, approved automatic sprinkler systems shall be provided in all occupancies regulated by the International Building Code.

For new construction, repeal 903.2.1 through 903.2.12

Exceptions: Unless the use of the structure otherwise requires automatic fire sprinkler protection, fire sprinkler systems shall not be required for the following:

1. Detached, non-habitable buildings not exceeding 500 square feet in floor area and not closer than 5 feet to any building or property line.
2. Detached non-enclosed, gazebos, ramadas, and canopies not greater than 2,500 square feet (1524 m) in roof area, and not associated with an assembly occupancy with no combustible storage, portable or fixed heating, or cooking beneath, and not closer than five feet to any building, property line, or other shade canopy.
4. Portable noncombustible storage containers used for storage purposes and not closer than 5 feet (1524 mm) to any building, property line or other container.
5. Exterior covered/enclosed walkways of Type I, II or III construction, not greater than 12 feet (3657.6 mm) in width, no combustible storage beneath, and with enclosing walls that are at least 50 percent open.

Remove Section 903.3.1.2.3 and replace with:

[A] 903.3.1.2.3 Attics. Attic protection is required in all R-1, R-2, and R-4 occupancies. An automatic sprinkler system in accordance with NFPA 13R and this standard shall be installed throughout these buildings. Quick response commercial sprinkler heads shall be used to protect the attic.

Add section 903.3.1.2.4 as follows:

[A] 903.3.1.2.4 Exterior storage closets. Sprinkler protection shall be extended into attached exterior storage closets in R type occupancies protected with an automatic sprinkler system.

Add section 903.3.1.2.5 as follows:

[A] 903.3.1.2.5 Attached garages, carports, and accessible storage under the stairs.

Sprinkler protection shall be provided in attached carports, garages, and accessible storage under the stairs in R type occupancies.

Amend Section 903.3.3.6 as follows:

[A] 903.3.6 Hose Threads. Fire hose threads and fittings used in connection with automatic sprinkler systems shall be National Standard Thread.

Add section 903.3.9 as follows:

[A] 903.3.9 Remodel of sprinklered building. Fire sprinkler design plans shall be required for tenant improvement or remodeling projects when 10 or more sprinkler heads are relocated and/or added. Tenant improvement for buildings that are changing use or occupancy that involve relocating or adding less than 10 heads shall require analysis of a qualified NICET III or higher fire sprinkler designer. A report of findings shall be sent to the Fire Code Official in lieu of design drawings.

Revises the 2015 and prior amendments of providing fire sprinklers in all new commercial buildings of all sizes. These sections clarify and provide exceptions for where sprinklers are needed in new construction.

SECTION 907 FIRE ALARM AND DETECTION SYSTEMS

Add section 907.1.4

[A] 907.1.4 Systems design and installation. Systems shall be designed and installed by qualified persons as defined in NFPA 72 Section 10.5.

Clarifies current practices and qualifications and ensures competent design, installation, and maintenance of Fire Alarm systems.

Remove Section 907.2.9.2 and 907.2.9.3 and replace with:

907.2.9.2 Automatic smoke detection system.

Group R-2 occupancies requiring a fire alarm system per Section 907.2.9.1, an automatic smoke detection system that activates the occupant notification system in accordance with Section 907.5 shall be installed in all of the following locations:

1. Common spaces outside of dwelling units and sleeping units.
2. Laundry rooms, mechanical equipment rooms and storage rooms.
3. All interior corridors serving sleeping units or dwelling units.

Exception: An automatic smoke detection system is not required in buildings that do not have interior corridors serving sleeping units or dwelling units and where each sleeping unit or dwelling unit either has a means of egress door opening directly to an exterior exit access that leads directly to an exit or a means of egress door opening directly to an exit.

Required smoke alarms in dwelling units and sleeping units in Group R-2 occupancies shall be system smoke detectors with low frequency sounder bases that are interconnected with the fire alarm system to provide supervisory signals to the panel.

