ADOPTION OF 2023 NATIONAL ELECTRIC CODE
TO INCLUDE AMENDMENTS

AMEND 15.15.010 Adoption of the National Electric Code. That certain code entitled "National Electric Code" and amendments thereto, ~~2020~~ 2023 edition, copyrighted by the National Fire Protection Association, is hereby adopted as the "Electric Code of Huachuca City" and made part of this chapter the same as though said code was specifically set forth in full herein.

DELETE 15.15.020 Amendments in its entirety and **REPLACE** as follows:

> **15.15.020 Amendments.** The following provisions of the National Electric Code, 2023 edition, as published by the National Fire Protection Association, are hereby amended as follows:

***Codes shown in the left column are excerpts from the Model Code proposed for adoption. They are only shown here to help give context of the proposed amendments shown in the right column. Since the Model Code is copyrighted, it will not be reproduced in the ordinance/resolution or in the Town Codes. Only a list of the amendments will be listed in those noted documents.**

A	**210.8(B) Other Than Dwelling Units. All 125-volt through 250-volt receptacles supplied by single-phase branch circuits rated 150 volts or less to ground, 50 amperes, or less, and all receptacles supplied by three-phase branch circuits rated 150 volts or less to ground. 100 amperes or less, installed in the following locations shall be provided with GFCI protection:** **1. Bathrooms** **2. Kitchens** **3. Areas with sinks and permanent provisions for food preparation, beverage preparation, or cooking** **4. Buffet serving areas with permanent provisions for food serving, beverage serving, or cooking** **5. Rooftops** **6. Outdoors** **7. Sinks where receptacles or cord-and-plug-connected fixed or stationary appliances are installed within 1.8 m (6 ft) from the top inside edge of the bowl of the sink** **8. Indoor damp or wet locations** **9. Locker rooms with associated showering facilities**	**At Article 210.8 (B) Other Than Dwelling Units.** **AMEND** wording as follows: 1. Bathrooms, adjacent to and within 3 feet of the outside edge of one basin. 5. Rooftops, the receptacle(s) shall have the reset location on the roof. 6. Outdoors, at both the front and rear entrances, accessible at grade level.	☒County ☒SV

	10. Garages, accessory buildings, service bays, and similar areas other than vehicle exhibition halls and showrooms **11. Crawl spaces at or below grade level** **12. Unfinished areas of basements** **13. Aquariums, bait wells, and similar open aquatic vessels or containers, such as tanks or bowls, where receptacles are installed within 1.8 m (6 ft) from the top inside edge or rim or from the conductive support framing of the vessel or container** **14. Laundry areas** **15. Bathtubs and shower stalls where receptacles are installed within 1.8 m (6 ft) of the outside edge of gteh bathtub or shower stall**		
Providing more clarity where GFCI's are to be located.			
B	**210.22 Permissible Loads, Individual Branch Circuits. An individual branch circuit shall be permitted to supply any load for which it is rated, but in no case shall the load exceed the branch-circuit ampere rating.**	**At Article 210.22 Permissible Loads, Individual Branch Circuits.** **ADD** the following sentence after the first sentence: "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."	☐County ☒SV
This is a safety feature to prevent the intentional disconnection of smoke and carbon monoxide alarms.			

C	**210.52(3) Receptacle Outlet Location. Receptacle outlets shall be located in one or more of the following:** **1. On or above, but not more than 500 mm (20 in.) above a countertop or work surface** **2. In a countertop using receptacle outlet assemblies listed for use in work surfaces or listed for use in countertops** **3. In a work surface using receptacle outlet assemblies listed for use in work surfaces or listed for use in countertops.** **Receptacle outlets rendered not readily accessible by appliances fastened in place, appliance garages, sinks, or rangetops as covered in 210.52(C)(1), or appliances occupying assigned spaces shall not be considered as these required outlets.**	**At Article 210.52(3) Receptacle Outlet Location. DELETE** the section in its entirety and **REPLACE** with the following wording and exception: "Receptacle outlets shall be located not more than 20 inches above the countertop or work surface. Receptacle outlet assemblies installed in countertops and work surfaces shall be listed for use in countertops and work surfaces. Receptacle outlets rendered not readily accessible by the appliances fastened in place, appliance garages, sinks or range tops as addressed in 210.52(C)(1). Exception for appliances occupying dedicated space shall not be considered as these required outlets. Exception: Receptacle outlets shall be permitted to be mounted not more than 12 inches below the countertop or work surface in construction designed for the physically impaired and for island and peninsular countertops or work surface where the surface is flat across its entire surface and there are not means to mount a receptacle within 20 inches above the countertop, such as in an overhead cabinet. Receptacles mounted below the countertop or work surface in accordance with this exception shall not be located whether the countertop or work surface extends more than 6 inches beyond its support base."	☒County ☒SV
This prevents the hanging of an electric cord above a countertop and creating a safety issue; however, it provides alternatives for certain situations.			

D	**230.70(A) Location. The service disconnecting means shall be installed in accordance with 230.70(A)(1), (A)(2), and (A)(3).**	**At Article 230.70(A) Location. ADD the following after the first paragraph: "Service disconnecting means and risers shall be surface mounted."**	☒County ☒SV
Inset of disconnects can cause several issues such as damage to the thermal resistance of the wall, can become a potential leak source from rain, can damage the fire rating of the walls.			
E	**230.70(A)(1) Readily Accessible Location. The service disconnecting means shall be installed at a readily accessible location either outside of a building or structure or inside nearest the point of entrance of the service conductors.**	**At Article 230.70(A)(1) Readily Accessible Location**. **AMEND** wording as follows: "The service disconnecting means shall be installed at a readily accessible location outside the building or structure. For one-family dwellings, except mobile and manufactured homes, the service disconnecting means shall be permanently installed on the outside of the 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."	☒County ☒SV
It is important for safety that service disconnects can be accessible from the exterior quickly when needed or if inside it is provided with a remote means of disconnection.			
F	**230.70(B) Marking. Each service disconnect shall be permanently marked to identify it as a service disconnect.**	**At Article 230.70(B) Marking. ADD** the following wording to the end of the sentence: "The markings shall be of sufficient durability to withstand the environment involved."	☒County ☒SV
It is important that the markings are legible over time and not faded			

G	**230.79(C) One-Family Dwellings. For a one-family dwelling, the service disconnecting means shall have a rating of not less than 100 amperes, 3-wire.**	**At Article 230.79(C) One-Family Dwellings.** **AMEND** wording as follows: "For a one-family dwelling, the service disconnecting means shall have a rating of not less than 200 amperes, 3-wire. Exception: Existing structures."	☐County ☐SV
This requires all new residential construction to have a minimum of 200 amp panel.			
H	**230.90(A) Ungrounded Conductor. Such protection shall be provided by an overcurrent device in series with each ungrounded service conductor that has a rating or setting not higher than the ampacity of the conductor. A set of fuses shall be considered all the fuses required to protect all the ungrounded conductors of a circuit. Single-pole circuit breakers, grouped in accordance with 230.71(B), shall be considered as one protective device.**	**At Article 230.90(A) Ungrounded Conductor.** **ADD** the following wording before the first sentence: "The ungrounded service conductors shall have an ampacity of the highest rating(s) of the service equipment."	☒County ☒SV
This will lessen the chance of the grounding conductor shorting out.			

I	**250.50 Grounding Electrodes System. All grounding electrodes as described in 250.52(A)(1) through (A)(7) that are present at each building or structure served shall be bonded together to form the grounding electrode system. If none of these grounding electrodes exist, one or more of the grounding electrodes specified in 250.52(A)(4) through (A)(8) shall be installed and used.** **Exception: Concrete-encased electrodes of existing buildings or structures shall not be required to be part of the grounding electrode system if the rebar is not accessible for use without disturbing the concrete.**	**At Article 250.50 Grounding Electrodes System**. **ADD** the following second paragraph wording: "All new accessory structures with a concrete foundation require the installation of a concrete-encased electrode as required by NEC 250.52(A)(3) and IRC Section E3608.1.2."	☒County ☒SV
New accessory structures with electric and poured footing will be required to install a UFER to ensure the structure is properly grounded for safety.			
J	**NEW ARTICLE**	**At Article 408 Switchboards, Switchgear, and Panelboards. ADD** sub-article "**408.31 – Panelboards and Low-Voltage Boxes.** Panelboards 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. Panelboards and low-voltage boxes may be surface mounted on any of the above-mentioned walls."	☒County ☒SV
Like discussed earlier, boxes should surface mounted, not			

K	**410.16(B) Luminaire Types Permitted: Only luminaires of the following types shall be permitted in a clothes closet:** 1. **Surface-mounted or recessed incandescent or LED luminaires with completely enclosed light sources.** 2. **Surface-mounted or recess fluorescent luminaires** 3. **Surface-mounted fluorescent or LED luminaires identified as suitable for installation within the clothes closet storage space.**	**At Article 410.16(B) Luminaires in Clothes Closets.** (All references in this article to closet or clothes closet shall apply to clothes closets, pantries, and storage rooms). **AMEND** the title to: "**Luminaires in Clothes Closets, Pantries, and Storage Rooms**."	☒County ☒SV
This expands the same lighting requirements to additional areas as clothes closets.			
L	**410.30(B)(3) Metal or Nonmetallic Poles Supporting Luminaires.** **A metal pole shall be provided with an equipment grounding terminal as follows:** a. **A pole with a handhole shall have the equipment grounding terminal accessible from the handhole.** b. **A pole with a hinged base shall have the equipment grounding terminal accessible within the base.**	**At Article 410.30(B)(3) Metal or Nonmetallic Poles Supporting Luminaires**. **DELETE** the wording in the first sentence and **REPLACE** wording as follows: "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 (i.e. Musco pole bases)."	☐County ☒SV
This requires grounding at all metal poles used for lighting fixtures.			

M	**450.13 Accessibility. All transformers and transformer vaults shall be readily accessible to qualified personnel for inspection and maintenance or shall meet the requirements of 450.13(A) or 450.13(B).**	**At Article 450.13 Accessibility. ADD** new paragraph (C) with wording as follows: "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."	☒County ☒SV
This requires doorbell transformers to be placed up high so that clutter does not reach and overheat it.			
N	**722.24 Mechanical Execution Work.** **A. General. Cables shall be installed in a near and workman-like manner. Cables installed exposed on the surface of ceilings and sidewalls shall be supported by the building structure in such a manner that the cable will not be damaged by normal building use. Such cables shall be secured by hardware, including straps, staples, hangers, listed cable ties identified for securement and support, or similar fittings, designed and installed so as not to damage the cable. The installation shall conform to 300.4 and 300.11.** **A bushing shall be installed where cables emerge from raceway used for mechanical support or protection in accordance with 300.15(C).**	**At Article 722.24 Mechanical Execution of Work. DELETE** section in its entirety and RE**PLACE** with following wording: "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."	☐County ☒SV

	Nonmetallic cable ties and other nonmetallic cable accessories used to secure and support cables to other spaces used for environmental air (plenums) shall be listed as having low smoke and heat release properties in accordance with 300.22(C). **B. Support of Cables. Cables shall not be strapped, taped, or attached by any means to the exterior of any conduit or other raceway as a means of support.** **Exception No. 1: Class 2 circuit conductors or cables shall be permitted to be installed as permitted by 300.11(C)(2).** **Exception No. 2: Overhead (aerial) spans of optical fiber cables shall be permitted to be attached to the exterior of a raceway-type mast intended for the attachment and support of such cables.**		

	C. Circuit Integrity (CI) Cable. Circuit integrity (CI) cable shall be supported at a distance not exceeding 610 mm (24 in.). Cable shall be secured to the noncombustible surface of the building structure. Cable supports and fasteners shall be steel.		
Requires new electrical wiring to be installed in a neat and orderly manner.			

ADOPTION OF 2024 INTERNATIONAL BUILDING CODE
TO INCLUDE AMENDMENTS

AMEND 15.05.010 Adoption of the International Building Code. That certain code entitled "International Building Code" and amendments thereto, ~~2018~~ 2024 edition, as copyrighted by the International Code Council, Inc., is hereby adopted as the "Building Code of Huachuca City" and made a part of this title the same as though said code was specifically set forth in full herein.

DELETE 15.05.020 Amendments in its entirety and **REPLACE** as follows:

> **15.05.020 Amendments.** The following provisions of the International Building Code, 2024 edition, as published by the International Code Council, Inc., are hereby amended as follows:

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A	**101.1 Title.** **These regulations shall be known as the *Building Code* of [NAME OF JURISDICTION], hereinafter referred to as "this code."**	**At Section 101.1 Title. INSERT** [NAME OF JURISDICTION] as "Town of Huachuca City".	☒County ☒SV
Names the Town as the jurisdiction.			

B	**101.4.4 Property maintenance.** **The provisions of the *International Property Maintenance Code* shall apply to *existing structures* and premises; equipment and *facilities*; light, *ventilation*, space heating, sanitation, life and fire safety hazards; responsibilities of *owners*, operators and occupants; and occupancy of existing premises and *structures*.**	**At Section 101.4.4 Property Maintenance Code.** **REPLACE** with reference to "International Property Maintenance Code" with Chapter 16.15 Property Maintenance Standards and Chapter 16.20 Building Maintenance Standards of the Town of Huachuca City Municipal Code.	☒County ☒SV
The International Property Maintenance Code is not adopted. The Building Maintenance Standards are outlined in Chapter 16.20 of the Town Code.			
C	**NEW SECTION**	**ADD** new section 101.4.8 to read: **Section 101.4.8 Electrical.** The provisions of the National Electric Code edition adopted by the Town shall apply to the installation of electrical systems, including alterations, repairs, replacement, equipment, appliances, fixtures, fittings and appurtenances thereto.	☒County ☒SV
Acknowledges the adoption of the National Electric Code as the applicable electric code for the Town.			

D	**102.6 Existing structures.** **The legal occupancy of any *structure* existing on the date of adoption of this code shall be permitted to continue without change, except as otherwise specifically provided in this code, the *International Existing Building Code*, the *International Property Maintenance Code* or the *International Fire Code*.**	**Section 102.6 Existing Structures. REPLACE** reference to "International Property Maintenance Code" in the sentence with "Chapter 16.15 Property Maintenance Standards and Chapter 16.20 Building Maintenance Standards of the Town of Huachuca City Municipal Code."	☒County ☒SV
The International Property Maintenance Code is not adopted. The Building Maintenace Standards are outlined in Chapter 16.20 of the Town Code.			
E	**103.1 Creation of enforcement agency.** **The [INSERT NAME OF DEPARTMENT] is hereby created and the official in charge thereof shall be known as the *building official*. The function of the agency shall be the implementation, administration and enforcement of the provisions of this code.**	**Section 103.1 Creation of Enforcement Agency. INSERT** [NAME OF DEPARTMENT] as "Building Inspection Department".	☒County ☒SV
Names the Building Inspection Department in charge of administering and enforcing the model code.			

F	**103.3 Deputies.** **In accordance with the prescribed procedures of this *jurisdiction* and with the concurrence of the appointing authority, the *building official* shall have the authority to appoint a deputy building official, other related technical officers, inspectors and other employees. Such employees shall have powers as delegated by the *building official*.**	**At Section 103.3 Deputies. DELETE** the section in its entirety.	☐County ☒SV
Eliminates the authority of the building official to appoint deputies to carry out the duties of the Building Inspection Department. This is at the discretion of the Town.			
G	**105.2 Work exempt from permit.** **Exemptions from *permit* requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this *jurisdiction*. *Permits* shall not be required for the following:** **Building:** **1. One-story detached accessory *structures* used as tool and storage sheds, playhouses and similar uses, provided that the floor area is not greater than 120 square feet (11 m²).** **2. Fences, other than swimming pool barriers, not over 7 feet (2134 mm) high.** **3. Oil derricks.**	**At Section 105.2 Work Exempt from Permit (Building). DELETE** items 1 (Accessory Structures), 2 (Fences) and 4 (Retaining Walls), and renumber the remaining items 1 thru 10.	☐County ☐SV

	4. **Retaining walls that are not over 4 feet (1219 mm) in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge or impounding Class I, II or IIIA liquids.** 5. **Water tanks supported directly on grade if the capacity is not greater than 5,000 gallons (18 925 L) and the ratio of height to diameter or width is not greater than 2:1.** 6. **Sidewalks and driveways not more than 30 inches (762 mm) above adjacent grade, and not over any *basement* or *story* below and are not part of an *accessible route*.** 7. **Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.** 8. **Temporary motion picture, television and theater stage sets and scenery.** 9. **Prefabricated *swimming pools* accessory to a Group R-3 occupancy that are less than 24**		

	inches (610 mm) deep, are not greater than 5,000 gallons (18 925 L) and are installed entirely above ground. **10. Shade cloth *structures* constructed for nursery or agricultural purposes, not including service systems.** **11. Swings and other playground equipment accessory to detached one- and two-family *dwellings*.** **12. Window *awnings* in Group R-3 and U occupancies, supported by an *exterior wall* that do not project more than 54 inches (1372 mm) from the *exterior wall* and do not require additional support.** **13. Nonfixed and movable fixtures, cases, racks, counters and partitions not over 5 feet 9 inches (1753 mm) in height.**		
Removes the three noted exemptions from the list. The Town requires building permits for these three work items regardless of size and height.			

H	**ADD TO ABOVE EXEMPT LIST**	**At Section 105.2 Work Exempt from Permit (Building).** **ADD** new items 11-15 as follows: 11. Any work completed to structures owned and controlled by the United States government or the State of Arizona. 12. Amusement devices or structures located on a site for no more than 30 calendar days. 13. Devices used in manufacturing, processing, or fabricating that are normally used in industrial plants. 14. Tents or membrane structures provided that the area does not exceed 400 square feet or 700 square feet if a minimum of two sides are open. 15. Residential window or door replacements in buildings legally permitted. Existing safety glazed windows shall be replaced with safety glazed windows. Existing emergency escape and rescue windows shall be equal or greater dimensions as windows being replaced.	☒County ☒SV
Additional work is exempt from the requirement of a building permit.			

I	**105.2 Work exempt from permit.** **Electrical:** **1. *Repairs* and maintenance: Minor *repair* work, including the replacement of lamps or the connection of *approved* portable electrical equipment to *approved* permanently installed receptacles.** **2. Radio and television transmitting stations: The provisions of this code shall not apply to electrical equipment used for radio and television transmissions, but do apply to equipment and wiring for a power supply and the installations of towers and antennas.** **3. Temporary testing systems: A *permit* shall not be required for the installation of any temporary system required for the testing or servicing of electrical equipment or apparatus.**	**At Section 105.2 Work Exempt from Permit (Electrical). ADD** new Paragraph Section to read: **Other Items:** 1. Power for amusement devices and carnival rides in place on a site for less than 30 calendar days and not connected to a utility company's facilities. 2. Repair or replacement of fixed motors and transformers of the same type and rating in the same location. 3. Repair or replacement of current-carrying parts of any switch, contactor, control device, or overcurrent device of the required capacity in the same location. **4.** Electrical wiring, devices, appliances, apparatus or equipment operating at less than 25 volts and not capable of supplying more than 50 volt-amps of energy.	☒County ☒SV
Additional electrical work is exempt from the requirement of a building permit.			

