

ORDINANCE 2023-005

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF SIERRA VISTA, COCHISE COUNTY, ARIZONA; ADOPTING BY REFERENCE THE 2018 EDITION OF THE INTERNATIONAL BUILDING CODES AS AMENDED THERETO BY RESOLUTION 2023-43; AUTHORIZING AND DIRECTING THE CITY MANAGER, CITY CLERK, CITY ATTORNEY OR THEIR DULY AUTHORIZED OFFICERS AND AGENTS TO TAKE ALL STEPS NECESSARY TO CARRY OUT THE PURPOSES AND INTENT OF THIS ORDINANCE; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING FOR SEVERABILITY

WHEREAS, it is the policy of the City of Sierra Vista to update its 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, with amendments appended thereto, are found to be necessary to provide for the preservation of property values and public health, safety, and welfare of the residents of Sierra Vista; and

WHEREAS, the local contracting community has been notified of the proposed adoption of these codes; and

WHEREAS, the amendments have gone through a 30-day public record period and no public comments have been received.

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

SECTION 1:

That Resolution 2023-43 is hereby reaffirmed and that the International Building Codes, be, and hereby are, amended.

SECTION 2:

All other ordinances and parts of ordinances in conflict with the provisions of this provision are hereby repealed.

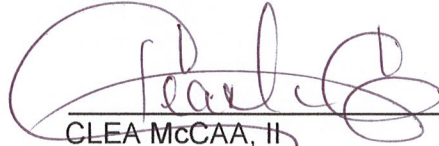
SECTION 3

Should any section, clause, or provision of this Ordinance be declared by the courts to be invalid, such invalidity shall not affect other provisions which can be given effect without the invalid provision, and to this end, the provisions of this Ordinance are declared to be severable.


SECTION 4

This Ordinance shall become effective on September 1, 2023.

PASSED AND ADOPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SIERRA VISTA, ARIZONA, THIS 11TH DAY OF JULY, 2023.

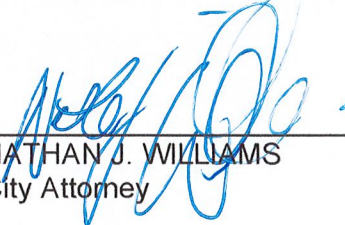

CLEA McCAA, II
Mayor

ATTEST:



JILL ADAMS
City Clerk

APPROVED AS TO FORM:



NATHAN J. WILLIAMS
City Attorney

Prepared by:
Matt McLachlan, AICP
Director, Community Director

EXHIBIT "A"
RESOLUTION 2023-43

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 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 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 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 2017 edition of the National Electrical Code as amended by Resolution 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.

(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.

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 2018 edition International Fire Code, as amended by Resolution 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

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
<i>Commercial Plan Review (includes residential multi-family over quad plex) 65% of Building Permit Fee</i>	

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

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

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- 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
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\$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
<i>Commercial Plan Review (includes residential multi-family over quad plex) 65% of Building Permit Fee</i>	

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, 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

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 overhangs 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
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.

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 installation. 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