907.2.9.3 Smoke alarms.

Where a fire alarm system is not required, single and multiple station smoke alarms shall be installed in accordance with Section 907.2.10.

Prevents tampering of smoke detectors and alarms in larger occupancy apartments and non-transient hotels. Provides for hearing impaired notification in sleeping quarters. Treats all R-2 occupancies the same.

SECTION 912
FIRE DEPARTMENT CONNECTIONS

Amend section 912.3

[A] 912.3 Fire hose threads. Fire hose threads used in connection with standpipe systems shall be National standard Thread (NST).

Identifies hose thread in use within the area.

CHAPTER 33
FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION
SECTION 3310
ACCESS FOR FIRE FIGHTING

Amend section 3310.1

[A] 3310.1 Required access. Approved vehicle access for firefighting shall be provided to all construction or demolition sites and shall comply with appendix D of this code. The access road shall be a minimum of 20 feet wide and shall be an all-weather driving surface, graded to drain standing water and engineered to bear the imposed loads of fire apparatus 82,000 pounds, when roads are wet. The access road shall be extended to within 200 feet of any combustible materials and/or any location on the jobsite where any person(s) shall be working for a minimum of four (4) continuous hours in any day.

All open trenches shall have steel plates capable of maintaining the integrity of the access road design when these trenches cross an access road. These access roads may be temporary or permanent. This policy applies only during construction and/or demolition. Permanent access per the city of Sierra Vista Fire Code shall be in place prior to any final inspection or certificate of occupancy.

Clarifies the local requirements for a fire access road, given local weather, apparatus, and response guidelines.

APPENDIX D
CONSTRUCTION REQUIREMENTS FOR EXISTING BUILDINGS

Amend section D102.1

A] D102.1 Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an *approved*, paved fire apparatus access road capable of supporting the imposed load of fire apparatus weighing up to 82,000 pounds with structural sections designed in accordance with City of Sierra Vista development standards.

Clarifies the local requirements for access roads supporting existing buildings under construction.

SECTION D106
MULTIPLE-FAMILY RESIDENTIAL DEVELOPMENTS

Amend section D106.1

Multiple-family residential projects having more than 50 *dwelling units* shall be equipped throughout with two separate and *approved* fire apparatus access roads.

Delete section D106.2

Aligns the fire code to reflect the city development code.

CITY OF SIERRA VISTA

AMENDMENTS TO THE
INTERNATIONAL SWIMMING POOL AND SPA CODE
2018 EDITION

The following provisions of the International Swimming Pool and Spa Code, 2018 Edition, as published by the International Code Council, Inc., are hereby amended as follows:

1. At section 101.1, insert "City of Sierra Vista".

Reasons:

Cost Impact: No Cost.

Approved in previous Code Adoption process: YES NO

2. At Section 103.1, 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.

Reasons: Delineate the responsible authority.

Cost Impact: No Change.

Approved in previous Code Adoption process: YES NO

3. At Section 103.2, delete the entire section.

Reasons: Not an appointed position.

Cost Impact: No Change.

Approved in previous Code Adoption process: YES NO

4. At Section 103.3, delete the entire section.

Reasons: No Deputies are used.

Cost Impact: No Change.

Approved in previous Code Adoption process: YES NO

5. At Section 105.6, delete the entire section and insert in lieu thereof the International Building Code, 2018 Edition, section 109.2, as amended.

Reasons: Sets the Fee Schedule

Cost Impact: No Change.

Approved in previous Code Adoption process: YES NO

6. At Section 202 amend the definition of "RESIDENTIAL SWIMMING POOL (Residential Pool) as follows: A pool intended for use that is accessory to a

residential setting and available only to the household and its guests including any structure intended for swimming or recreational bathing that contains water over 18 inches (610mm) (457.2mm) deep. This includes in-ground, above ground and on-ground swimming pools, hot tubs, spas, and fixed in place wading pools. All other pools shall be considered public pools for purposes of this code.