J	**107.3.1 Approval of construction documents.** **When the *building official* issues a *permit*, the *construction documents* shall be *approved*, in writing or by stamp, as "Reviewed for Code Compliance." One set of *construction documents* so reviewed shall be retained by the *building official*. The other set shall be returned to the applicant, shall be kept at the *site* of work and shall be open to inspection by the *building official* or a duly authorized representative.**	**At Section 107.3.1 Approval of Construction Documents. DELETE** the following wording "as Reviewed for Code Compliance".	☐County ☒SV
Eliminates the requirement for a stamp with specific wording.			
K	**109.2 Schedule of permit fees.** **Where a *permit* is required, a fee for each *permit* shall be paid as required, in accordance with the schedule as established by the applicable governing authority.**	**At Section 109.2 Schedule of Permit Fees. DELETE** wording "as established by the applicable governing authority" and **REPLACE** with "as adopted by resolution of the Town of Huachuca City Council".	☐County ☒SV
Specifies the Town adopts a schedule of permit fees.			
L	**109.4 Work commencing before permit issuance.** **Any *person* who commences any work before obtaining the necessary *permits* shall be subject to a fee established by the *building official* that shall be in addition to the required *permit* fees.**	**At Section 109.4 Work Commencing Before Permit Issuance. DELETE** wording "fee established by the building official" and **REPLACE** with "fee established by resolution of the Town of Huachuca City Council".	☐County ☒SV
Specifies the Town adopts a schedule of fees.			

M	**110.3.9 Energy efficiency inspections. Inspections shall be made to determine compliance with Chapter 13 and shall include, but not be limited to, inspections for: building thermal envelope insulation *R*- and *U*-values, *fenestration U*-value, duct system *R*-value, and HVAC and water-heating equipment efficiency.**	**At Section 110.3.9 Energy Efficiency Inspections.** **DELETE** this section in its entirety.	☒County ☒SV
Since the International Energy Conservation Code has been deleted at this time, there would be no need for these inspections.			
N	**NEW SECTION**	**ADD** new section 112.2.1 to read: **112.2.1 Construction Power.** Temporary construction power is a privilege granted by the Town solely for construction purposes and may be revoked by the Building Official whenever continued use is determined to create an unsafe condition or otherwise violate this code. Construction power may be from either temporary power poles or through the permanent power panel. Each 120-volt circuit used for construction power shall be GFCI protected.	☒County ☒SV
This is to protect the public and construction personnel from unsafe electrical conditions on a jobsite.			

O	**113.1 General.** **In order to hear and decide appeals of orders, decisions or determinations made by the *building official* relative to the application and interpretation of this code, there shall be and is hereby created a board of appeals. The board of appeals shall be appointed by the applicable governing authority and shall hold office at its pleasure. The board shall adopt rules of procedure for conducting its business and shall render all decisions and findings in writing to the appellant with a duplicate copy to the *building official*.**	**At Section 113.1 General.** **ADD** at the end of the paragraph: "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 Town Board of Adjustment."	☐County ☐SV
Specifies that the Board of Adjustment shall serve as the Board of Appeals.			
P	**113.3 Qualifications.** **The board of appeals shall consist of members who are qualified by experience and training on matters pertaining to the provisions of this code and who are not employees of the *jurisdiction*.**	**At Section 113.3 Qualifications**. **DELETE** the section in its entirety.	☐County ☐SV
Since the Board of Adjustment serves as the Board of Appeals, there is no need to specify qualifications of the Board members.			

Q	**310.4.1 Care facilities within a dwelling.** **Care *facilities* for five or fewer *persons* receiving care that are within a single-family *dwelling* are permitted to comply with the *International Residential Code* provided an *automatic sprinkler system* is installed in accordance with Section 903.3.1.3 of this code or Section P2904 of the *International Residential Code*.**	**At Section 310.4.1 Care Facilities Within a Dwelling. AMEND** wording to read: "Care facilities for 6 or fewer persons receiving care that are within a single-family dwelling are permitted to comply with the International Residential Code".	☒County ☒SV
Increases the number of residents receiving care within a dwelling unit, which allows for less stringent requirements under the Residential Code (IRC) rather than the Building Code (IBC).			
R	**406.3.2 Separation.** **For other than *private garages* adjacent to *dwelling units*, the separation of *private garages* from other occupancies shall comply with Section 508. Separation of *private garages* from *dwelling units* shall comply with Sections 406.3.2.1 and 406.3.2.2.**	**At Section 406.3.2 Separation. ADD** new subsection 406.3.2.3: "Attic access opening". The attic access opening protection supports shall be of noncombustible material.	☒County ☒SV
Increases the fire protection within the attic to prevent backdraft and fire safety.			

S	**406.3.2.1 Dwelling unit separation.** **The *private garage* shall be separated from the *dwelling unit* and its *attic* area by means of *gypsum board*, not less than 1/2 inch (12.7 mm) in thickness, applied to the garage side. Garages beneath habitable rooms shall be separated from all habitable rooms above by not less than a 5/8-inch (15.9 mm) *Type X gypsum board* or equivalent and 1/2-inch (12.7 mm) *gypsum board* applied to structures supporting the separation from habitable rooms above the garage. Door openings between a *private garage* and the *dwelling unit* shall be equipped with either solid wood doors or solid or honey-comb core steel doors not less than 1 3/8 inches (34.9 mm) in thickness, or doors in compliance with Section 716.2.2.1 with a *fire protection rating* of not less than 20 minutes. Doors shall be *self-closing* and self-latching.**	**At Section 406.3.2.1 Dwelling Unit Separation**. **CHANGE** all references of ½ - inch gypsum board to 5/8 – inch Type X gypsum board. **AT THE END OF THIS SECTION ADD** "Openings, including windows, are prohibited in the separation wall. All walls supporting the fire-resistance rated ceiling shall be protected with 5/8 – inch Type X gypsum board."	☒County ☒SV
5/8 Type X provides the minimum 1-hour rating. All jurisdictions in the area made the decision to go to this several years back for additional fire safety. Also, 1-hour fire rating cannot be achieved when there is a window in the separation wall.			

T	**717.6.1 Through penetrations.** **A duct constructed of *approved* materials in accordance with the *International Mechanical Code* that penetrates a fire-resistance-rated floor/ceiling assembly that connects not more than two *stories* is permitted without *shaft enclosure* protection, provided that a *listed fire damper* is installed at the floor line or the duct is protected in accordance with Section 714.5. For air transfer openings, see Section 712.1.9.** **Exception: In occupancies other than Groups I-2 and I-3, a duct is permitted to penetrate three floors or less without a *fire damper* at each floor, provided that such duct meets all of the following requirements:** **1. The duct shall be contained and located within the cavity of a wall and shall be constructed of steel having a minimum wall thickness of 0.0187 inches (0.4712 mm) (No. 26 gage).** **2. The duct shall open into only one *dwelling unit* or *sleeping unit* and the duct system shall be continuous from the unit to the exterior of the *building*.**	**At Section 717.6.1 Through Penetrations.** **AMEND** Exception 1 by **ADDING** "or the floor/ceiling assembly" after the word "wall" and before the word "and".	☒County ☒SV

	3. **The duct shall not exceed 4-inch (102 mm) nominal diameter and the total area of such ducts shall not exceed 100 square inches (0.065 m^2) in any 100 square feet (9.3 m^2) of floor area.** 4. **The *annular space* around the duct is protected with materials that prevent the passage of flame and hot gases sufficient to ignite cotton waste where subjected to ASTM E119 or UL 263 time-temperature conditions under a minimum positive pressure differential of 0.01 inch of water (2.49 Pa) at the location of the penetration for the time period equivalent to the *fire-resistance rating* of the construction penetrated.** 5. **Grille openings located in a ceiling of a fire-resistance-rated floor/ceiling or roof/ceiling assembly shall be protected with a *listed ceiling radiation damper* installed in accordance with Section 717.6.2.1.**		
This new wording is added for clarity			

U	**902.1.1 Access.** **Automatic sprinkler system risers, fire pumps and controllers shall be provided with ready access. 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.**	**At Section 902.1.1 Access. REPLACE** the section with the following wording: "Automatic sprinkler system risers, fire pumps and controllers shall be located inside buildings in dedicated rooms having direct exterior access whenever required by this section. 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."	☐County ☒SV
This ensures Fire Department has direct access from the exterior in a commercial building to save time in the event of a fire emergency.			
V	**903.1 General.** ***Automatic sprinkler systems* shall comply with this section.**	**At Section 903.1 General. ADD** following statement after first sentence "Where the provisions of Section 903 of this code conflict with Section 903 of the International Fire Code, as adopted and amended by the Town, the International Fire Code shall control."	☐County ☒SV
This just specifies that the adopted Fire Code prevails when there is a conflict.			

W	**903.2 Where required.** ***Approved automatic sprinkler systems*** **in new *buildings* and *structures* shall be provided in the locations described in Sections 903.2.1 through 903.2.12.** **Exception: Spaces or areas in telecommunications *buildings* used exclusively for telecommunications equipment, associated electrical power distribution equipment, batteries not required to have an automatic sprinkler system by Section 1207 of the International Fire Code for energy storage systems and standby engines, provided that those spaces or areas are equipped throughout with an *automatic smoke detection system* in accordance with Section 907.2 and are separated from the remainder of the *building* by not less than 1-hour *fire barriers* constructed in accordance with Section 707 or not less than 2-hour *horizontal assemblies* constructed in accordance with Section 711, or both.**	**At Section 903.2 Where Required**. **DELETE** the section in its entirety (to include all subsections) and **REPLACE** with a new **Section 903.2 Where Required** and the following wording: "Automatic fire sprinkler systems shall be provided in the locations described in this Section."	☐County ☒SV
Installation of fire sprinklers in new commercial construction will be required under the provisions of this code and adopted Fire Code.			

X	**NEW SECTION**	**At new Section 903.2 Where Required. ADD** the following subsections: **903.2.1 General**. Unless expressly covered by one of the exceptions set forth below, an approved automatic fire sprinkler system shall be installed in all new commercial buildings and structures of all sizes and approved by the Fire Code Official. Installation of fire sprinkler systems shall be performed by an Arizona State licensed Fire Protection contractor. **Exception 1**: Automatic fire sprinklers are not required in Group U occupancies. **Exception 2**: Automatic fire sprinklers are not required for buildings or structures which were constructed and in use prior to January 8, 2009. This exception shall not apply if, after such date there is a discontinuation of use for a period of twelve (12) months, there is in the opinion of the Fire Chief, a change in use to a less restrictive use or there is an enlargement or structural alteration of the building or structure. **Exception 3**. In addition to the general authority granted to the Town pursuant to Section 104.9, the Fire Chief shall have discretion to exempt other facilities from automatic fire sprinkler requirements where the size, intended use, and extent of use of that facility does not warrant the installation of fire sprinklers and alternate methods to secure public safety are provided. Such other facilities may include, but are not limited to:	☐County ☐SV

		1) unenclosed structures which are less than three thousand (3,000) square feet in size, at least fifty (50) percent open on the sides and used to protect humans, animals, or property from the sun or elements; 2) structures which are less than three hundred (300) square feet in size used to monitor access to a larger facility, site, or area; 3) structures temporarily used for a period not to exceed two (2) years for onsite storage or maintenance purposes provided that the structure is not used for Group A, E, H, or I occupancies; and 4) mini self-storage units comprising a single building or group of buildings where primary or principal use of the facility is for storage.	
These are the same exceptions proposed under the Fire Code.			
Y	**903.3 Installation requirements.** ***Automatic sprinkler systems*** **shall be designed and installed in accordance with Sections 903.3.1 through 903.3.8.**	**At Section 903.3 Installation Requirements.** **AMEND** wording as follows: "Automatic sprinkler systems shall be designed and installed in accordance with the 2024 International Fire Code, as amended."	☐County ☒SV
When fire sprinklers are required, they will be designed and installed per Fire Code.			

Z	**1011.7.3 Enclosures under interior stairways.** **The walls and soffits within enclosed usable spaces under enclosed and unenclosed *stairways* shall be protected by 1-hour fire-resistance-rated construction or the *fire-resistance rating* of the *stairway* enclosure, whichever is greater. Access to the enclosed space shall not be directly from within the *stairway* enclosure.** **Exception: Spaces under *stairways* serving and contained within a single residential *dwelling unit* in Group R-2 or R-3 shall be permitted to be protected on the enclosed side with 1/2-inch (12.7 mm) *gypsum board*.**	**At Section 1011.7.3 Enclosures Under Interior Stairways.** At the exception, **CHANGE** reference of "1/2 – inch" to read "5/8 – inch Type X."	☐County ☐SV
5/8 Type X provides the minimum 1-hour rating. All jurisdictions in the area made the decision to go to this several year back for additional fire safety.			

AA	**1013.6.3 Power source.** **Exit signs shall be illuminated at all times. To ensure continued illumination for a duration of not less than 90 minutes in case of primary power loss, the sign illumination means shall be connected to an emergency power system provided from storage batteries, unit equipment or an on-site generator. The installation of the *emergency power system* shall be in accordance with Chapter 27. Group I-2, Condition 2 exit sign illumination shall not be provided by unit equipment batteries only.** **Exception: *Approved* exit sign illumination types that provide continuous illumination independent of external power sources for a duration of not less than 90 minutes, in case of primary power loss, are not required to be connected to an emergency electrical system.**	**At Section 1013.6.3 Power Source, DELETE** the exception.	☐County ☐SV
For safety, exit signs are now required to stay lit even after 90 minutes.			
BB	**DELETE ENTIRE CHAPTER**	**At Chapter 13 Energy Efficiency. DELETE** Chapter in its entirety.	☐County ☐SV
The Town is deleting the Internation Energy Conservation Code at this time. May revisit it later.			

CC	**1609.1.1 Determination of wind loads. Wind loads on every building or structure shall be determined in accordance with Chapters 26 to 30 of ASCE/SEI 7. The type of opening protection required, the basic wind speed, V, and the exposure category for a site is permitted to be determined in accordance with Section 1609 or ASCE/SEI 7. Wind shall be assumed to come from any horizontal direction and wind pressures shall be assumed to act normal to the surface considered.** **Exceptions:** **1. Subject to the limitations of Section 1609.1.1.1, the provisions of ICC 600 shall be permitted for applicable Group R-2 and R-3 *buildings*.** **2. Subject to the limitations of Section 1609.1.1.1, residential *structures* using the provisions of AWC WFCM.** **3. Subject to the limitations of Section 1609.1.1.1, residential *structures* using the provisions of AISI S230.** **4. Designs using NAAMM FP 1001.**	**At Section 1609.1.1 Determination of Wind Loads. ADD** the following wording after the last paragraph: "Per the Basis Wind Speed Figures, use the following: Risk Category I – 105 mph; Risk Category II – 115 mph; Risk Category III – 120 mph; Risk Category IV – 125 mph."	☒County ☒SV

	5. Designs using TIA-222 for antenna-supporting *structures* and antennas, provided that the horizontal extent of Topographic Category 2 escarpments in Section 2.6.6.2 of TIA-222 shall be 16 times the height of the escarpment. **6. Wind tunnel tests in accordance with ASCE 49 and Sections 31.4 and 31.7 of ASCE/SEI 7.** **7. Temporary structures complying with Section 3103.6.1.2.** **The wind speeds in Figures 1609.3(1) through 1609.3(4) are basic wind speeds, *V*, and shall be converted in accordance with Section 1609.3.1 to *allowable stress design* wind speeds, V_{asd}, when the provisions of the standards referenced in Exceptions 4 and 5 are used.**		
This establishes the base wind speeds for the area			

DD	**NEW SECTION**	**ADD** new Section 1609.6.1.1 to read: **1609.6.1.1 Uplift Resistance to Minimize Microburst Effects.** In addition to requirements in ASCE7, minimum uplift resistance shall be determined by either Method 1 or 2 below: **Method 1: Design-based Wind Uplift Criteria.** Wind uplift requirements shall be determined by using the design wind values from the wind speeds listed in amended Section 1609.1.1 plus five (5) mph for all components and cladding material for the continuous load path transmitting the uplift forces from the rafter or truss ties to the foundation. **Method 2: Prescriptive-based Wind Uplift Criteria.** (Please note that the requirements of this section are in addition to those required for the structural connection of wood members). **2.1 Conventionally-framed Wood or Cold-formed Steel Structures**. All bearing	☒County ☒SV

		wall vertical connections shall be connected by an approved structural sheathing or approved connector to provide a continuous load path from the joist or truss through the ledger or top plate to the bottom wall plate. Where connectors are used, they have a minimum uplift load capacity of 500 pounds of configuration to match connection and spaced at intervals not to exceed 24 inches. At openings, lower cripple studs do not require connectors, but king/trimmer studs require double connectors at bottom, and upper cripples require both full connectors to header as well as header to king stud. All platform framing requires either strapping listed for the purpose of continuous sheathing over rim joist from stud to stud vertically at each floor level. All non-bearing exterior walls shall be connected as above except that the spacing may be extended not to exceed every other stud. **2.2 Masonry or Concrete Structures.** If lateral design requires larger anchors or more conservative spacing, these may be used in lieu of those called out in this section. **2.2.1 Roof Bearing on Wall Top Plate.** Top plates shall be secured to masonry or concrete walls with minimum 0.5-inch anchor bolts embedded minimum	

		7 inches and spaced at intervals not to exceed 48 inches. Each joist or truss shall be connected to the plate at each bearing location with a metal connector having a minimum uplift load capacity of 500 pounds, and of configuration to match connection. Gable end joists or truss connectors shall also be connected at intervals not to exceed 48 inches. **2.2.2 Roof Bearing on Wall Ledger.** Joists or trusses bearing on a wall ledger shall be secured to masonry or concrete walls with metal strap purlin anchors of 800 pounds minimum capacity (ASD) installed in accordance with the manufacturer's installation requirements, and at intervals not to exceed 48 inches. Nonbearing roof diaphragm edges shall likewise be anchored to the wall but with the metal strap purlin anchor connected to a one framing bay or 24-inch minimum length of blocking, whichever is greater.	
This section addresses local wind uplift provisions.			

EE	**1612.3 Establishment of flood hazard areas.** **To establish *flood hazard areas*, the applicable governing authority shall adopt a flood hazard map and supporting data. The flood hazard map shall include, at a minimum, areas of special flood hazard as identified by the Federal Emergency Management Agency in an engineering report entitled "The *Flood Insurance Study* for [INSERT NAME OF JURISDICTION]," dated [INSERT DATE OF ISSUANCE], as amended or revised with the accompanying *Flood Insurance Rate Map* (*FIRM*) and Flood Boundary and *Floodway* Map (FBFM) and related supporting data along with any revisions thereto. The adopted flood hazard map and supporting data are hereby adopted by reference and declared to be part of this section.**	**At Section 1612.3 Establishment of Flood Hazard Areas. INSERT** [NAME OF JURISDICTION] as "Cochise County, Az"; and **INSERT** [DATE OF ISSUANCE] as "current effective Flood Insurance Rate panels adopted by FEMA".	☒County ☒SV
This just establishes the Town as the jurisdiction and refers to the most current Flood Insurance Rate panel for the area.			

FF	**1705.4 Masonry construction.** ***Special inspections*** **and tests of** ***masonry*** **construction shall be performed in accordance with the quality assurance program requirements of TMS 402 and TMS 602.** **Exception: *Special inspections* and tests shall not be required for:** **1. Glass unit masonry or masonry *veneer* designed in accordance with Section 2110 or Chapter 14, respectively, where they are part of a *structure* classified as *Risk Category* I, II or III.** **2. *Masonry* foundation walls constructed in accordance with Table 1807.1.6.3(1), 1807.1.6.3(2), 1807.1.6.3(3) or 1807.1.6.3(4).** **3. Masonry fireplaces, masonry heaters or masonry chimneys installed or constructed in accordance with Section 2111, 2112 or 2113, respectively.**	**At Section 1705.4 Masonry Construction. ADD** a new Exception 4 as follows: **Exception 4:** Nonessential facilities designed in accordance with Section 2107 with allowable masonry stresses reduced by one-half and the maximum value of f'm limited to 1500 psi for concrete or clay masonry. The following limitations shall apply to this exception: 1. The unsupported height (or length)-to thickness ratio of a building wall shall not exceed 20. 2. The soil retaining height for a retaining wall shall not exceed 4 feet measured from the top of footing for an 8-inch-thick wall or 6 feet for a 12-inch-thick wall. 3. The height-to-thickness ratio shall not exceed 10 for a cantilevered masonry fence or combination masonry fence and retaining wall as measure from the top of footing to the top of wall. If a combination retaining/fence wall consists of more than one wall thickness, the smallest thickness shall be used in determining the height-to-thickness ratio. Any portion or portions of a structure in which the design masonry stresses exceed one-half the allowable masonry stresses, shall require Special Inspection for that portion or portions of the structure.	☒County ☒SV
For non-essential structures, design requirements and construction of masonry can be reduced.			

GG	**2308.11.4 Wind uplift.** **The roof construction shall have rafter and truss ties to the wall below.** **Resultant uplift *loads* shall be transferred to the foundation using a continuous *load* path. The rafter or truss to wall connection shall comply with Tables 2304.10.2 and 2308.11.4.** **Exception: The truss to wall connection shall be determined from the uplift forces as specified on the truss design drawings or as shown on the construction documents.**	**At Section 2308.11.4 Wind Uplift. DELETE** first sentence and **REPLACE** with the following wording: "Uplift resistance shall comply with Section 1609.6.1.1."	☒County ☒SV
This refers to the new section above regarding wind uplift.			
HH	**Section 3109 Swimming Pools, Spas and Hot Tubs** **3109.1 General.** **The design and construction of *swimming pools*, spas and hot tubs shall comply with the *International Swimming Pool and Spa Code*.**	**At Section 3109 Swimming Pools, Spas and Hot Tubs. DELETE** wording in its entirety and **REPLACE** with the following wording: "The design and construction of Public and Semi-public pools, spas, and hot tubs shall comply with Arizona Administrative Code, Title 18, Chapter 5, Article 2. Public and Semi-public Swimming Pools and Spas as adopted by reference in accordance with A.R.S. 36-1681.	☒County ☒SV
This wording brings the code in alignment with ARS			
II	**Refer to Model Code for Appendices**	Specifically **ADOPT Appendices E Supplementary Accessibility Requirements , G Flood Resistant Construction, J Grading and K Administrative Provisions.**	☒County ☒SV
These Appendices provides guidance and additional technical data/resources to help the code official in plan review and onsite inspections.			

JJ	**G101.5 Designation of floodplain administrator.** **The [INSERT JURISDICTION'S SELECTED POSITION TITLE] is designated as the floodplain administrator and is authorized and directed to enforce the provisions of this appendix. The floodplain administrator is authorized to delegate performance of certain duties to other employees of the jurisdiction. Such designation shall not alter any duties and powers of the *building official*.**	**At Section G101.5 Designation of Floodplain Administrator. INSERT** [JURISDICTION'S SELECTED POSITION TITLE] as "Building Official".	☒County ☒SV
Designates the Building Official as the Floodplain Administrator to align with Town Code.			

ADOPTION OF THE 2024 INTERNATIONAL EXISTING BUILDING CODE, TO INCLUDE AMENDMENTS

AMEND 15.20.010 Adoption of the International Existing Building Code. That certain code entitled "International Existing Building Code" and amendments thereto, ~~2018~~ 2024 edition, as copyrighted by the International Code Council, Inc., is hereby adopted as the "Existing Building Code of Huachuca City" for all buildings and structures not covered under the International Building Code and made a part of this title the same as though said code was specifically set forth in full herein.

DELETE 15.20.020 Amendments in its entirety and **REPLACE** as follows:

> **15.20.020 Amendments.** The following provisions of the International Existing Building Code, 2024 edition, as published by the International Code Council, Inc., are hereby amended as follows:

***Codes shown in the left column are excerpts from the Model Code proposed for adoption. They are only shown here to help give context of the proposed amendments shown in the right column. Since the Model Code is copyrighted, it will not be reproduced in the ordinance/resolution or in the Town Codes. Only a list of the amendments will be listed in those noted documents.**

A	**101.1 Title.** **These regulations shall be known as the *Existing Building Code* of [NAME OF JURISDICTION], herein-after referred to as "this code."**	**At Section 101.1 Title INSERT** [NAME OF JURISDICTION] as "Town of Huachuca City".	☒County ☒SV
Names the Town as the jurisdiction.			

B	**101.4.2 Buildings previously occupied.** **The legal occupancy of any building existing on the date of adoption of this code shall be permitted to continue without change, except as is specifically covered in this code, the *International Fire Code*, or the *International Property Maintenance Code*, or as is deemed necessary by the code official for the general safety and welfare of the occupants and the public.**	**At Section 101.4.2 Buildings Previously Occupied.** **REPLACE** reference to "International Property Maintenance Code" with "Chapter 16.15 Property Maintenance Standards and Chapter 16.20 Building Maintenance Standards of the Town of Huachuca City Municipal Code."	☐County ☐SV
The International Property Maintenance Code is not adopted. The Property Maintenance Standards are outlined in Chapter 16.15 of the Town Code and the Building Maintenance Standards are outlined in Chapter 16.20 of the Town Code.			
C	**103.1 Creation of agency.** **The [INSERT NAME OF DEPARTMENT] is hereby created, and the official in charge thereof shall be known as the *code official*. The function of the agency shall be the implementation, administration and enforcement of the provisions of this code.**	**At Section 103.1 Creation of Enforcement Agency.** **INSERT** [NAME OF DEPARTMENT] as "Building Inspection Department" and **ADD** following wording after the first paragraph: "Code official is designated to be the building official."	☒County ☒SV
Names the Building Inspection Department in charge of administering and enforcing the Model code.			

D	**103.3 Deputies.** **In accordance with the prescribed procedures of this jurisdiction and with the concurrence of the appointing authority, the *code official* shall have the authority to appoint a deputy *code official*, other related technical officers, inspectors and other employees. Such employees shall have powers as delegated by the *code official*.**	**At Section 103.3 Deputies. DELETE** the section in its entirety.	☐County ☒SV
Eliminates the authority of the building official to appoint deputies to carry out the duties of the Building Inspection Department. This is at the discretion of the Town.			
E	**108.2 Schedule of permit fees.** **Where a permit is required, a fee for each permit shall be paid as required, in accordance with the schedule as established by the applicable governing authority.**	**At Section 108.2 Schedule of Permit Fees. DELETE** the wording "as established by the applicable governing authority" and **REPLACE** with "as adopted by resolution of the Town of Huachuca City Council."	☐County ☒SV
Specifies the Town adopts a schedule of permit fees.			
F	**108.4 Work commencing before permit issuance.** **Any person who commences any work before obtaining the necessary permits shall be subject to a fee established by the *code official* that shall be in addition to the required permit fees.**	**At Section 108.4 Work Commencing Before Permit Issuance. DELETE** the wording "fee established by the building official" and **REPLACE** with "fee established by resolution of the Town of Huachuca City Council."	☐County ☒SV
Specifies the Town adopts a schedule of fees.			

G	**112.1 General.** **In order to hear and decide appeals of orders, decisions or determinations made by the *code official* relative to the application and interpretation of this code, there shall be and is hereby created a board of appeals. The board of appeals shall be appointed by the applicable governing authority and shall hold office at its pleasure. The board shall adopt rules of procedure for conducting its business and shall render all decisions and findings in writing to the appellant with a duplicate copy to the *code official*.**	**At Section 112.1 General. ADD** the following wording 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 Town Board of Adjustment."	☐County ☐SV
Specifies that the Board of Adjustment shall serve as the Board of Appeals.			
H	**112.3 Qualifications.** **The board of appeals shall consist of members who are qualified by experience and training on matters pertaining to the provisions of this code and are not employees of the jurisdiction.**	**At Section 112.3 Qualifications. DELETE** the section in its entirety.	☐County ☐SV
Since the Board of Adjustment serves as the Board of Appeals, there is no need to specify qualifications of the Board members.			

I	**115.1 Unsafe conditions.** **Structures or existing equipment that are or hereafter become *unsafe*, insanitary or deficient because of inadequate means of egress facilities, inadequate light and ventilation, or that constitute a fire hazard, or are otherwise dangerous to human life or the public welfare, or that involve illegal or improper occupancy or inadequate maintenance, shall be deem an unsafe condition. *Unsafe* structures shall be taken down and removed or made safe as the *code official* deems necessary and as provided for in this code. A vacant structure that is not secured against unauthorized entry shall be deemed *unsafe*.**	**At Section 115.1 Unsafe Conditions. ADD** wording at the end of the second sentence "and Chapter 16.20 Building Maintenance Standards of the Town of Huachuca City Municipal Code."	☐County ☒SV
References the Building Maintenance Standards as outlined in the Town Code.			

J	**302.2 Additional codes.** ***Alterations,*** ***repairs*****,** ***additions*** **and** ***changes of occupancy*** **to, or relocation of,** ***existing buildings*** **and structures shall comply with the provisions for** ***alterations, repairs, additions*** **and** ***changes of occupancy*** **or relocation, respectively, in this code and the** ***International Energy Conservation Code*** **,** ***International Fire Code*****,** ***International Fuel Gas Code*****,** ***International Mechanical Code*****,** ***International Plumbing Code*****,** ***International Private Sewage Disposal Code*****,** ***International Property Maintenance Code*****,** ***International Residential Code*** **and NFPA 70. Where provisions of the other codes conflict with provisions of this code, the provisions of this code shall take precedence.**	**At Section 302.2 Additional Codes. DELETE** reference to "International Private Sewage Disposal Code and Property Maintenance Code".	☒County ☒SV
The Town has not adopted the International Private Sewage Disposal Code or International Property Maintenance Code, so references to them is being deleted.			

K	**408.2 Water closet replacement.** **The maximum water consumption flow rates and quantities for all replaced water closets shall be 1.6 gallons (6 L) per flushing cycle.** **Exception: Blowout-design water closets [3.5 gallons (13 L) per flushing cycle].**	**At Section 408.2 Water Closet Replacement.** **DELETE** the exception.	☒County ☒SV
This exception is eliminated due to high volume of water used for this type of water closet.			
L	**1303.1.2 Compliance with other codes.** **Buildings that are evaluated in accordance with this section shall comply with the *International Fire Code* and *International Property Maintenance Code*.**	**At Section 1303.1.2 Compliance With Other Codes.** **DELETE** reference to the "International Property Maintenance Code".	☒County ☒SV
The Town has not adopted the International Property Maintenance Code, so reference to it is being deleted.			

M	**1401.2 Conformance.** **The building shall be safe for human occupancy as determined by the *International Fire Code* and the *International Property Maintenance Code*. Any *repair, alteration* or *change of occupancy* undertaken within the moved structure shall comply with the requirements of this code applicable to the work being performed. Any field-fabricated elements shall comply with the requirements of the *International Building Code* or the *International Residential Code*, as applicable.**	**At Section 1401.2 Conformance. REPLACE** reference to "International Property Maintenance Code" with "Chapter 16.20 Building Maintenance Standards of the Town of Huachuca City Municipal Code."	☒County ☒SV
The Town has not adopted the International Property Maintenance Code. Property maintenance standards are outlined in Chapter 16.20 of the Town Code.			
N	**Refer to Model Code for Appendices**	Specifically **ADOPT Appendices A Guidelines for the Seismic Retrofit and B Supplementary Accessibility Requirements.**	☒County ☒SV
These Appendices provides guidance and additional technical data/resources to help the code official in plan review and onsite inspections.			

ADOPTION OF 2024 INTERNATIONAL FIRE CODE,
TO INCLUDE AMENDMENTS

AMEND 2.65.140 Adoption of the International Fire Code. That certain code entitled "International Fire Code" and amendments thereto, ~~2018~~ 2024 Edition, as copyrighted by the International Code Council, Inc., is hereby adopted as the "Fire Code of Huachuca City" and made a part of this chapter the same as though said code was specifically set forth in full herein. At least three copies of said code shall be filed in the office of the clerk and kept available for public use and inspection. Refer to Section 15.50.020 of the town code (Buildings and Construction) for the adopted amendments to the 201 International Fire Code.

AMEND 15.50.010 Adoption of the International Fire Code. That certain code entitled "International Fire Code" and amendments thereto, ~~2018~~ 2024 edition, as copyrighted by International Code Council, Inc. is hereby adopted as the "Fire Code of Huachuca City" and made a part of this chapter the same as though said code was specifically set forth in full herein.

DELETE 15.50.020 Amendments in its entirety and **REPLACE** as follows:

> **15.50.020 Amendments.** The following provisions of the International Fire Code, 2024 edition, as published by the International Code Council, Inc., are hereby amended as follows:

***Codes shown in the left column are excerpts from the Model Code proposed for adoption. They are only shown here to help give context of the proposed amendments shown in the right column. Since the Model Code is copyrighted, it will not be reproduced in the ordinance/resolution or in the Town Codes. Only a list of the amendments will be listed in those noted documents.**

A	**101.1 Title.** **These regulations shall be known as the *Fire Code* of [NAME OF JURISDICTION], hereinafter referred to as "this code."**	**At Section 101.1 Title INSERT** [NAME OF JURISDICTION] as "Town of Huachuca City".	☒County ☒SV
Names the Town as the jurisdiction.			
B	**102.7.1 Conflicts.** **Where conflicts occur between provisions of this code and referenced codes and standards, the provisions of this code shall apply.**	**At Section 102.7.1 Conflicts. AMEND the wording as follows:** "Where conflicts occur between the provisions of this code and referenced codes and standards, the more stringent standard shall apply."	☐County ☒SV
Most stringent standards apply should there be a conflict between the any of the codes and the Fire Code.			

C	**112.1 General.** **In order to hear and decide appeals of orders, decisions or determinations made by the *fire code official* relative to the application and interpretation of this code, there shall be and is hereby created a board of appeals. The board of appeals shall be appointed by the applicable governing authority and shall hold office at its pleasure. The board shall adopt rules of procedure for conducting its business and shall render all decisions and findings in writing to the appellant with a duplicate copy to the *fire code official*.**	**At Section 112.1 General.** **ADD** the following wording 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 and/or fire code official relative to the application and interpretation of this code shall be heard and decided by the Town Board of Adjustment."	☐County ☐SV
Specifies the Board of Adjustment shall serve as the Board of Appeals			
D	**112.3 Qualifications.** **The board of appeals shall consist of members who are qualified by experience and training on matters pertaining to the provisions of this code and are not employees of the jurisdiction.**	**At Section 112.3 Qualifications.** **DELETE** the section in its entirety.	☐County ☐SV
Since the Board of Adjustment serves as the Board of Appeals, there is no need to specify qualifications of the Board members.			

E	**507.5.1 Where required.** **Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet (122 m) from a hydrant on a fire apparatus access road, as measured by an *approved* route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the *fire code official*.** **Exceptions:** **1. For Group R-3 and Group U occupancies, the distance requirement shall be 600 feet (183 m).** **2. For buildings equipped throughout with an *approved automatic sprinkler system* installed in accordance with Section 903.3.1.1 or 903.3.1.2, the distance requirement shall be 600 feet (183 m).**	**At Section 507.5.1 Where Required. CHANGE** reference in Exception 1 and 2 from "**600 feet**" to "**500 feet**".	☐County ☐SV
Group R-3 includes stand along houses, duplexes and triplexes, townhouses, child and adult care facilities, short term lodging with 5 or fewer guest rooms, emergency services living quarters. Group U includes carports, garage, sheds, greenhouses. Changing from 600 to 500 feet for placement of hydrants increases the flow and pressure.			

F	**903.2 Where required.** ***Approved automatic sprinkler systems*** **in new buildings and structures shall be provided in the locations described in Sections 903.2.1 through 903.2.12.** **Exception: Spaces or areas in telecommunications buildings used exclusively for telecommunications equipment, associated electrical power distribution equipment, batteries not required to have an automatic sprinkler system by Section 1207 for energy storage systems and standby engines, provided that those spaces or areas are equipped throughout with an *automatic smoke detection system* in accordance with Section 907.2 and are separated from the remainder of the building by not less than 1-hour *fire barriers* constructed in accordance with Section 707 of the *International Building Code* or not less than 2-hour *horizontal assemblies* constructed in accordance with Section 711 of the *International Building Code*, or both.**	**At Section 903.2 Where Required. DELETE** the section in its entirety (to include all subsections) and **REPLACE** with a new **Section 903.2 entitled, "Where Required"** to read as follows: "Unless expressly covered by one of the exceptions set forth below, an approved automatic fire sprinkler system shall be installed in all new commercial buildings and structures in locations described in this Section. System to be approved by the Fire Code Official. Installation of automatic fire sprinkler systems shall be performed by an Arizona State licensed Fire Protection contractor. **Exception 1:** Automatic fire sprinklers are not required in Group U occupancies. **Exception 2:** Automatic fire sprinklers are not required for buildings or structures which were constructed and in use prior to January 8, 2009. This exception shall not apply if, after such date there is a discontinuation of use for a period of twelve (12) months, there is in the opinion of the Fire Code Official, a change in use to a less restrictive use or there is an enlargement or structural alteration of the building or structure.	☐County ☐SV

		Exception 3: In addition to the general authority granted to the Town, the Fire Code Official shall have discretion to exempt other facilities from automatic fire sprinkler requirements where the size, intended use, and extent of use of that facility does not warrant the installation of fire sprinklers and alternate methods to secure public safety are provided. Such other facilities may include, but are not limited to: 1) unenclosed structures which are less than three thousand (3,000) square feet in size, at least fifty (50) percent open on the sides and used to protect humans, animals, or property from the sun or elements; 2) structures which are less than three hundred (300) square feet in size used to monitor access to a larger facility, site, or area; 3) structures temporarily used for a period not to exceed two (2) years for onsite storage or maintenance purposes provided that the structure is not used for Group A, E, H, or I occupancies; and 4) mini self-storage units comprising a single building or group of buildings where primary or principal use of the facility is for storage."	
The model code for the requirement of fire sprinklers is deleted and replaced with new wording specific for Huachuca City. New commercial buildings require the installation of fire sprinklers unless they fall under one of the 3 exceptions as determined by the fire code official. Same amendment as the current adopted 2018 Fire Code.			

FYI—Fire Marshal will have additional amendments to present to the Council at a later time. He just wanted to be sure the overall 2024 edition was adopted now with the same amendments as before.

ADOPTION OF THE 2024 INTERNATIONAL FUEL GAS CODE,
TO INCLUDE AMENDMENTS

DELETE Section 15.30 **Uniform Code for the Abatement of Dangerous Buildings** in its entirety and **REPLACE** as follows:

15.30.010 **Adoption of the International Fuel Gas Code.** That certain code entitled "International Fuel Gas Code " and amendments thereto, 2024 edition, as copyrighted by the International Code Council, Inc., is hereby adopted as the "Fuel Gas Code of Huachuca City" and made a part of this title the same as though said code was specifically set forth in full herein.

15.30.020 Amendments. The following provisions of the International Fuel Gas Code, 2024 edition, as published by the International Code Council, Inc., are hereby amended as follows:

***Codes shown in the left column are excerpts from the Model Code proposed for adoption. They are only shown here to help give context of the proposed amendments shown in the right column. Since the Model Code is copyrighted, it will not be reproduced in the ordinance/resolution or in the Town Codes. Only a list of the amendments will be listed in those noted documents.**

A	**101.1 Title.** **These regulations shall be known as the *Fuel Gas Code* of [NAME OF JURISDICTION], hereinafter referred to as "this code."**	**At Section 101.1 Title INSERT** [NAME OF JURISDICTION] as "Town of Huachuca City".	☒County ☒SV
Names the Town as the jurisdiction.			