Reasons: Defines more clearly residential versus commercial pool.

Cost Impact: No Change.

Approved in previous Code Adoption process: YES NO

7. At Section 302.6, add to the end of the first sentence, “and requirements in the City of Sierra Vista’s Development Code, section 151.04.010”

Reasons: Implements the water sense section of City of Sierra Vista’s Development Code.

Cost Impact: No Change.

Approved in previous Code Adoption process: YES NO

8. At section 303.1.3 delete and replace with: New swimming pools, spas, and hot tubs shall be required to have a cover. The permit application shall note the type of cover proposed. Covers shall be of a solid (not mesh) design.

Reasons: Aligns with water sense portion of the City Development Code

Cost Impact: No Change.

Approved in previous Code Adoption process: YES NO

9. At section 305.2.1 (1), change to read, “The top of the barrier shall be not less than 60 inches...”

Reasons: Aligns with State law.

Cost Impact: No Change.

Approved in previous Code Adoption process: YES NO

10. At section 305.5 (1), change to read, “..., the top of the wall is not less than 60 inches...”

Reasons: Aligns with State law.

Cost Impact: No Change.

Approved in previous Code Adoption process: YES NO

11. At section 305.5 (2), change to read, “..., the top of the barrier is not less than 60 inches...”

Reasons: Aligns with State law.

Cost Impact: No Change.

Approved in previous Code Adoption process: YES NO

CITY OF SIERRA VISTA

AMENDMENTS TO THE
NATIONAL ELECTRICAL CODE
2017 EDITION

1. **Article 210.22** Amend by adding the following Section: Where required, smoke alarms and carbon monoxide alarms shall not be installed on a dedicated circuit and shall originate from a general-purpose branch circuit.

Reasons: Increased safety so that a solution is not turn the breaker off when the alarm fails.

Cost Impact: No Change.

Approved in previous Code Adoption process: YES NO

2. **Article 210.52(G)(1)** Garages. In each attached garage and in each detached garage with electric power, at least one receptacle outlet shall be installed in each vehicle bay at not less than (18) inches and not more than 1.7 m (5 ½ ft.) above the floor.

Reasons: Aligns with IRC

Cost Impact: No Change.

Approved in previous Code Adoption process: YES NO

3. **Article 210** – Amend by adding – **Article 210.65 Commercial Buildings.** 125-volt, single phase, 15-or 20-ampere-rated receptacle outlets shall be provided in the locations specified below:

Outdoors, at both the front and rear entrances, accessible at grade level. NEC Article 210.8 (B) shall apply.

Reasons: Helps reduce the number of times extension cords are used creating hazards

Cost Impact: No Change.

Approved in previous Code Adoption process: YES NO

4. **Article 230.62** – Amend by adding a second paragraph: A recessed service entry is not permitted.

Reasons: Drainage in recessed services has been an issue and adds increased visibility for life safety personnel.

Cost Impact: No Change.

Approved in previous Code Adoption process: YES NO

5. **Article 230.70** – Amend by adding the following after the first paragraph: Service disconnecting means and risers shall be surface mounted.

Reasons: Aligns with 230.62

Cost Impact: No Change.

Approved in previous Code Adoption process: YES NO

6. **Article 230.70 (A)(1)** – Amend to read: The service disconnecting means shall be installed at a readily accessible location outside the building or structure. *Exception:* The service disconnecting means may be installed inside of the building when a remote means of disconnecting the service is provided from outside of the building.

Reasons: Clarifies that a disconnecting means for safety personnel must be outside.

Cost Impact: No Change.

Approved in previous Code Adoption process: YES NO

7. **Article 230.70 (A)(1)** – Amend by adding a second paragraph: For one-family dwellings, except mobile and manufactured homes, the service disconnecting means shall be permanently installed on the outside of the structure.