B	**103.1 Creation of agency.** **The [insert name of department] is hereby created and the official in charge thereof shall be known as the *code official*. The function of the agency shall be the implementation, administration and enforcement of the provisions of this code.**	**At Section 103.1 Creation of Agency. INSERT** [NAME OF DEPARTMENT] as "Building Inspection Department" and **ADD** the following wording after the first paragraph: "Code official is designated to be the building official."	☒County ☒SV
Names the Building Inspection Department in charge of administering and enforcing the model code and designates the building official as the code official.			
C	**103.3 Deputies.** **In accordance with the prescribed procedures of this jurisdiction and with the concurrence of the appointing authority, the *code official* shall have the authority to appoint a deputy *code official*, other related technical officers, inspectors and other employees. Such employees shall have powers as delegated by the *code official*.**	**At Section 103.3 Deputies. DELETE** the section in its entirety.	☐County ☒SV
Eliminates the authority of the building official to appoint deputies to carry out the duties of the Building Inspection Department. This is at the discretion of the Town.			
D	**108.2 Schedule of permit fees.** **Where work requires a permit, a fee for each permit shall be paid as required, in accordance with the schedule as established by the applicable governing authority.**	**At Section 108.2 Schedule of Permit Fees. DELETE** the wording "as established by the applicable governing authority" and **REPLACE** with "as adopted by resolution of the Town of Huachuca City Council."	☐County ☒SV
Specifies the Town adopts a schedule of permit fees.			

E	**108.4 Work commencing before permit issuance.** **Any person who commences any work on a mechanical system before obtaining the necessary permits shall be subject to a fee established by the *code official* that shall be in addition to the required permit fees.**	**At Section 108.4 Work Commencing Before Permit Issuance. DELETE** the wording "fee established by the building official" and **REPLACE** with "fee established by resolution of the Town of Huachuca City Council."	☒County ☐SV
Specifies the Town adopts a schedule of fees.			
F	**112.1 General.** **In order to hear and decide appeals of orders, decisions or determinations made by the *code official* relative to the application and interpretation of this code, there shall be and is hereby created a board of appeals. The board of appeals shall be appointed by the applicable governing authority and shall hold office at its pleasure. The board shall adopt rules of procedure for conducting its business and shall render all decisions and findings in writing to the appellant with a duplicate copy to the *code official*.**	**At Section 112.1 General. ADD** the following wording 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 Town Board of Adjustment."	☐County ☐SV
Specifies that the Board of Adjustment shall serve as the Board of Appeals.			

G	**112.3 Qualifications.** **The board of appeals shall consist of members who are qualified by experience and training on matters pertaining to the provisions of this code and are not employees of the jurisdiction.**	**At Section 112.3 Qualifications. DELETE** the section in its entirety.	☐County ☐SV
Since the Board of Adjustment serves as the Board of Appeals, there is no need to specify qualifications of the Board members.			
H	**Refer to Model Code for Appendices**	Specifically **ADOPT Appendices A Sizing and Capacities of Gas Piping, B Sizing of Venting Systems, C Recommended Procedure for Safety Inspection.**	☒County ☒SV
These Appendices provides guidance and additional technical data/resources to help the code official in plan review and onsite inspections.			

ADOPTION OF 2024 INTERNATIONAL MECHANICAL CODE,
TO INCLUDE ADMENDMENTS

AMEND 15.35.010 Adoption of the International Mechanical Code. That certain code entitled "International Mechanical Code" and amendments thereto, ~~2018~~ 2024 edition, as copyrighted by International Code Council, Inc., is hereby adopted as the "Mechanical Code of Huachuca City" and made a part of this chapter the same as though said code was specifically set forth in full herein.

DELETE 15.35.020 Amendments in its entirety and **REPLACE** as follows:

> **15.35.020 Amendments.** The following provisions of the International Mechanical Code, 2024 edition, as published by the International Code Council, Inc., are hereby amended as follows:

***Codes shown in the left column are excerpts from the Model Code proposed for adoption. They are only shown here to help give context of the proposed amendments shown in the right column. Since the Model Code is copyrighted, it will not be reproduced in the ordinance/resolution or in the Town Codes. Only a list of the amendments will be listed in those noted documents.**

A	**101.1 Title.** **These regulations shall be known as the *Mechanical Code* of [NAME OF JURISDICTION], hereinafter referred to as "this code."**	**At Section 101.1 Title. INSERT** [NAME OF JURISDICTION] as "Town of Huachuca City".	☒County ☒SV
Names the Town as the jurisdiction.			

B	**101.2 Scope.** **This code shall regulate the design, installation, maintenance, *alteration* and inspection of mechanical systems that are permanently installed and utilized to provide control of environmental conditions and related processes within *buildings*. This code shall also regulate those mechanical systems, system components, *equipment* and *appliances* specifically addressed herein. The installation of fuel gas distribution piping and *equipment*, fuel gas-fired *appliances* and fuel gas-fired *appliance* venting systems shall be regulated by the *International Fuel Gas Code*.** **Exception: Detached one- and two-family *dwellings* and townhouses not more than three stories above grade plane in height with a separate means of egress and their accessory structures not more than three stories above grade plane in height shall comply with this code or the *International Residential Code*.**	**At Section 101.2 Scope. AMEND** wording as follows: Number the existing exception as Exception 1; **ADD Exception 2** as follows: "Mechanical systems in existing building undergoing repair, alteration or addition, and change of occupancy shall be permitted to comply with the International Existing Building Code."	☐County ☐SV
Adds an additional exception for mechanical systems in existing buildings.			

C	**103.1 Creation of agency.** **The [NAME OF DEPARTMENT] is hereby created and the official in charge thereof shall be known as the code official. The function of the agency shall be the implementation, administration and enforcement of the provisions of this code.**	**At Section 103.1 Creation of agency.** **INSERT** **[NAME OF DEPARTMENT]** as "Building Inspection Department" and **ADD** following wording after the first paragraph: "Code official is designated to be the building official."	☒County ☒SV
Names the Building Inspection Department in charge of administering and enforcing the model code. Also, names the building official a the code official.			
D	**103.3 Deputies.** **In accordance with the prescribed procedures of this jurisdiction and with the concurrence of the appointing authority, the code official shall have the authority to appoint a deputy code official, other related technical officers, inspectors and other employees. Such employees shall have powers as delegated by the code official.**	**At Section 103.3 Deputies.** **DELETE** the section in its entirety.	☒County ☒SV
Eliminates the authority of the building official to appoint deputies to carry out the duties of the Building Inspection Department. This is at the discretion of the Town.			
E	**108.2 Schedule of permit fees.** **Where work requires a permit, a fee for each permit shall be paid as required, in accordance with the schedule as established by the applicable governing authority.**	**At Section 108.2 Schedule of Permit Fees.** **DELETE** the wording "as established by the applicable governing authority" and **REPLACE** with "as adopted by resolution of the Town of Huachuca City Council."	☐County ☒SV
Specifies the Town adopts a schedule of permit fees.			

F	**108.4 Work commencing before permit issuance.** **Any person who commences work on a mechanical system before obtaining the necessary permits shall be subject to a fee established by the code official that shall be in addition to the required permit fees.**	**At Section 108.4 Work Commencing Before Permit Issuance. DELETE** the wording "fee established by the code official" and **REPLACE** with "as adopted by resolution of the Town of Huachuca City Council."	☒County ☒SV
Specifies the Town adopts a schedule of fees.			
G	**112.1 General.** **In order to hear and decide appeals of orders, decisions or determinations made by the code official relative to the application and interpretation of this code, there shall be and is hereby created a board of appeals. The board of appeals shall be appointed by the applicable governing authority and shall hold office at its pleasure. The board shall adopt rules of procedure for conducting its business and shall render all decisions and findings in writing to the appellant with a duplicate copy to the code official.**	**At Section 112.1 General. ADD** the following wording after the second 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 Town Board of Adjustment."	☐County ☐SV
Specifies that the Board of Adjustment shall serve as the Board of Appeals.			
H	**112.3 Qualifications.** **The board of appeals shall consist of members who are qualified by experience and training on matters pertaining to the provisions of this code and are not employees of the jurisdiction.**	**At Section 112.3 Qualifications. DELETE** the section in its entirety.	☐County ☐SV
Since the Board of Adjustment serves as the Board of Appeals, there is no need to specify qualifications of the Board members.			

I	**113.1 Membership of board.** **The board of appeals shall consist of five members appointed by the chief appointing authority as follows: one for 5 years; one for 4 years; one for 3 years; one for 2 years; and one for 1 year. Thereafter, each new member shall serve for 5 years or until a successor has been appointed.**	**At Section 113.1 Membership of Board.** **DELETE** the section in its entirety.	☐County ☐SV
Since the Board of Adjustment serve as the Board of Appeals, the membership information would not apply.			
J	**Section 202 General Definitions**	**At Section 202 General Definitions.** **ADD** definition for "Warming Kitchen – a facility or portion thereof, for the utilization of domestic cooking appliances used to reheat precooked and/or prepared meals."	☒County ☒SV
Adding a new definition.			

K	**303.7 Pit locations.** ***Appliances*** **installed in pits or excavations shall not come in direct contact with the surrounding soil and shall be installed not less than 3 inches (76 mm) above the pit floor. The sides of the pit or excavation shall be held back not less than 12 inches (305 mm) from the *appliance*. Where the depth exceeds 12 inches (305 mm) below adjoining grade, the walls of the pit or excavation shall be lined with concrete or masonry. Such concrete or masonry shall extend not less than 4 inches (102 mm) above adjoining grade and shall have sufficient lateral load-bearing capacity to resist collapse. Excavation on the control side of the *appliance* shall extend not less than 30 inches (762 mm) horizontally. The *appliance* shall be protected from flooding in an *approved* manner.**	**At Section 303.7 Pit Locations. ADD an Exception** as follows: "Liquefied petroleum gas appliances shall not be located in any pit or basement, under show windows or interior stairway, in engine, boiler, heater, or electrical meter rooms."	☐County ☐SV
Exception necessary as it would be dangerous to have a liquefied petroleum gas appliance in any of the noted locations.			

L	**306.4 Appliances under floors.** **Underfloor spaces containing *appliances* shall be provided with an access opening and unobstructed passageway large enough to remove the largest *appliance*. The passageway shall be not less than 30 inches (762 mm) high and 22 inches (559 mm) wide, nor more than 20 feet (6096 mm) in length measured along the centerline of the passageway from the opening to the *appliance*. A level service space not less than 30 inches (762 mm) deep and 30 inches (762 mm) wide shall be present at the front or service side of the *appliance*. If the depth of the passageway or the service space exceeds 12 inches (305 mm) below the adjoining grade, the walls of the passageway shall be lined with concrete or masonry. Such concrete or masonry shall extend not less than 4 inches (102 mm) above the adjoining grade and shall have sufficient lateral-bearing capacity to resist collapse. The clear access opening dimensions shall be not less than 22 inches by 30 inches (559 mm by 762 mm), and large enough to allow removal of the largest *appliance*.**	**At Section 306.4 Appliances Under Floors.** **ADD** Exception 3 as follows: "Liquefied petroleum gas piping shall not serve any gas appliance located in a pit of a basement where heavier than air gas might collect to form a flammable mixture."	☐County ☐SV

	Exceptions: **1. The passageway is not required where the level service space is present when the access is open and the *appliance* is capable of being serviced and removed through the required opening.** **2. Where the passageway is unobstructed and not less than 6 feet high (1929 mm) and 22 inches (559 mm) wide for its entire length, the passageway shall not be limited in length.**		
Exception necessary as it would be dangerous to have liquefied petroleum gas piping in the noted location.			
M	**307.2.1.1 Condensate discharge.** **Condensate drains shall not directly connect to any plumbing drain, waste or vent pipe. Condensate drains shall not discharge into a plumbing fixture other than a floor sink, floor drain, trench drain, mop sink, hub drain, standpipe, utility sink or laundry sink. Condensate drain connections to a lavatory wye branch tailpiece or to a bathtub overflow pipe shall not be considered as discharging to a plumbing fixture. Except where discharging to grade outdoors, the point of discharge of condensate drains shall be located within the same *occupancy*, tenant space or *dwelling unit* as the source of the condensate.**	**At Section 307.2.1.1 Condensate Discharge.** **ADD** the following wording at the end of the paragraph: "Condensate disposal shall be allowed to terminate as follows: 1. At grade outside the building in an area capable of absorbing the condensate flow without surface drainage. **2.** Over roof drains or gutters or downspouts that connect to drainage pipes, provided they terminate at or above grade in an area capable of absorbing the condensate flow without surface drainage."	☒County ☒SV
This provides areas where the condensate discharge CAN BE located.			

N	**Section 407 Ambulatory Care Facilities and Group I-2 Occupancies** **407.1 General.** **Mechanical ventilation for ambulatory care facilities and Group I-2 *occupancies* shall be designed and installed in accordance with this code, ASHRAE/ASHE 170 and NFPA 99.**	**At Section 407 Ambulatory Care Facilities and Group I-2 Occupancies. DELETE** the section in its entirety and **REPLACE** with the following wording: **"Section 407 Healthcare Facilities.** **407.1 General.** Mechanical ventilation for healthcare facilities shall be designed and installed in accordance with this code, ASHRAE 170/ASHE AND NFPA 99. Healthcare facilities include I-1, I-2, and R-4 occupancies along with freestanding birth centers, urgent care centers, neighborhood clinics and physicians' offices, Class 1 imaging facilities, outpatient healthcare facilities, outpatient psychiatric facilities, outpatient rehabilitation facilities, and outpatient dental facilities. **Exception:** Existing healthcare facilities that are being remodeled and the occupancy classification does not change shall meet the requirements of Section 403 or 407." **Section 407.2 Mixed Occupancies.** If no functionally equivalent spaces exist in ASHRAE 170/ASHE AND NFPA 99, ventilation requirements shall be obtained from Section 403. Where spaces with prescribed rates in both ASHREA 170/ASHE or NFPA 99 and Section 403 of this code exist, the higher of the two airflow rates shall be provided	☒County ☒SV
This gives more specific mechanical guidelines for healthcare facilities.			

O	**NEW SECTION**	**ADD** new Section to read: **"Section 408 Marijuana-Related Occupancies.** **Section 408.1 General.** Marijuana related occupancies include growing, drying, processing, cooking, storage, and sales of any marijuana or cannabis related products. **Section 408.2 Exhaust and Ventilation Systems.** All marijuana related occupancies shall meet one of the following paths: 1. Prescriptive path for exhaust and ventilation as described in Section 408.2.1. 2. Engineered exhaust and ventilation system as described in section 408.2.2. **Section 408.2.1 Prescriptive Exhaust and Ventilation Requirements.** **Section 408.2.1.1 Exhaust Systems.** All marijuana-related occupancies must be installed to the following requirements: 1. A minimum negative pressure of 0.01 inch w.c. relative to the building exterior and to adjacent spaces without marijuana related product. 2. A minimum exhaust rate of 0.2 cfm/sf of floor area or the greater as required by Section 403 or the International Fire Code.	☒County ☒SV

		3. Exhaust air must be treated with chemical absorption filters, such as activated charcoal prior to discharge. These filters shall have an airflow velocity across the face area of the filter that does exceed 350 feet per minute. 4. Exhaust outlet locations shall meet the requirements of Section 501.3.1.2 for other product conveying outlets. **Section 408.2.1.2 Ventilation Systems.** All marijuana-related occupancies must be installed to the following requirements: 1. A minimum of 1 cfm/sf of floor area of continuous recirculation air that is provided with a minimum MERV 8 filters and chemical absorbing filters such as activated carbon filters. 2. A design airflow velocity across the face of the chemical absorbing filters shall not exceed 350 feet per minute.	

		Section 408.2.2 Engineered Exhaust and Ventilation System. An approved engineered system must provide equivalent ventilation and dilution of product and production chemicals as the prescriptive method. This requirement is not intended to supersede structural, mechanical, or ire code or requirements set by other state or federal agencies such as hazardous materials ventilation and content."	
This gives more specific mechanical guidelines for marijuana related facilities.			
P	**607.6.1 Through penetrations.** **Exception: In occupancies other than Groups I-2 and I-3, a duct is permitted to penetrate three floors or less without a fire damper at each floor provided that it meets all of the following requirements:** **1. The duct shall be contained and located within the cavity of a wall and shall be constructed of steel having a minimum thickness of 0.0187 inch (0.4712 mm) (No. 26 gage).**	**At Section 607.6.1 Through Penetrations.** **ADD** the following wording between the word "wall" and the word "and": "or the floor/ceiling assembly".	☒County ☒SV
This new wording is added for clarity.			

Q	**607.6.2.1.2 Static systems.** **Static *ceiling radiation dampers* shall be installed only in systems that are not designed to operate during a fire.** **Exceptions:** **1. Where a static *ceiling radiation damper* is installed at the opening of a duct, a smoke detector shall be installed inside the duct or outside the duct with sampling tubes protruding into the duct. The detector or tubes within the duct shall be within 5 feet (1524 mm) of the damper. Air outlets and inlets shall not be located between the detector or tubes and the damper. The detector shall be *listed* for the air velocity, temperature and humidity anticipated at the point where it is installed. Other than in mechanical smoke control systems, dampers shall be closed upon fan shutdown where local smoke detectors require a minimum velocity to operate.** **2. Where a static *ceiling radiation damper* is installed in a ceiling, the *ceiling radiation damper* shall be permitted to be controlled by a smoke detection system installed within the same room or area as the *ceiling radiation damper*.**	**At Section 607.6.2.1.2 Static Systems. ADD** new Exceptions 4 and 5. "Exception 4. Static ceiling radiation dampers shall be permitted to be installed in Dwelling Units with smoke alarms installed in accordance with the Building Code and activation of any smoke alarm within the Dwelling Unit shall shut down the system. Exception 5. Static ceiling radiation dampers shall be permitted to be installed in Dwelling Units having a fire alarm system which has smoke detectors installed within the Dwelling Unit in accordance with the Building Code requirements for smoke alarms. Activation of any smoke detector within the Dwelling Unit shall shut down the system in the Dwelling Unit."	☒County ☒SV

	3. A static *ceiling radiation damper* shall be permitted to be installed within a room where an occupant sensor is provided within the room that will shut down the system.		
These additional exceptions are necessary for added safety for both smoke and fire alarm systems within dwelling units.			
R	**608.1 Balancing.** **Air distribution, ventilation and exhaust systems shall be provided with means to adjust the system to achieve the design airflow rates and shall be balanced by an *approved* method. *Ventilation air* distribution shall be balanced by an *approved* method and such balancing shall verify that the air distribution system is capable of supplying and exhausting the airflow rates required by Chapter 4.**	**At Section 608.1 Balancing. DELETE** the second sentence and **REPLACE** with the following wording: "Ventilation systems shall be balanced by individuals holding current certification from the Associated Air Balance Council (AABC), the Nation Environmental Balancing Bureau (NEBB) or other approved agencies."	☒County ☒SV
This new wording requires the balancing to be completed by a person holding the proper certifications.			