Reasons: Standard practice reinforced on code.

Cost Impact: No Change.

Approved in previous Code Adoption process: YES NO

8. **Article 250.50** – Amend by adding a second paragraph: All new accessory structures with a concrete footing require the installation of a concrete-encased electrode as required by NEC 250.52 (A)(3).

Reasons: Matches the IRC

Cost Impact: No Change.

Approved in previous Code Adoption process: YES NO

9. **Article 408.2** – Amend by adding –Panel boards and Low-Voltage Boxes. Panel boards and low-voltage boxes shall not be recessed in any firewall, fire barrier, fire partition, or in the garage side of the common wall separating the dwelling from a garage or carport. Panel Boards and low-voltage boxes may be surface mounted on any of the above-mentioned walls.

Reasons: Clarifies the restriction of openings for specific rated walls.

Cost Impact: No Change.

Approved in previous Code Adoption process: YES NO

10. **Article 410.16** – All references in this article and section to closet or clothes closet shall apply to clothes closets, pantries, and storage rooms. Amend the title to read: "Luminaires in Clothes Closets, Pantries, and Storage Rooms".

Reasons: Prevents a hazardous situation.

Cost Impact: No Change.

Approved in previous Code Adoption process: YES NO

11. **Article 410.30 (B)(3)** – Amend the first sentence: All metal poles supporting lighting fixtures shall have a 20-foot coil of #4 copper installed at the base of the footing and extended to a

separate grounding termination point on the pole. Exception: Listed equipment sold and installed as a unit ie. Musco pole bases.

Reasons: Safety of bonding and grounding with exception added for listed alternatives(new is exception)

Cost Impact: No Change.

Approved in previous Code Adoption process: YES NO

12. **Article 450.13** – Amend by adding paragraph (C): (C) Doorbell transformers shall not be permitted in a closet, pantry, or storage room. If a remote receptacle is installed for an alarm system transformer, it shall be located above the door.

Reasons: Clarifies safety concerns in the code.

Cost Impact: No Change.

Approved in previous Code Adoption process: YES NO

13. **Article 720.11** – Amend to read: Circuits operating at less than 50 volts shall be installed in a neat and workmanlike manner. Cables shall be supported by the building structure, independently of suspended ceiling wires.

Reasons: Codifies a standard of practice for safety reasons.

Cost Impact: No Change.

Approved in previous Code Adoption process: YES NO

CITY OF SIERRA VISTA

AMENDMENTS TO THE
INTERNATIONAL ENERGY CONSERVATION CODE
2012 EDITION

The following provisions of the International ENERGY CONSERVATION Code, 2012 Edition, as published by the International code Council, Inc., are hereby amended as follows:

1. C101.1 Title. Change to read: This code shall be known as the *International Energy Conservation Code* of the City of Sierra Vista, and shall be cited as such. It is referred to herein as “this code.”

Reasons: The name of our code.

Cost Impact: No Change.

Approved in previous Code Adoption process: YES NO

2. At Section 103.1, add to the end of the paragraph: 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.

Reasons: Delineate the responsible authority.

Cost Impact: No Change.

Approved in previous Code Adoption process: YES NO

3. At Section C108.4 inserts, insert: per applicable fee schedule.

Reasons: Delineate the fee per the schedule.

Cost Impact: No Change.

Approved in previous Code Adoption process: YES NO

4. At Section C109.1 General; 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.”

Reasons: Establishes appeal process.

Cost Impact: No Change.

Approved in previous Code Adoption process: YES NO



2018 CODE UPDATE

JONATHAN KRAMER, BUILDING OFFICIAL

2018 CODE UPDATE

- Reasons for updating:
 - ISO BCEGS Report Score 9 (with 1 being exemplary)
 - State Fire Marshal and IGA's
 - Public Safety and Innovative Thinking
- Only one new amendment
- Many old amendments deleted
- 2018 Codes appear to be cost savings