S	**1001.1 Scope.** **This chapter shall govern the installation, *alteration* and repair of boilers, water heaters and pressure vessels.** **Exceptions:** **1. Pressure vessels used for unheated water supply.** **2. Portable unfired pressure vessels and Interstate Commerce Commission containers.** **3. Containers for bulk oxygen and medical gas.** **4. Unfired pressure vessels having a volume of 5 cubic feet (0.14 m^3) or less operating at pressures not exceeding 250 pounds per square inch (psi) (1724 kPa) and located within *occupancies* of Groups B, F, H, M, R, S and U.** **5. Pressure vessels used in *refrigeration systems* that are regulated by Chapter 11 of this code.** **6. Pressure tanks used in conjunction with coaxial cables, telephone cables, power cables and other similar humidity control systems.** **7. Any boiler or pressure vessel subject to inspection by federal or state inspectors.** **8. Pressure vessels used in specific *appliances* and *equipment* that are regulated by Chapter 9 of this code.**	**At Section 1001.1 Scope. DELETE** the wording in Exception 7 and **REPLACE** with following wording: "Any boiler or lined water heater in excess of 200,000 BTU shall be subject to inspection by federal or state inspectors. See Arizona Rules for ARS, Title 20, Chapter 5."	☒County ☒SV
This change in wording was necessary to align with ARS requirements.			

T	**1004.1 Standards.** **Boilers shall be designed, constructed and certified in accordance with the ASME Boiler and Pressure Vessel Code, Section I or IV. Controls and safety devices for boilers with fuel input ratings of less than 12,500,000 Btu/h (3,662,500 W) shall meet the requirements of ASME CSD-1. Controls and safety devices for boilers with inputs greater than or equal to 12,500,000 Btu/h (3,662,500 W) shall meet the requirements of NFPA 85. Packaged oil-fired boilers shall be *listed* and *labeled* in accordance with UL 726. Packaged electric boilers shall be *listed* and *labeled* in accordance with UL 834. Solid-fuel-fired boilers shall be *listed* and *labeled* in accordance with UL 2523.**	**At Section 1004.1 Standards. DELETE** all wording after the second sentence and **REPLACE** with the following wording: "Boilers shall be designed and constructed in accordance with the ASME Boiler and Pressure Vessel Code, and Arizona Boiler Rules, Title 20 Chapter 5."	☒County ☒SV
This change in wording was necessary to align with Arizona rules for boilers			

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ADOPTION OF 2024 INTERNATIONAL PLUMBING CODE,
TO INCLUDE ADMENDMENTS

AMEND 15.25.010 Adoption of the International Plumbing Code. That certain code entitled "International Plumbing Code" and amendments thereto, ~~2018~~ 2024 edition, as copyrighted by the International Code Council, Inc., is hereby adopted as the "Plumbing Code of Huachuca City" and made a part of this title the same as though said code was specifically set forth in full herein.

DELETE 15.25.020 Amendments in its entirety and **REPLACE** as follows:

> **15.25.020 Amendments.** The following provisions of the International Plumbing Code, 2024 edition, as published by the International Code Council, Inc. are hereby amended as follows:

***Codes shown in the left column are excerpts from the Model Code proposed for adoption. They are only shown here to help give context of the proposed amendments shown in the right column. Since the Model Code is copyrighted, it will not be reproduced in the ordinance/resolution or in the Town Codes. Only a list of the amendments will be listed in those noted documents.**

A	**101.1 Title.** **These regulations shall be known as the *Plumbing Code* of [NAME OF JURISDICTION] hereinafter referred to as "this code."**	**At Section 101.1 Title. INSERT** [NAME OF JURISDICTION] as "Town of Huachuca City".	☒County ☒SV
Names the Town as the jurisdiction.			

B	**101.2 Scope.** **The provisions of this code shall apply to the erection, installation, alteration, repairs, relocation, replacement, addition to, use or maintenance of plumbing systems within this jurisdiction. This code shall regulate nonflammable medical gas, inhalation anesthetic, vacuum piping, nonmedical oxygen systems and sanitary and condensate vacuum collection systems. The installation of fuel gas distribution piping and equipment, fuel-gas-fired water heaters and water heater venting systems shall be regulated by the *International Fuel Gas Code*.** **Exception: Detached one- and two-family dwellings and townhouses not more than three stories above grade plane in height with a separate means of egress, and their accessory structures not more than three stories above grade plane in height, shall comply with this code or the *International Residential Code*.**	**At Section 101.2 Scope. AMEND** wording as follows: "Number the existing exception as Exception 1; insert Exception 2 as follows: "Plumbing systems in existing building undergoing repair, alteration or addition, and change of occupancy shall be permitted to comply with the International Existing Building Code."	☐County ☐SV
Adds an additional exception for plumbing systems in existing buildings			

C	**103.1 Creation of agency.** **The [INSERT NAME OF DEPARTMENT] is hereby created and the official in charge thereof shall be known as the *code official*. The function of the agency shall be the implementation, administration and enforcement of the provisions of this code.**	**At Section 103.1 Creation of Agency. INSERT** [NAME OF DEPARTMENT] as "Building Inspection Department" and **ADD** following wording after the first paragraph: "Code official is designated to be the building official."	☒County ☒SV
Names the Building Inspection Department in charge of administering and enforcing the model code. Also, names the building official as the code official.			
D	**103.1 Creation of agency.** **The [INSERT NAME OF DEPARTMENT] is hereby created and the official in charge thereof shall be known as the *code official*. The function of the agency shall be the implementation, administration and enforcement of the provisions of this code.**	**At Section 103.1 General. DELETE** wording "code official" and **REPLACE** with "building official".	☒County ☒SV
Designates the building official as the code official.			

E	**103.3 Deputies.** **In accordance with the prescribed procedures of this jurisdiction and with the concurrence of the appointing authority, the *code official* shall have the authority to appoint a deputy code official, other related technical officers, inspectors and other employees. Such employees shall have powers as delegated by the *code official*.**	**At Section 103.3 Deputies. DELETE** the section in its entirety.	☒County ☒SV
Eliminates the authority of the building official to appoint deputies to carry out the duties of the Building Inspection Department. This is at the discretion of the Town.			
F	**108.2 Schedule of permit fees.** **Where work requires a permit, a fee for each permit shall be paid as required, in accordance with the schedule as established by the applicable governing authority.**	**At Section 108.2 Schedule of Permit Fees.** **DELETE** the wording "as established by the applicable governing authority" and REPLACE with "as adopted by resolution of the Town of Huachuca City."	☐County ☒SV
Specifies the Town adopts a schedule of permit fees.			

G	**108. Work commencing before permit issuance.** **Any person who commences any work on a plumbing system before obtaining the necessary permits shall be subject to a fee established by the code official that shall be in addition to the required permit fees.**	**At Section 108.4 Work Commencing Before Permit Issuance. DELETE** wording **"**fee established by the code official" and **REPLACE** with "as adopted by resolution of the Town of Huachuca City Town Council."	☐County ☐SV
Specifies the Town adopts a schedule of fees.			
H	**112.1 General. In order to hear and decide appeals of orders, decisions or determinations made by the code official relative to the application and interpretation of this code, there shall be and is hereby created a board of appeals. The board of appeals shall be appointed by the applicable governing authority and shall hold office at its pleasure. The board shall adopt rules of procedure for conducting its business and shall render all decisions and findings in writing to the appellant with a duplicate copy to the code official.**	**At Section 112.1 General. ADD** the following wording after the second 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 Town Board of Adjustment."	☐County ☐SV
Specifies that the Board of Adjustment shall serve as the Board of Appeals.			

I	**112.3 Qualifications.** **The board of appeals shall consist of members who are qualified by experience and training on matters pertaining to the provisions of this code and are not employees of the jurisdiction.**	**At Section 112.3 Qualifications. DELETE** the section in its entirety.	☐County ☐SV
Since the Board of Adjustment serves as the Board of Appeals, there is no need to specify qualifications of the Board members.			
J	**312.1 Required tests.** **The permit holder shall make the applicable tests prescribed in Sections 312.2 through 312.11 to determine compliance with the provisions of this code. The permit holder shall give reasonable advance notice to the code official when the plumbing work is ready for tests. The equipment, material, power and labor necessary for the inspection and test shall be furnished by the permit holder and he or she shall be responsible for determining that the work will withstand the test pressure prescribed in the following tests. Plumbing system piping shall be tested with either water or, for piping systems other than plastic, by air.**	**At Section 312.1 Required Tests. DELETE** last two sentences of the first paragraph.	☒County ☒SV

	After the plumbing fixtures have been set and their traps filled with water, the entire drainage system shall be submitted to final tests. The code official shall require the removal of any cleanouts if necessary to ascertain whether the pressure has reached all parts of the system.		
This wording is deleted because inspections and tests are completed before the fixtures are installed.			
K	**314.2.1 Condensate disposal.** **Condensate from all cooling coils and evaporators shall be conveyed from the drain pan outlet to an *approved* place of disposal. Such piping shall maintain a horizontal slope in the direction of discharge of not less than one-eighth unit vertical in 12 units horizontal (1 percent slope). Condensate shall not discharge into a street, alley or other areas so as to cause a nuisance.**	**At Section 314.2.1 Condensate Disposal. ADD** the following at the end of the paragraph: "Condensate disposal shall be allowed to terminate as follows: 1. At grade outside the building in an area capable of absorbing condensate without creating surface runoff or a nuisance condition. **2.** Over roof drains, gutters, or downspouts that connect to drainage pipes, provided they terminate at or above grade in an area capable of absorbing the condensate flow without surface drainage."	☒County ☒SV
This new wording provides approved discharge locations for condensate disposal.			
L	**405.3.2 Public lavatories.** **In employee and *public* toilet facilities, the required lavatory shall be located in the same room as the required water closet.**	**At Section 405.3.2 Public Lavatories. ADD** an exception as follows: "Gender neutral restroom configurations that consist of a continuous bank of single user rooms shall be permitted to share lavatories provided the quantity of lavatories is not reduced and the lavatories are located directly outside the single user rooms."	☒County ☒SV
This exceptions allows for alternative placement of lavatories for gender neutral restrooms.			

M	**410.4 Substitution.** **Where restaurants provide drinking water in a container free of charge, drinking fountains shall not be required in those restaurants. In other *occupancies* where three or more drinking fountains are required, *water dispensers* shall be permitted to be substituted for not more than 50 percent of the required number of drinking fountains.**	**At Section 410.4 Substitution. ADD** a third sentence with wording as follows: "When a single drinking fountain is required, it may be substituted with a point of use water cooler or dispenser."	☒County ☒SV
This allows for alternatives to a drinking fountain.			
N	**423.3 Footbaths and pedicure baths.** **The water supplied to specialty plumbing fixtures, such as pedicure chairs having an integral foot bathtub and footbaths, shall be limited to not greater than 120°F (49°C) by a water-temperature-limiting device that conforms to ASSE 1070/ASME A112.1070/CSA B125.70 or by a water heater complying with ASSE 1082 or 1084.**	**At Section 423.3 Footbaths and Pedicure Baths. ADD** the following wording at the end of the paragraph: "Provide backflow prevention on both the cold and hot water supply to each individual bath. For tub fill only, provide air gap of "3" times the diameter of each water inlet. Or reduced pressure principle backflow prevention assembly. Or pressure type vacuum breaker installed not less than 12" above the flood rim of the bath."	☒County ☒SV
This additional wording is for safety to the potable water system.			
O	**REFER TO TABLE 604.3 IN MODEL CODE**	**At Table 604.3 Water Distribution System Design Criteria Required Capacity at Fixture Supply Pipe Outlets. DELETE** the column titled "FLOW PRESSURE (PSI)" in its entirety.	☒County ☒SV
All area jurisdictions are using Flow Rate (gpm) rather than Flow Pressure (psi), so the noted Column in the Table is to be deleted.			

P	**608.17.4 Connections to automatic sprinkler systems and standpipe systems.** **The potable water supply to automatic sprinkler systems and standpipe systems shall be protected against backflow by a double check backflow prevention assembly, a double check fire protection backflow prevention assembly or a reduced pressure principle fire protection backflow prevention assembly.** **Exceptions:** **1. Where systems are installed as a portion of the water distribution system in accordance with the requirements of this code and are not provided with a fire department connection, isolation of the water supply system shall not be required.** **2. Isolation of the water distribution system is not required for deluge, preaction or dry pipe systems.**	**At Section 608.17.4 Connections to Automatic Fire Sprinkler Systems and Standpipe Systems.** **DELETE** all wording therein and in subsection 608.17.4.1 and **REPLACE** with the following wording: "The potable water supply to automatic fire sprinkler and standpipe systems shall be protected against backflow in accordance with ARS 41-2168."	☒County ☒SV

	608.17.4.1 Additives or nonpotable source. **Where systems under continuous pressure contain chemical additives or antifreeze, or where systems are connected to a nonpotable secondary water supply, the potable water supply shall be protected against backflow by a reduced pressure principle backflow prevention assembly or a reduced pressure principle fire protection backflow prevention assembly. Where chemical additives or antifreeze are added to only a portion of an automatic sprinkler system or standpipe system, the reduced pressure principle backflow prevention assembly or the reduced pressure principle fire protection backflow prevention assembly shall be permitted to be located so as to isolate that portion of the system. Where systems are not under continuous pressure, the potable water supply shall be protected against backflow by an *air gap* or an atmospheric vacuum breaker conforming to ASSE 1001 or CSA B64.1.1.**		
This change was necessary to align with ARS requirements.			

Q	**903.1.1 Roof extension unprotected.** **Open vent pipes that extend through a roof shall be terminated not less than [NUMBER] inches (mm) above the roof.**	**At Section 903.1.1 Roof Extension Unprotected.** **INSERT** [number] as "12 inches".	☒County ☒SV
This is considered a universal measurement for this application.			
R	**1003.2 Approval.** **The size, type and location of each interceptor and of each separator shall be designed and installed in accordance with the manufacturer's instructions and the requirements of this section based on the anticipated conditions of use. Wastes that do not require treatment or separation shall not be discharged into any interceptor or separator.**	**At Section 1003.2 Approval.** **ADD** the following wording at the end of the Section: "A Manufacturer's Certificate of Conformance shall be provided to the building official prior to the installation of any grease, oil or sand interceptor."	☐County ☒SV
This is to ensure the interceptor meets the manufacturer's design and specifications.			
S	**1108.1 Secondary (emergency overflow) drains or scuppers.** **Where roof drains are required, secondary (emergency overflow) roof drains or scuppers shall be provided where the roof perimeter construction extends above the roof in such a manner that water will be entrapped if the primary drains allow buildup for any reason. Where primary and secondary roof drains are manufactured as a single assembly, the inlet and outlet for each drain shall be independent.**	**At Section 1108.1, Secondary (Emergency Overflow) Drains or Scuppers**. **ADD** the following wording at the end of the Section: "The overflow opening in the downspout/rainwater leader box shall not be considered the secondary (emergency) roof drain of a scupper. Regardless of the size of the roof drain or scupper, secondary (emergency) roof drains or scuppers are required. Secondary (emergency) roof drains or scuppers shall be the same size as the roof drains or scuppers with the inlet flow line 2 inches maximum above the low point of the roof and they shall be independent from the roof drain or scupper."	☒County ☒SV
This is to ensure that roof drainage is continuous should the primary drains overflow or fail.			

T	**Refer to Model Codes for Appendices**	Specifically **ADOPT Appendices B Rates of Rainfall (3" per hour), C Structural Safety, and E Sizing of Water Piping System**.	☐County ☒SV
These Appendices provide guidance and additional technical data/resources to help the code official in plan review and onsite inspections.			

ADOPTION OF 2024 INTERNATIONAL RESIDENTIAL CODE TO INCLUDE AMENDMENTS

AMEND 15.10.010 Adoption of the International Residential Code. That certain code entitled "International Residential Code for One and Two-Family Dwellings" and amendments thereto, ~~2018~~ 2024 edition, as copyrighted by the International Code Council, Inc., is hereby adopted as the "Residential Building Code of Huachuca City" and made a part of this title the same as though said code was specifically set forth in full herein.

DELETE 15.10.020 Amendments in its entirety and **REPLACE** as follows:

> **15.10.020 Amendments.** The following provisions of the International Residential Code, 2024 edition, as published by the International Code Council, Inc, are hereby amended as follows:

***Codes shown in the left column are excerpts from the Model Code proposed for adoption. They are only shown here to help give context of the proposed amendments shown in the right column. Since the Model Code is copyrighted, it will not be reproduced in the ordinance/resolution or in the Town Codes. Only a list of the amendments will be listed in those noted documents.**

A	**R101.1 Title.** **These provisions shall be known as the *Residential Code* for *One- and Two-family Dwellings* of [NAME OF JURISDICTION], and shall be cited as such and will be referred to herein as "this code."**	**At Section R101.1 Title. INSERT** [NAME OF JURISDICTION] as "Town of Huachuca City".	☒County ☒SV
Names the Town as the jurisdiction.			

B	**R102.6 Existing structures.** **The legal occupancy of any *structure* existing on the date of adoption of this code shall be permitted to continue without change, except as is specifically covered in this code, the *International Property Maintenance Code* or the *International Fire Code*, or as is deemed necessary by the *building official* for the general safety and welfare of the occupants and the public.**	**At Section R102.6 Existing Structures. REPLACE** reference to "International Property Maintenance Code" in the sentence with Chapter 16.15 Property Maintenance Standards and Chapter 16.20 Building Maintenance Standards of the Town of Huachuca City Municipal Code.	☐County ☐SV
The International Property Maintenance Code is not adopted. The Building Maintenance Standards are outlined in Chapter 16.20 of the Town Code.			
C	**R103.1 Creation of agency.** **The [INSERT NAME OF DEPARTMENT] is hereby created and the official in charge thereof shall be known as the *building official*. The function of the agency shall be the implementation, administration and enforcement of the provisions of this code.**	**At Section R103.1 Creation of Agency. INSERT** [NAME OF DEPARTMENT] as "Building Inspection Department".	☒County ☒SV
Names the Building Inspection Department in charge of administering and enforcing the model code.			

D	**R103.3 Deputies.** **In accordance with the prescribed procedures of this *jurisdiction* and with the concurrence of the appointing authority, the *building official* shall have the authority to appoint a deputy *building official*, other related technical officers, inspectors and other employees. Such employees shall have powers as delegated by the *building official*.**	**At Section 103.3 Deputies. DELETE** the section in its entirety.	☐County ☒SV
Eliminates the authority of the building official to appoint deputies to carry out the duties of the Building Inspection Department. This is at the discretion of the Town.			
E	**R105.2 Work exempt from permit.** **Exemption from *permit* requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this *jurisdiction*. *Permits* shall not be required for the following:** **Building:** **1. Other than *storm shelters*, one-*story* detached *accessory structures*, provided that the floor area does not exceed 200 square feet (18.58 m²).** **2. Fences not over 7 feet (2134 mm) high.**	**At Section R105.2 Work Exempt from Permit (Building). DELETE** items 1 (detached accessory structures), 2 (fences), 3 (retaining walls), 5 (sidewalks and driveways) & 10 (decks) and renumber the remaining items 1 thru 6.	☐County ☐SV

	3. ***Retaining walls*** **that are not over 4 feet (1219 mm) in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge.** 4. **Water tanks supported directly upon *grade* if the capacity does not exceed 5,000 gallons (18 927 L) and the ratio of height to diameter or width does not exceed 2 to 1.** 5. **Sidewalks and driveways.** 6. **Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.** 7. **Prefabricated swimming pools that are less than 24 inches (610 mm) deep.** 8. **Swings and other playground equipment.** 9. **Window awnings supported by an exterior wall that do not project more than 54 inches (1372 mm) from the exterior wall and do not require additional support.**		

	10. Decks not exceeding 200 square feet (18.58 m²) in area, that are not more than 30 inches (762 mm) above *grade* at any point, are not attached to a *dwelling or townhouse* and do not serve the exit door required by Section R318.4.		
Removes the first three permit exemptions from the list. The Town requires building permits for these three work items regardless of size and height.			
F	**ADD TO THE ABOVE EXEMPT LIST**	**At Section R105.2 Work Exempt from Permit (Building). ADD** new items 7-15 as follows: 7. Roofing repairs and coatings that do not involve the removal of roofing materials to the decking. 8. Replacing and adding gutters or downspouts. 9. Replacing or adding soffit, gable, or roof ventilation. 10. Replacing existing windows or doors with no structural changes and still meets emergency exit and energy code requirements. 11. Replacing and existing unvented appliances or internal light fixtures. 12. General landscaping, including lawn sprinkler systems. Does not include fencing. 13. Removal of non-structural interior wall partitions, if no utilities are involved or no changes to building exiting requirements. 14. Adding or replacing insulation in walls, floors, or ceilings. 15. Satellite dishes and residential antennas for wireless communications.	☒County ☒SV
Additional work is exempt from the requirement of a building permit.			

G	**R105.2 Work exempt from permit.** **Plumbing:** **1. The stopping of leaks in drains, water, soil, waste or vent pipe; provided, however, that if any concealed trap, drainpipe, water, soil, waste or vent pipe becomes defective and it becomes necessary to remove and replace the same with new material, such work shall be considered as new work and a *permit* shall be obtained and inspection made as provided in this code.** **2. The clearing of stoppages or the repairing of leaks in pipes, valves or fixtures, and the removal and reinstallation of water closets, provided such repairs do not involve or require the replacement or rearrangement of valves, pipes or fixtures.**	**At Section R105.2 Work Exempt from Permit (Plumbing). ADD** new item after existing item 2: 3. Replacing in kind or repairing existing plumbing fixtures such as toilet, tub, sink, garbage disposal or faucets.	☒County ☒SV
Additional plumbing work is exempt from the requirement of a building permit.			

H	**R106.3.1 Approval of construction documents.** **Where the *building official* issues a *permit*, the *construction documents* shall be *approved* in writing or by a stamp that states "REVIEWED FOR CODE COMPLIANCE." One set of *construction documents* so reviewed shall be retained by the *building official*. The other set shall be returned to the applicant, shall be kept at the site of work and shall be open to inspection by the *building official* or a duly authorized representative.**	**At Section R106.3.1 Approval of Construction Documents. DELETE** the following wording: "that states REVIEWED FOR CODE COMPLIANCE."	☐County ☐SV
Eliminates the requirement for a stamp with specific wording.			
I	**R108.2 Schedule of permit fees.** **On *buildings*, structures, electrical, gas, mechanical and plumbing systems or *alterations* requiring a *permit*, a fee for each *permit* shall be paid as required, in accordance with the schedule as established by the applicable governing authority.**	**At Section R108.2 Schedule of Permit Fees. DELETE** the following wording: "as established by the applicable governing authority" and REPLACE with "as adopted by resolution of the Town of Huachuca City."	☐County ☒SV
Specifies the Town adopts a schedule of permit fees.			

J	**R112.1 General.** **In order to hear and decide appeals of orders, decisions or determinations made by the *building official* relative to the application and interpretation of this code, there shall be and is hereby created a board of appeals. The board of appeals shall be appointed by the applicable governing authority and shall hold office at its pleasure. The board shall adopt rules of procedure for conducting its business, and shall render all decisions and findings in writing to the appellant with a duplicate copy to the *building official*.**	**At Section R112.1 General**. **ADD** at the end of the paragraph: "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 Town Board of Adjustment."	☐County ☐SV
Specifies that the Board of Adjustment shall serve as the Board of Appeals.			
K	**R112.3 Qualifications.** **The board of appeals shall consist of members who are qualified by experience and training on matters pertaining to the provisions of this code and are not employees of the *jurisdiction*.**	**At Section R112.3, Qualifications**, **DELETE** the section in its entirety.	☐County ☐SV
Since the Board of Adjustment serves as the Board of Appeals, there is no need to specify qualifications of the Board members.			

L	**Refer to Table R301.2 in Model Code**	**At Table R301.2 Climatic and Geographic Design Criteria. REPLACE** criteria in section with the following wording: 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 SFRs 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 – Most current by panel	☒County ☒SV
Establishes design criteria for the area			
M	**R302.1 Exterior walls. Construction, projections, openings and penetrations of exterior walls of *dwellings, townhouses* and accessory buildings shall comply with Table R302.1(1) based on fire separation distance, or *dwellings and townhouses* equipped throughout with an *automatic sprinkler system* installed in accordance with Section P2904 shall comply with Table R302.1(2) based on fire separation distance.**	**At Section R302.1 Exterior Walls. DELETE** section wording in its entirety and **REPLACE** with the following wording: "Exterior walls with a fire separation distance less than three (3) feet shall have not less than a one-hour fire-resistive rating with exposure from both sides. Projections shall not extend to a point closer than two (2) feet from the line used to determine the fire separation distance. Projections extending into the fire separation distance shall have not less than one-hour fire-resistive construction on the underside. The above provisions shall not apply to walls which are perpendicular to the line used to determine the fire separation distance.	☒County ☒SV

	For the purposes of determining fire separation distance, dwellings and townhouses on the same lot shall be assumed to have an imaginary line between them. Where a new dwelling or townhouse is to be erected on the same lot as an existing dwelling or townhouse, the location of the assumed imaginary line with relation to the existing dwelling or townhouse shall be such that the existing dwelling or townhouse meets the requirements of this section. **Where a lot line exists between adjacent townhouse units, fire separation distance of exterior walls shall be measured to the lot line. Where a lot line does not exist between adjacent townhouse units, an imaginary line shall be assumed between the adjacent townhouse units and fire separation distance of exterior walls shall be measured to the imaginary line. Fire separation distance and requirements of Section R302.1 shall not apply to walls separating townhouse units that are required by Section R302.2.** **Exceptions:**	**Exception:** Detached garages accessory to a dwelling located within two (2) feet of a lot line may have roof eave projections not exceeding four (4) inches.	

	1. **Walls, projections, openings or penetrations in walls perpendicular to the line used to determine the *fire separation distance*.** 2. **Walls of *individual dwelling units* and their *accessory building* located on the same *lot*.** 3. **Detached tool sheds and storage sheds, playhouses and similar structures exempted from *permits* are not required to provide wall protection based on location on the *lot*. Projections beyond the exterior wall shall not extend over the *lot line*.** 4. **Detached garages accessory to a *dwelling unit* located within 2 feet (610 mm) of a *lot line* are permitted to have roof eave projections not exceeding 4 inches (102 mm).** 5. **Foundation vents installed in compliance with this code are permitted.**		
This provides added fire safety provisions for structures in close proximity to each other.			

N	**R302.6 Dwelling unit garage fire separation.** **The garage shall be separated as required by Table R302.6. Openings in garage walls shall comply with Section R302.5. Attachment of *gypsum board* shall comply with Table R702.3.5. The wall separation provisions of Table R302.6 shall not apply to garage walls that are perpendicular to the adjacent *dwelling unit* wall.**	**At Section R302.6 Dwelling Unit Garage Fire Separation. ADD** new subsection R302.6.1 "Attic Access Opening. The attic access opening protection supports shall be of noncombustible material.	☒County ☒SV
Increases the fire protection within the attic to prevent backdraft and fire safety.			
O	**REFER TO TABLE R302.6 IN MODEL CODE**	**At Table R302.6 Dwelling Unit Garage Separation. CHANGE** all references of "1/2-inch gypsum board" to "5/8-inch Type X gypsum board"	☒County ☒SV
5/8 Type X provides the minimum 1-hour rating. All jurisdictions in the area made the decision to go to this several years back for additional fire safety.			
P	**R302.7 Under-stair protection.** **Enclosed space under *stairs* that is *accessed* by a door or access panel shall have walls, under-stair surface and any soffits protected on the enclosed side with 1/2-inch (12.7 mm) *gypsum board*.**	**At Section R302.7 Under-Stair Protection. CHANGE** the reference of "½ inch gypsum board" to "5/8 inch Type X gypsum board."	☐County ☐SV
5/8 Type X provides the minimum 1-hour rating. All jurisdictions in the area made the decision to go to this several years back for additional fire safety. Also, 1-hour fire rating cannot be achieved when there is a window in the separation wall.			

Q	**Section R309 Automatic Sprinkler Systems** **R309.1 Townhouse automatic sprinkler systems.** **An automatic sprinkler system shall be installed in *townhouses*.** **Exception: An automatic sprinkler system shall not be required where *additions* or *alterations* are made to existing *townhouses* that do not have an automatic sprinkler system installed.** **R309.1.1 Design and installation.** **Automatic sprinkler systems for *townhouses* shall be designed and installed in accordance with Section P2904 or NFPA 13D.** **R309.2 One- and two-family dwellings automatic sprinkler systems.** **An automatic sprinkler system shall be installed in one- and two-family *dwellings*.**	**At Section R309 Automatic Sprinkler Systems.** **DELETE** section in its entirety.	☒County ☒SV

	Exception: An automatic sprinkler system shall not be required for *additions* or *alterations* to *existing buildings* that are not already provided with a sprinkler system. **R309.2.1 Design and installation.** **Automatic sprinkler systems shall be designed and installed in accordance with Section P2904 or NFPA 13D.**		
This eliminates the requirement for fire sprinklers in new residential construction.			

R	**R310.6 Power source.** **Smoke alarms shall receive their primary power from the *building* wiring where such wiring is served from a commercial source and, where primary power is interrupted, shall receive power from a battery. Wiring shall be permanent and without a disconnecting switch other than those required for overcurrent protection.** **Exceptions:** **1. Smoke alarms shall be permitted to be battery operated where installed in *buildings* without commercial power.** **2. Smoke alarms installed in accordance with Section R310.2.2 shall be permitted to be battery powered.**	**At Section R310.6 Power Source. ADD** the following wording at the end of the first paragraph: "Smoke alarms shall not be installed on a dedicated circuit and shall originate from the permanently energized lighting circuit serving the primary bedroom."	☒County ☒SV
This is a safety feature to prevent the intentional disconnection of smoke alarms.			

S	**R311.5 Interconnectivity.** **Where more than one *carbon monoxide alarm* is required to be installed within an individual *dwelling unit* in accordance with Section R311.3, the alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual *dwelling unit*. Physical interconnection of *carbon monoxide alarms* shall not be required where *listed* wireless alarms are installed and all alarms sound upon activation of one alarm.** **Exception: Interconnection of *carbon monoxide alarms* in existing areas shall not be required where *alterations* or *repairs* do not result in removal of interior wall or ceiling finishes exposing the structure, unless there is an *attic*, *crawl space* or *basement* available that could provide access for interconnection without the removal of interior finishes.**	**At Section R311.5 Interconnectivity. ADD** the following wording at the end of the first paragraph: "Carbon monoxide alarms shall not be installed on a dedicated circuit and shall originate from a general-purpose branch circuit."	☐County ☐SV
This is a safety feature to prevent the intentional disconnection of carbon monoxide alarms.			

T	**R317.5 Fire sprinklers.** **Private garages shall be protected by fire sprinklers where the garage wall has been designed based on Table R302.1(2), Note a. Sprinklers in garages shall be connected to an automatic sprinkler system that complies with Section P2904. Garage sprinklers shall be residential sprinklers or quick-response sprinklers, designed to provide a density of 0.05 gpm/ft². Garage doors shall not be considered obstructions with respect to sprinkler placement.**	**At Section R317.5 Fire Sprinklers. DELETE** section in its entirety.	☒County ☒SV
This eliminates the requirements for fire sprinklers in construction of new garages			

U	**R324.4.2 Glazing adjacent to doors.** **Glazing in an individual fixed or operable panel adjacent to a door shall be considered to be a *hazardous location* where the bottom exposed edge of the glazing is less than 60 inches (1524 mm) above the floor or walking surface and it meets either of the following conditions:** **1. Where the glazing is within 24 inches (610 mm) of either side of the door in the plane of the door in a closed position.** **2. Where the glazing is on a wall less than 180 degrees (3.14 rad) from the plane of the door in a closed position and within 24 inches (610 mm) of the hinge side of an in-swinging door.** **Exceptions:** **1. *Decorative glazing*.** **2. Where there is an intervening wall or other permanent barrier between the door and the glazing.** **3. Where access through the door is to a *closet* or storage area 3 feet (914 mm) or less in depth. Glazing in this application shall comply with Section R324.4.3.** **4. Glazing that is adjacent to the fixed panel of patio doors.**	**At Section R324.4.2 Glazing Adjacent to Doors.** **AMEND** wording of the first part of the paragraph as follows: "Glazing in all fixed and operable panels in window units adjacent to a door, side-lite, and fixed panels of patio doors shall be …"	☐County ☐SV
Provision for glass safety in additional areas.			
V	**See Above**	**At Section R324.4.2.** **DELETE** exception 4.	☐County

			☐SV
Previous amended provision contradicts this exception. There have been documented cases of injuries from these fixed panels.			
W	**R506.3.3 Vapor retarder.** **A minimum 6 mil (0.006 inch; 152 um) polyethylene or approved vapor retarder with joints lapped not less than 6 inches (152 mm) shall be placed between the concrete floor slab and the base course or the prepared subgrade where a base course does not exist.** **Exception: The vapor retarder is not required for the following:** **1. Garages, utility *buildings* and other unheated *accessory structures*.** **2. For unheated storage rooms having an area of less than 70 square feet (6.5 m²) and carports.** **3. Driveways, walks, patios and other flatwork not likely to be enclosed and heated at a later date.** **4. Where *approved* by the *building official*, based on local site conditions.**	**At Section R506.3.3 Vapor Retarder. AMEND** the sentence by inserting the following wording: "the 6-mil polyethylene or approved vapor retarder shall be placed under 4 inches of aggregate base (AB)" and **DELETE** wording for Exception 4 and **REPLACE** with the following wording: "Where designed by a registered design professional, based on soil conditions and floor finishing such as exposed concrete surfaces."	☒County ☒SV
This provision gives specific depth for placement of a vapor retarder and requires them to be professionally designed.			

X	**R606.6.4.2.1 Roof structures.** **Masonry walls shall be anchored to roof structures with metal strap anchors spaced in accordance with the manufacturer's instructions, 1/2-inch (13 mm) bolts spaced not more than 6 feet (1829 mm) on center, or other *approved* anchors. Anchors shall be embedded not less than 16 inches (406 mm) into the masonry, or be hooked or welded to *bond beam* reinforcement placed not less than 6 inches (152 mm) from the top of the wall.**	**At Section R606.6.4.2.1 Roof Structures. DELETE** section in its entirety and **REPLACE** with following wording: "Masonry walls with ledgers shall be anchored to roof structures with metal strap purlin anchors of 800 pounds minimum capacity (ASD) installed in accordance with the manufacturer's installation requirements, and at intervals not to exceed 48 inches. Top plates shall be secured to masonry or concrete walls with minimum 0.5-inch embedded anchor bolts spaced at intervals not to exceed 48 inches. Each joist or truss shall be connected to the plate at each bearing location with a connector with a minimum of 500 pounds uplift load capacity and configuration to match connection. Gable end joists or trusses shall also be clipped connected at interval not to exceed 48 inches."	☒County ☒SV
Specific attachment requirements provided for roofs attached to masonry walls to help prevent wind uplift.			
Y	**R606.6.4.2.2 Floor diaphragms.** **Masonry walls shall be anchored to floor *diaphragm* framing by metal strap anchors spaced in accordance with the manufacturer's instructions, 1/2-inch-diameter (13 mm) bolts spaced at intervals not to exceed 6 feet (1829 mm) and installed as shown in Figure R606.11(1), or by other *approved* methods.**	**At Section R606.6.4.2.2 Floor Diaphragms. DELETE** section in its entirety and **REPLACE** with the following wording: "Masonry walls with ledgers shall be anchored to floor structures with metal strap purlin anchors of 800 pounds minimum capacity (ASD) installed in accordance with the manufacturer's installation requirements, and at intervals not to exceed 48 inches."	☒County ☒SV
Specific attachment requirements for masonry walls attached to floor structures to help prevent wind uplift.			

Z	**R606.11 Anchorage.** **Masonry walls shall be anchored to floor and roof systems in accordance with the details shown in Figure R606.11(1), R606.11(2) or R606.11(3). Footings shall be permitted to be considered as points of lateral support.**	**At Section R606.11 Anchorage. AMEND** wording as follows: "Masonry walls shall be reinforced and anchored …"	☒County ☒SV
Provides added reinforcement in the construction of masonry walls.			
AA	**REFER TO FIGURE R606.11(2) IN MODEL CODE**	**At Figure R606.11(2) Requirements for Reinforced Grouted Masonry Construction in Seismic Design Category C. AMEND** title to read: "Requirements for Reinforced Grouted Masonry Construction in Seismic Design Category B." and **AMEND** the following wording in the figure: "Change #4 bars at 10 ft o.c. to 4' o.c.; #6 bars at 10 ft. o.c. to 4 ft o.c; add one ½ inch bar @ top of foundation; add two ½ inch bars @ bottom of foundation; add one ½ inch bar @ top of wall; add one ½ inch bar @ roof connection."	☒County ☒SV
Specific construction reinforcement requirements provided for masonry in this area.			

BB	**R606.12.2.3.3 Minimum reinforcement requirements for masonry shear walls. Vertical reinforcement of not less than one No. 4 bar shall be provided at corners, within 16 inches (406 mm) of each side of openings, within 8 inches (203 mm) of each side of movement joints, within 8 inches (203 mm) of the ends of walls, and at a maximum spacing of 10 feet (3048 mm).** **Horizontal joint reinforcement shall consist of not less than two wires of W1.7 spaced not more than 16 inches (406 mm), or *bond beam* reinforcement of not less than one No. 4 bar spaced not more than 10 feet (3048 mm) shall be provided. Horizontal reinforcement shall be provided at the bottom and top of wall openings and shall extend not less than 24 inches (610 mm) nor less than 40 bar diameters past the opening; continuously at structurally connected roof and floor levels; and within 16 inches (406 mm) of the top of walls.**	**At Section R606.12.2.3.3 Minimum Reinforcement Requirements for Masonry Shear Walls. AMEND** wording at end of first paragraph as follows: "… and at a maximum spacing of 4 feet."	☒County ☒SV
Provides additional strength in masonry shear walls.			

CC	**R802.11.1 Truss uplift resistance. Trusses shall be attached to supporting wall assemblies by connections capable of resisting uplift forces as specified on the *truss design drawings* for the ultimate design wind speed as determined by Figure R301.2(2) and listed in Table R301.2 or as shown on the *construction documents*. Uplift forces shall be permitted to be determined as specified by Table R802.11, if applicable, or as determined by accepted engineering practice.**	**At Section R802.11.1 Uplift Resistance. DELETE** section in its entirety and **REPLACE** with the following: Uplift resistance to minimize microburst effects shall be determined by either Method 1 or 2 below: **Method 1**: Design-based Wind Uplift Criteria. Wind uplift requirements shall be determined by using the design wind value of 115 mph within Table R802.11 for the continuous load path transmitting the uplift forces from the rafter or truss ties to the foundation. **Method 2**: Prescriptive-based Wind Uplift Criteria. (Please note that the requirements of this section are in addition to those required for the structural connection of wood members) **2.1 Conventionally-framed Wood or Cold-formed Steel Structures**. All bearing wall vertical connections shall be connected by an approved structural sheathing or approved connector to provide a continuous load path from the joist or truss through the ledger or top plate to the bottom wall plate. Where connectors are used, they shall have a minimum uplift load capacity of 500 pounds, of configuration to match connection and spaced at intervals not to exceed 24 inches. At openings, lower cripple studs do not require connectors, but king/trimmer studs require double connectors at bottom and upper cripples, require both full connectors to header as well as header to king stud. All platform framing requires either strapping listed for the purpose or continuous sheathing over rim joist from stud to stud vertically at each floor level.	☒County ☒SV

		2.2 Masonry or Concrete Structures. If lateral design requires larger anchors or more conservative spacing, these may be used in lieu of those called out in this section. **2.2.1 Roof Bearing on Wall Top Plate.** Top plates shall be secured to masonry or concrete walls with minimum 0.5-inch anchor bolts embedded minimum 7 inches and spaced at intervals not to exceed 48 inches. Each joist or truss shall be connected to the plate at each bearing location with a metal connector having a minimum uplift load capacity of 500 pounds, and of configuration to match connection. Gable end joists or truss connectors shall also be connected at intervals not to exceed 48 inches. **2.2.2 Roof Bearing on Wall Ledger.** Joists or trusses bearing on a wall ledger shall be secured to masonry or concrete walls with metal strap purlin anchors of 800 pounds minimum capacity (ASD) installed in accordance with the manufacturer's installation requirements, and at intervals not to exceed 48 inches. Nonbearing roof diaphragm edges shall likewise be anchored to the wall but with the metal strap purlin anchor connected to a one framing bay or 24-inch minimum length of blocking, whichever is greater.	
Area specific requirements for truss uplift resistance is provided.			

DD	**M1411.9 Condensate disposal.** **Condensate from cooling coils and evaporators shall be conveyed from the drain pan outlet to an *approved* place of disposal. Such piping shall maintain a minimum horizontal slope in the direction of discharge of not less than 1/8 unit vertical in 12 units horizontal (1 percent slope). Condensate shall not discharge into a street, alley or other area where it would cause a nuisance.**	**At Section M1411.9 Condensate Disposal. ADD** the following wording to the end of the paragraph: "Condensate disposal shall be allowed to terminate as follows: 1. At or below grade outside the building in an area capable of absorbing the condensate flow without surface drainage. **2.** Over roof drains or gutters or downspouts that connect to drainage pipes, provided they terminate at or above grade in an area capable of absorbing the condensate flow without surface drainage."	☒County ☒SV
Provides areas where the condensate discharge CAN BE located.			

EE	**M2301.2.5 Piping insulation.** **Piping shall be insulated in accordance with the requirements of Chapter 11. Exterior insulation shall be protected from ultraviolet degradation. The entire solar loop shall be insulated. Where split-style insulation is used, the seam shall be sealed. Fittings shall be fully insulated.** **Exceptions:** **1. Those portions of the piping that are used to help prevent the system from overheating shall not be required to be insulated.** **2. Those portions of piping that are exposed to solar radiation, made of the same material as the solar collector absorber plate and are covered in the same manner as the solar collector absorber, or that are used to collect additional solar energy, shall not be required to be insulated.** **3. Piping in thermal solar systems using unglazed solar collectors to heat a swimming pool shall not be required to be insulated.**	**At Section M2301.2.5 Piping Insulation. ADD** the following wording to the end of the first sentence: "Hot water piping shall be insulated with insulation having a minimum thermal resistance of R-4 where installed on piping larger than 3/8-inch nominal diameter, outside conditioned space, beneath floor slabs, underground, and on supply and return piping serving recirculating systems, including branches to each fixture."	☐County ☒SV
Requires hot water pipes to be insulated to help deliver hot water faster , lowers energy bills, prevents freezing, stops wasting of water.			

FF	**TOWN WILL BE DELETING THE ENERGY CONSERVATION CODE**	**At Chapter 11 Energy Efficiency. DELETE** Chapter in its entirety	☐County ☐SV
The Town is deleting the International Energy Conservation Code at this time. May revisit it later.			
GG	**P2603.5.1 Sewer depth.** ***Building sewers*** **that connect to private sewage disposal systems shall be not less than [NUMBER] inches (mm) below finished grade at the point of septic tank connection.** ***Building sewers*** **shall be not less than [NUMBER] inches (mm) below grade.**	**At Section P2603.5.1 Sewer Depth. DELETE** the section wording in its entirety and **REPLACE** with the following the wording: "Sewer Depth. Regardless of freezing conditions, all building sewers that connect to a private or public system shall be a minimum of 12 inches below grade."	☐County ☐SV
This is to help protect sewer lines from freezing.			

HH	**P2904.1.1 Required sprinkler locations. Sprinklers shall be installed to protect all areas of a *dwelling unit*.** **Exceptions:** **1. *attics*, crawl spaces and normally unoccupied concealed spaces that do not contain fuel-fired *appliances* do not require sprinklers. In *attics*, crawl spaces and normally unoccupied concealed spaces that contain fuel-fired equipment, a sprinkler shall be installed above the equipment; however, sprinklers shall not be required in the remainder of the space.** **2. Clothes closets, linen closets and pantries not exceeding 24 square feet (2.2 m²) in area, with the smallest dimension not greater than 3 feet (915 mm) and having wall and ceiling surfaces of gypsum board.** **3. Bathrooms not more than 55 square feet (5.1 m²) in area.** **4. Garages; carports; exterior porches; unheated entry areas, such as mud rooms, that are adjacent to an exterior door; and similar areas.**	**At Section P2904.1.1 Required Sprinkler Locations. DELETE** the first sentence and **REPLACE** with the following wording: "Sprinklers are not required within dwelling units per A.R.S. 11-861). This section serves as a guide for voluntary installation or to allow for a fire separation reduction within Sections R302.2 and R302.3."	☒County ☒SV
Per ARS fire sprinklers in dwelling units are not required; however, if chosen there are provisions for their installation.			

II	**E3601.6.2 Service disconnect location.** **The service disconnecting means shall be installed at a readily accessible location either outside of a *building* or inside nearest the point of entrance of the service conductors. Service disconnecting means shall not be installed in bathrooms. Each occupant shall have *access to* the disconnect serving the *dwelling unit* in which they reside. [230.70(A)(1)(2), 230.72(C)]**	**At Section E3601.6.2 Service Disconnect Location.** **ADD** the following wording at the end of the first paragraph: "Service disconnecting means and risers shall not be inset and must be surface mounted."	☒County ☒SV
Inset of disconnects can cause several problems such as damage to the thermal resistance of the wall, can become a potential leak source from rain, can damage the fire rating of the wall.			
JJ	**E3602.1 Ampacity of ungrounded conductors.** **Ungrounded service conductors shall have an ampacity of not less than the load served. For one-family *dwellings*, the ampacity of the ungrounded conductors shall be not less than 100 amperes, 3 wire. For all other installations, the ampacity of the ungrounded conductors shall be not less than 60 amperes. [230.42(B), 230.79(C) & (D)]**	**At Section E3602.1, Ampacity of Ungrounded Conductors**, **AMEND** the wording in the second sentence as follows: "For one or two-family dwellings, the rating of the ungrounded conductors shall be not less than 200 amperes, 3 wire. Exception: Existing structures."	☐County ☐SV
This requires all new residential construction to have a minimum of 200 amp panel.			

KK	**E3608.1 Grounding electrode system.** **All electrodes specified in Sections E3608.1.1, E3608.1.2, E3608.1.3, E3608.1.4 E3608.1.5 and E3608.1.6 that are present at each building or structure served shall be bonded together to form the grounding electrode system. If none of these electrodes are present, one or more of the electrodes specified in Sections E3608.1.3, E3608.1.4, E3608.1.5 and E3608.1.6 shall be installed and used. (250.50)** **Exception: Concrete-encased electrodes of existing buildings or structures shall not be required to be part of the grounding electrode system if the steel reinforcing bars or rods are not accessible for use without disturbing the concrete. (250.50 Exception)**	**At Section E3608.1 Grounding Electrode System.** **ADD** a second paragraph to read as follows: "All accessory structures with a poured footing require the installation of a concrete-encased electrode as required by Section E3608.1.2 Concrete-encased Electrode."	☐County ☐SV
New accessory structures with electric and poured footing will be required to install a UFER to ensure the structure is properly grounded for safety.			

LL	**E3901.4.2 Island and peninsular countertops and work surfaces. Receptacle outlets, if installed to serve an island or peninsular countertop or work surface, shall be installed in accordance with Section E3901.4.3. If a receptabcle outlet is not provided to serve an island or peninsular countertop or work surface, provisions shall be provided at the island or peninsula for future addition of a receptacle outlet to serve the island or peninsular countertop or work surface.**	**At Section 3901.4.2 Island and Peninsular Countertops and Work Surfaces. DELETE** Section in its entirety and **REPLACE** with the following wording: "At least one receptacle outlet shall be installed at each island countertop space or peninsular countertop space with a long dimension of 24 inches or greater and a short dimension of 12 inches or greater."	☒County ☒SV
This prevents the draping of an electric cord over a countertop and creating a safety issue.			

MM	**E3901.4.3 Receptacle outlet location. Receptacle outlets rendered not readily accessible by appliances fastened in place, appliance garages, sinks, or rangetops as covered in the exception to Section E3901.4.1, or appliances occupying assigned spaces shall not be considered as these required outlets. Required receptacle outlets shall be located in one or more of the following:** **1. On or above, but not more than 20 inches (508 mm) above, the countertop or work surface.** **2. In a countertop using receptacle outlet assemblies listed for the use in countertops.** **3. In a work surface using receptacle outlet assemblies listed for use in work surfaces or listed for use in countertops. [210.52(C)(3)]**	**At Section E3901.4.3 Receptacle Outlet Location. DELETE** Section in its entirety and **REPLACE** with the following wording: "Receptacle outlets shall be located not more than 20 inches above the countertop or work surface. Receptacle outlet assemblies installed in countertops and work surfaces shall be listed for use in countertop and work surfaces. Receptacle outlets rendered not readily accessible by appliances fastened in place, appliance garages, sinks or range tops as addressed in the exception to Section E3901.4.1, or appliances occupying dedicated space shall not be considered as these required outlets. [210.52(C)(1)]. **Exception:** Receptacle outlets shall be permitted to be mounted not more than 12 inches below the countertop or work surface in construction designed for the physically impaired and for island and peninsular countertops or work surface where the surface is flat across its entire surface and there are not means to mount a receptacle within 20 inches above the countertops, such as in an overhead cabinet. Receptacles mounted below the countertops or work surface in accordance with this exception shall ot be located where the countertop or work surface extends more than 6 inches beyond its support base.	☒County ☒SV
This prevents the hanging of an electric cord above a countertop and creating a safety issue; however, it provides alternatives for certain situations.			

NN	**Refer to Model Codes for Appendices**	Specifically **ADOPT Appendix BB Tiny Houses Sections** BB101 – BB105.1.	☒County ☒SV
This Appendix will provide alternative construction guidelines specific for tiny homes, which the Town has recently allowed in specific zoning classifications.			
OO	**Refer to Model Codes for Appendices**	Specifically **ADOPT Appendices BF Patio Covers, BG Sound Transmission, BO Existing Buildings and Structures, CA Sizing and Capacities of Gas Piping, CB Sizing of Venting Systems, CC Safety Inspection of Existing Appliance Installation, CD Piping Standards.**	☒County ☒SV
These Appendices provides guidance and additional technical data/resources to help the code official in plan review and onsite inspections.			

ADOPTION OF 2023 NATIONAL ELECTRIC CODE TO INCLUDE AMENDMENTS

AMEND 15.15.010 Adoption of the National Electric Code. That certain code entitled "National Electric Code" and amendments thereto, ~~2020~~ 2023 edition, copyrighted by the National Fire Protection Association, is hereby adopted as the "Electric Code of Huachuca City" and made part of this chapter the same as though said code was specifically set forth in full herein.

DELETE 15.15.020 Amendments in its entirety and **REPLACE** as follows:

15.15.020 Amendments. The following provisions of the National Electric Code, 2023 edition, as published by the National Fire Protection Association, are hereby amended as follows:

A. **At Article 210.8 (B) R Other Than Dwelling Units. AMEND** wording as follows:
   1. Bathrooms, adjacent to and within 3 feet of the outside edge of one basin.
   5. Rooftops, the receptacle(s) shall have the reset location on the roof.
   6. Outdoors, at both the front and rear entrances, accessible at grade level.

B. **At Article 210.22 Permissible Loads, Individual Branch Circuits. ADD** the following sentence after the first sentence: "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."

C. **At Article 210.52(3) Receptacle Outlet Location. DELETE** the section in its entirety and **REPLACE** with the following wording and exception: "Receptacle outlets shall be located not more than 20 inches above the countertop or work surface. Receptacle outlet assemblies installed in countertops and work surfaces shall be listed for use in countertops and work surfaces. Receptacle outlets rendered not readily accessible by the appliances fastened in place, appliance garages, sinks or range tops as addressed in 210.52(C)(1). Exception for appliances occupying dedicated space shall not be considered as these required outlets.

   Exception: Receptacle outlets shall be permitted to be mounted not more than 12 inches below the countertop or work surface in construction designed for the physically impaired and for island and peninsular countertops or work surface where the surface is flat across its entire surface and there are not means to mount a receptacle within 20 inches above the countertop, such as in an overhead cabinet. Receptacles mounted below the countertop or work surface in accordance with this exception shall not be located whether the countertop or work surface extends more than 6 inches beyond its support base."

D. **At Article 230.70(A) Location**. **AMEND** wording as follows: "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."

E. **At Article 230.70(A) Location. ADD** the following wording after the first paragraph: "Service disconnecting means and risers shall be surface mounted."

F. **At Article 230.70(A)(1) Readily Accessible Location. ADD** a second paragraph with wording as follows: "For one-family dwellings, except mobile and manufactured homes, the service disconnecting means shall be permanently installed on the outside of the structure."

G. **At Article 230.70(B) Marking. ADD** the following wording to the end of the sentence: "The markings shall be of sufficient durability to withstand the environment involved."

H. **At Article 230.79(C) One-Family Dwellings. AMEND** wording as follows: "For a one-family dwelling, the service disconnecting means shall have a rating of not less than 200 amperes, 3-wire. Exception: Existing structures."

I. **At Article 230.90(A) Ungrounded Conductor. ADD** the following wording before the first sentence: "The ungrounded service conductors shall have an ampacity of the highest rating(s) of the service equipment."

J. **At Article 250.50 Grounding Electrodes System**. **ADD** the following second paragraph wording: "All new accessory structures with a concrete foundation require the installation of a concrete-encased electrode as required by NEC 250.52(A)(3) and IRC Section E3608.1.2."

K. **At Article 408 Switchboards, Switchgear, and Panelboards. ADD** sub-article "**408.31 – Panelboards and Low-Voltage Boxes.** Panelboards 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. Panelboards and low-voltage boxes may be surface mounted on any of the above-mentioned walls."

L. **At Article 410.16 Luminaires in Clothes Closets.** (All references in this article to closet or clothes closet shall apply to clothes closets, pantries, and storage rooms). **AMEND** the title to: "**Luminaires in Clothes Closets, Pantries, and Storage Rooms**."

M. **At Article 410.30(B)(3) Metal or Nonmetallic Poles Supporting Luminaires**. **DELETE** the wording in the first sentence and **REPLACE** wording as follows: "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 (i.e. Musco pole bases)."

N. **At Article 450.13 Accessibility.** **ADD** new paragraph (C) with wording as follows: "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."

O. **At Article 722.24 Mechanical Execution of Work.** **DELETE** section in its entirety and RE**PLACE** with following wording: "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."

ADOPTION OF 2024 INTERNATIONAL BUILDING CODE TO INCLUDE AMENDMENTS

AMEND 15.05.010 Adoption of the International Building Code. That certain code entitled "International Building Code" and amendments thereto, ~~2018~~ 2024 edition, as copyrighted by the International Code Council, Inc., is hereby adopted as the "Building Code of Huachuca City" and made a part of this title the same as though said code was specifically set forth in full herein.

DELETE 15.05.020 Amendments in its entirety and **REPLACE** as follows:

15.05.020 Amendments. The following provisions of the International Building Code, 2024 edition, as published by the International Code Council, Inc., are hereby amended as follows:

A. **At Section 101.1 Title**. **INSERT** [NAME OF JURISDICTION] as "Town of Huachuca City".
B. **At Section 101.4.4 Property Maintenance Code. REPLACE** with reference to "International Property Maintenance Code" with Chapter 16.15 Property Maintenance Standards and Chapter 16.20 Building Maintenance Standards of the Town of Huachuca City Municipal Code.
C. **ADD** new section 101.4.8 to read:
Section 101.4.8 Electrical. The provisions of the National Electric Code edition adopted by the Town shall apply to the installation of electrical systems, including alterations, repairs, replacement, equipment, appliances, fixtures, fittings and appurtenances thereto.
D. **Section 102.6 Existing Structures. REPLACE** reference to "International Property Maintenance Code" in the sentence with "Chapter 16.15 Property Maintenance Standards and Chapter 16.20 Building Maintenance Standards of the Town of Huachuca City Municipal Code."
E. **Section 103.1 Creation of Enforcement Agency. INSERT** [NAME OF DEPARTMENT] as "Building Inspection Department".
F. **At Section 103.3 Deputies. DELETE** the section in its entirety.
G. **At Section 105.2 Work Exempt from Permit (Building). DELETE** items 1 (Accessory Structures), 2 (Fences) and 4 (Retaining Walls), and renumber the remaining items 1 thru 10.
H. **At Section 105.2 Work Exempt from Permit (Building). ADD** new items 11-15 as follows:
    11. Any work completed to structures owned and controlled by the United States government or the State of Arizona.

12. Amusement devices or structures located on a site for no more than 30 calendar days.
13. Devices used in manufacturing, processing, or fabricating that are normally used in industrial plants.
14. Tents or membrane structures provided that the area does not exceed 400 square feet or 700 square feet if a minimum of two sides are open.
15. Residential window or door replacements in buildings legally permitted. Existing safety glazed windows shall be replaced with safety glazed windows. Existing emergency escape and rescue windows shall be equal or greater dimensions as windows being replaced.

I. **At Section 105.2 Work Exempt from Permit (Electrical).** **ADD** new Paragraph Section to read:

Other Items:

1. Power for amusement devices and carnival rides in place on a site for less than 30 calendar days and not connected to a utility company's facilities.
2. Repair or replacement of fixed motors and transformers of the same type and rating in the same location.
3. Repair or replacement of current-carrying parts of any switch, contactor, control device, or overcurrent device of the required capacity in the same location.
4. Electrical wiring, devices, appliances, apparatus or equipment operating at less than 25 volts and not capable of supplying more than 50 volt-amps of energy.

J. **At Section 107.3.1 Approval of Construction Documents**. **DELETE** the following wording "as Reviewed for Code Compliance".

K. **At Section 109.2 Schedule of Permit Fees.** **DELETE** wording "as established by the applicable governing authority" and **REPLACE** with "as adopted by resolution of the Town of Huachuca City Council".

L. **At Section 109.4 Work Commencing Before Permit Issuance.** **DELETE** wording "fee established by the building official" and **REPLACE** with "fee established by resolution of the Town of Huachuca City Council".

M. **At Section 110.3.9 Energy Efficiency Inspections.** **DELETE** this section in its entirety.

N. **ADD** new section 112.2.1 to read:

112.2.1 Construction Power. Temporary construction power is a privilege granted by the Town solely for construction purposes and may be revoked by the Building Official whenever continued use is determined to create an unsafe condition or otherwise violate this code. Construction power may be from either temporary power poles or through the permanent power panel. Each 120-volt circuit used for construction power shall be GFCI protected.

O. **At Section 113.1 General.** **ADD** at the end of the paragraph: "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 Town Board of Adjustment."

P. **At Section 113.3 Qualifications**. **DELETE** the section in its entirety.

Q. **At Section 310.4.1 Care Facilities Within a Dwelling.** **AMEND** wording to read: "Care facilities for 6 or fewer persons receiving care that are within a single-family dwelling are permitted to comply with the International Residential Code".

R. **At Section 406.3.2 Separation.** **ADD** new subsection 406.3.2.3: "Attic access opening". The attic access opening protection supports shall be of noncombustible material.

S. **At Section 406.3.2.1 Dwelling Unit Separation**. **CHANGE** all references of ½ - inch gypsum board to 5/8 – inch Type X gypsum board. **AT THE END OF THIS SECTION ADD** "Openings, including windows, are prohibited in the separation wall. All walls supporting the fire-resistance rated ceiling shall be protected with 5/8 – inch Type X gypsum board."

T. **At Section 717.6.1 Trough Penetrations.** **AMEND** Exception 1 by **ADDING** "or the floor/ceiling assembly" after the word "wall" and before the word "and".

U. **At Section 902.1.1 Access.** **REPLACE** the section with the following wording: "Automatic sprinkler system risers, fire pumps and controllers shall be located inside buildings in dedicated rooms having direct exterior access whenever required by this section. 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."

V. **At Section 903.1 General.** **ADD** following statement after first sentence "Where the provisions of Section 903 of this code conflict with Section 903 of the International Fire Code, as adopted and amended by the Town, the International Fire Code shall control."

W. **At Section 903.2 Where Required**. **DELETE** the section in its entirety (to include all subsections) and **REPLACE** with a new **Section 903.2 Where Required** and the following wording: "Automatic fire sprinkler systems shall be provided in the locations described in this Section."

X. **At new Section 903.2 Where Required.** **ADD** the following subsections:

903.2.1 General. Unless expressly covered by one of the exceptions set forth below, an approved automatic fire sprinkler system shall be installed in all new commercial buildings and structures of all sizes and approved by the Fire Code Official. Installation of fire sprinkler systems shall be performed by an Arizona State licensed Fire Protection contractor.

Exception 1: Automatic fire sprinklers are not required in Group U occupancies.

Exception 2: Automatic fire sprinklers are not required for buildings or structures which were constructed and in use prior to January 8, 2009. This exception shall not apply if, after such date there is a discontinuation of use for a period of twelve (12) months, there is in the opinion of the Fire Chief, a change in use to a less restrictive use or there is an enlargement or structural alteration of the building or structure.

Exception 3. In addition to the general authority granted to the Town pursuant to Section 104.9, the Fire Chief shall have discretion to exempt other facilities from automatic fire sprinkler requirements where the size, intended use, and extent of use of that facility does not warrant the installation of fire sprinklers and alternate methods to secure public safety are provided. Such other facilities may include, but are not limited to: 1) unenclosed structures which are less than three thousand (3,000) square feet in size, at least fifty (50) percent open on the sides and used to protect humans, animals, or property from the sun or elements; 2) structures which are less than three hundred (300) square feet in size used to monitor access to a larger facility, site, or area; 3) structures temporarily used for a period not to exceed two (2) years for onsite storage or maintenance purposes provided that the structure is not used for Group A, E, H, or I occupancies; and 4) mini self-storage units comprising a single building or group of buildings where primary or principal use of the facility is for storage.

Y. **At Section 903.3 Installation Requirements.** **AMEND** wording as follows: "Automatic sprinkler systems shall be designed and installed in accordance with the 2024 International Fire Code, as amended."

Z. **At Section 1011.7.3 Enclosures Under Interior Stairways.** **A**t the exception, **CHANGE** reference of "1/2 – inch" to read "5/8 – inch Type X."

AA. **At Section 1013.6.3 Power Source, DELETE** the exception.

BB. **At Chapter 13 Energy Efficiency. DELETE** Chapter in its entirety.

CC. **At Section 1609.1.1 Determination of Wind Loads. ADD** the following wording after the last paragraph: "Per the Basis Wind Speed Figures, use the following: Risk Category I – 105 mph; Risk Category II – 115 mph; Risk Category III – 120 mph; Risk Category IV – 125 mph."

DD. **ADD** new Section 1609.6.1.1 to read:

1609.6.1.1 Uplift Resistance to Minimize Microburst Effects. In addition to requirements in ASCE7, minimum uplift resistance shall be determined by either Method 1 or 2 below:

Method 1: Design-based Wind Uplift Criteria. Wind uplift requirements shall be determined by using the design wind values from the wind speeds listed in amended Section 1609.1.1 plus five (5) mph for all components and cladding material for the continuous load path transmitting the uplift forces from the rafter or truss ties to the foundation.

Method 2: Prescriptive-based Wind Uplift Criteria. (Please note that the requirements of this section are in addition to those required for the structural connection of wood members).

2.1 Conventionally-framed Wood or Cold-formed Steel Structures. All bearing wall vertical connections shall be connected by an approved structural sheathing or approved connector to provide a continuous load path from the joist or truss through the ledger or top plate to the bottom wall plate. Where connectors are used, they have a minimum uplift load capacity of 500 pounds of configuration to match connection and spaced at intervals not to exceed 24 inches. At openings, lower cripple studs do not require connectors, but king/trimmer studs require double connectors at bottom, and upper cripples require both full connectors to header as well as header to king stud. All platform framing requires either strapping listed for the purpose of continuous sheathing over rim joist from stud to stud vertically at each floor level. All non-bearing exterior walls shall be connected as above except that the spacing may be extended not to exceed every other stud.

2.2 Masonry or Concrete Structures. If lateral design requires larger anchors or more conservative spacing, these may be used in lieu of those called out in this section.

2.2.1 Roof Bearing on Wall Top Plate. Top plates shall be secured to masonry or concrete walls with minimum 0.5-inch anchor bolts embedded minimum 7 inches and spaced at intervals not to exceed 48 inches. Each joist or truss shall be connected to the plate at each bearing location with a metal connector having a minimum uplift load capacity of 500 pounds, and of configuration to match connection. Gable end joists or truss connectors shall also be connected at intervals not to exceed 48 inches.

2.2.2 Roof Bearing on Wall Ledger. Joists or trusses bearing on a wall ledger shall be secured to masonry or concrete walls with metal strap purlin anchors of 800 pounds minimum capacity (ASD) installed in accordance with the manufacturer's installation requirements, and at intervals not to exceed 48 inches. Nonbearing roof diaphragm edges shall likewise be anchored to the wall but with the metal strap purlin anchor connected to a one framing bay or 24-inch minimum length of blocking, whichever is greater.

EE. **At Section 1612.3 Establishment of Flood Hazard Areas.** **INSERT** [NAME OF JURISDICTION] as "Cochise County, Az"; and **INSERT** [DATE OF ISSUANCE] as "current effective Flood Insurance Rate panels adopted by FEMA".

FF. **At Section 1705.4 Masonry Construction.** **ADD** a new Exception 4 as follows:

Exception 4: Nonessential facilities designed in accordance with Section 2107 with allowable masonry stresses reduced by one-half and the maximum value of f'm limited to 1500 psi for concrete or clay masonry. The following limitations shall apply to this exception:

1. The unsupported height (or length)-to thickness ratio of a building wall shall not exceed 20.

2. The soil retaining height for a retaining wall shall not exceed 4 feet measured from the top of footing for an 8-inch-thick wall or 6 feet for a 12-inch-thick wall.
3. The height-to-thickness ratio shall not exceed 10 for a cantilevered masonry fence or combination masonry fence and retaining wall as measure from the top of footing to the top of wall. If a combination retaining/fence wall consists of more than one wall thickness, the smallest thickness shall be used in determining the height-to-thickness ratio.

Any portion or portions of a structure in which the design masonry stresses exceed one-half the allowable masonry stresses, shall require Special Inspection for that portion or portions of the structure.

GG. **At Section 2308.11.4 Wind Uplift.** **DELETE** first sentence and **REPLACE** with the following wording: "Uplift resistance shall comply with Section 1609.6.1.1."

HH. **At Section 3109 Swimming Pools, Spas and Hot Tubs.** **DELETE** wording in its entirety and **REPLACE** with the following wording: "The design and construction of Public and Semi-public pools, spas, and hot tubs shall comply with Arizona Administrative Code, Title 18, Chapter 5, Article 2. Public and Semi-public Swimming Pools and Spas as adopted by reference in accordance with A.R.S. 36-1681.

II. Specifically **ADOPT** **Appendices E Supplementary Accessibility Requirements , G Flood Resistant Construction, J Grading and K Administrative Provisions.**

JJ. **At Section G101.5 Designation of Floodplain Administrator.** **INSERT** [JURISDICTION'S SELECTED POSITION TITLE] as "Building Official".

ADOPTION OF 2024 INTERNATIONAL FIRE CODE, TO INCLUDE AMENDMENTS

AMEND 2.65.140 Adoption of the International Fire Code. That certain code entitled "International Fire Code" and amendments thereto, ~~2018~~ 2024 Edition, as copyrighted by the International Code Council, Inc., is hereby adopted as the "Fire Code of Huachuca City" and made a part of this chapter the same as though said code was specifically set forth in full herein. At least three copies of said code shall be filed in the office of the clerk and kept available for public use and inspection. Refer to Section 15.50.020 of the town code (Buildings and Construction) for the adopted amendments to the 201 International Fire Code.

AMEND 15.50.010 Adoption of the International Fire Code. That certain code entitled "International Fire Code" and amendments thereto, ~~2018~~ 2024 edition, as copyrighted by International Code Council, Inc. is hereby adopted as the "Fire Code of Huachuca City" and made a part of this chapter the same as though said code was specifically set forth in full herein.

DELETE 15.50.020 Amendments in its entirety and **REPLACE** as follows:

> **15.50.020 Amendments.** The following provisions of the International Fire Code, 2024 edition, as published by the International Code Council, Inc., are hereby amended as follows:
>
> A. **At Section 101.1 Title INSERT** [NAME OF JURISDICTION] as "Town of Huachuca City".
> B. **At Section 102.7.1 Conflicts. AMEND the wording as follows:** "Where conflicts occur between the provisions of this code and referenced codes and standards, the more stringent standard shall apply."
> C. **At Section 112.1 General. ADD** the following wording 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 and/or fire code official relative to the application and interpretation of this code shall be heard and decided by the Town Board of Adjustment."
> D. **At Section 112.3 Qualifications. DELETE** the section in its entirety.
> E. **At Section 507.5.1 Where Required. CHANGE** reference in Exception 1 and 2 from "**600 feet**" to "**500 feet**".
> F. **At Section 903.2 Where Required. DELETE** the section in its entirety (to include all subsections) and **REPLACE** with a new **Section 903.2 entitled, "Where Required"** to read as follows: "Unless expressly covered by one of the exceptions set forth below, an approved automatic fire sprinkler system shall be installed in all new commercial buildings and structures in locations described in this Section. System to be approved by the Fire Code Official. Installation of automatic fire sprinkler systems shall be performed by an Arizona State licensed Fire Protection contractor.

Exception 1: Automatic fire sprinklers are not required in Group U occupancies.

Exception 2: Automatic fire sprinklers are not required for buildings or structures which were constructed and in use prior to January 8, 2009. This exception shall not apply if, after such date there is a discontinuation of use for a period of twelve (12) months, there is in the opinion of the Fire Code Official, a change in use to a less restrictive use or there is an enlargement or structural alteration of the building or structure.

Exception 3: In addition to the general authority granted to the Town, the Fire Code Official shall have discretion to exempt other facilities from automatic fire sprinkler requirements where the size, intended use, and extent of use of that facility does not warrant the installation of fire sprinklers and alternate methods to secure public safety are provided. Such other facilities may include, but are not limited to: 1) unenclosed structures which are less than three thousand (3,000) square feet in size, at least fifty (50) percent open on the sides and used to protect humans, animals, or property from the sun or elements; 2) structures which are less than three hundred (300) square feet in size used to monitor access to a larger facility, site, or area; 3) structures temporarily used for a period not to exceed two (2) years for onsite storage or maintenance purposes provided that the structure is not used for Group A, E, H, or I occupancies; and 4) mini self-storage units comprising a single building or group of buildings where primary or principal use of the facility is for storage."

ADOPTION OF 2024 INTERNATIONAL MECHANICAL CODE, TO INCLUDE ADMENDMENTS

AMEND 15.35.010 Adoption of the International Mechanical Code. That certain code entitled "International Mechanical Code" and amendments thereto, ~~2018~~ 2024 edition, as copyrighted by International Code Council, Inc., is hereby adopted as the "Mechanical Code of Huachuca City" and made a part of this chapter the same as though said code was specifically set forth in full herein.

DELETE 15.35.020 Amendments in its entirety and **REPLACE** as follows:

> **15.35.020 Amendments.** The following provisions of the International Mechanical Code, 2024 edition, as published by the International Code Council, Inc., are hereby amended as follows:
>
> A. **At Section 101.1 Title. INSERT** [NAME OF JURISDICTION] as "Town of Huachuca City".
> B. **At Section 101.2 Scope. AMEND** wording as follows: Number the existing exception as Exception 1; **ADD Exception 2** as follows: "Mechanical systems in existing building undergoing repair, alteration or addition, and change of occupancy shall be permitted to comply with the International Existing Building Code."
> A. **At Section 103.1 General. DELETE** wording "code official" and **REPLACE** with "building official".
> C. **At Section 103.3 Deputies. DELETE** the section in its entirety.
> B. **At Section 108.2 Schedule of Permit Fees. DELETE** the wording "as established by the applicable governing authority" and **REPLACE** with "as adopted by resolution of the Town of Huachuca City Council."
> C. **At Section 108.4 Work Commencing Before Permit Issuance. DELETE** the wording "fee established by the code official" and **REPLACE** with "as adopted by resolution of the Town of Huachuca City Council."
> D. **At Section 112.1 General. ADD** the following wording after the second 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 Town Board of Adjustment."
> E. **At Section 112.3 Qualifications. DELETE** the section in its entirety.
> F. **At Section 113.1 Membership of Board. DELETE** the section in its entirety.
> G. **At Section 202 General Definitions. ADD** definition for "Warming Kitchen – a facility or portion thereof, for the utilization of domestic cooking appliances used to reheat precooked and/or prepared meals."

H. **At Section 303.7 Pit Locations.** **ADD** an **Exception** as follows: "Liquefied petroleum gas appliances shall not be located in any pit or basement, under show windows or interior stairway, in engine, boiler, heater, or electrical meter rooms."

I. **At Section 306.4 Appliances Under Floors.** **ADD** Exception 3 as follows: "Liquefied petroleum gas piping shall not serve any gas appliance located in a pit of a basement where heavier than air gas might collect to form a flammable mixture."

J. **At Section 307.2.1.1 Condensate Discharge.** **ADD** the following wording at the end of the paragraph: "Condensate disposal shall be allowed to terminate as follows:
   1. At grade outside the building in an area capable of absorbing the condensate flow without surface drainage.
   2. Over roof drains or gutters or downspouts that connect to drainage pipes, provided they terminate at or above grade in an area capable of absorbing the condensate flow without surface drainage."

K. At Section 407 Ambulatory Care Facilities and Group 1-2 Occupancies. **DELETE** the section in its entirety and **REPLACE** with the following wording:

"Section 407 Healthcare Facilities.

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

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

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

M. **ADD** new Section to read:

"Section 408 Marijuana-Related Occupancies.

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

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

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

Section 408.2.1 Prescriptive Exhaust and Ventilation Requirements.

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

1. A minimum negative pressure of 0.01 inch w.c. relative to the building exterior and to adjacent spaces without marijuana related product.
2. A minimum exhaust rate of 0.2 cfm/sf of floor area or the greater as required by Section 403 or the International Fire Code.
3. Exhaust air must be treated with chemical absorption filters, such as activated charcoal prior to discharge. These filters shall have an airflow velocity across the face area of the filter that does exceed 350 feet per minute.
4. Exhaust outlet locations shall meet the requirements of Section 501.3.1.2 for other product conveying outlets.

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

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

Section 408.2.2 Engineered Exhaust and Ventilation System. An approved engineered system must provide equivalent ventilation and dilution of product and production chemicals as the prescriptive method. This requirement is not intended to supersede structural, mechanical, or ire code or requirements set by other state or federal agencies such as hazardous materials ventilation and content."

N. **At Section 607.6.1 Through Penetrations.** **ADD** the following wording between the word "wall" and the word "and": "or the floor/ceiling assembly".

O. **At Section 607.6.2.1.2 Static Systems.** **ADD** new Exceptions 4 and 5.
"Exception 4. Static ceiling radiation dampers shall be permitted to be installed in Dwelling Units with smoke alarms installed in accordance with the Building Code and activation of any smoke alarm within the Dwelling Unit shall shut down the system.
Exception 5. Static ceiling radiation dampers shall be permitted to be installed in Dwelling Units having a fire alarm system which has smoke detectors installed within the Dwelling Unit in accordance with the Building Code requirements for smoke alarms. Activation of any smoke detector within the Dwelling Unit shall shut down the system in the Dwelling Unit."

P. **At Section 608.1 Balancing.** **DELETE** the second sentence and **REPLACE** with the following wording: "Ventilation systems shall be balanced by individuals holding current certification from the Associated Air Balance Council (AABC), the Nation Environmental Balancing Bureau (NEBB) or other approved agencies."

Q. **At Section 1001.1 Scope.** **DELETE** the wording in Exception 7 and **REPLACE** with following wording: "Any boiler or lined water heater in excess of 200,000 BTU shall be subject to inspection by federal or state inspectors. See Arizona Rules for ARS, Title 20, Chapter 5."

R. **At Section 1004.1 Standards.** **DELETE** all wording after the second sentence and **REPLACE** with the following wording: "Boilers shall be designed and constructed in accordance with the ASME Boiler and Pressure Vessel Code, and Arizona Boiler Rules, Title 20 Chapter 5."

ADOPTION OF 2024 INTERNATIONAL PLUMBING CODE, TO INCLUDE ADMENDMENTS

AMEND 15.25.010 Adoption of the International Plumbing Code. That certain code entitled "International Plumbing Code" and amendments thereto, ~~2018~~ 2024 edition, as copyrighted by the International Code Council, Inc., is hereby adopted as the "Plumbing Code of Huachuca City" and made a part of this title the same as though said code was specifically set forth in full herein.

DELETE 15.25.020 Amendments in its entirety and **REPLACE** as follows:

15.25.020 Amendments. The following provisions of the International Plumbing Code, 2024 edition, as published by the International Code Council, Inc. are hereby amended as follows:

A. **At Section 101.1 Title. INSERT** [NAME OF JURISDICTION] as "Town of Huachuca City".

B. **At Section 101.2 Scope. AMEND** wording as follows: "Number the existing exception as Exception 1; insert Exception 2 as follows: "Plumbing systems in existing building undergoing repair, alteration or addition, and change of occupancy shall be permitted to comply with the International Existing Building Code."

C. **At Section 103.1 Creation of Agency. INSERT** [NAME OF DEPARTMENT] as "Building Inspection Department" and **ADD** following wording after the first paragraph: "Code official is designated to be the building official."

D. **At Section 103.1 General. DELETE** wording "code official" and **REPLACE** with "building official".

E. **At Section 103.3 Deputies. DELETE** the section in its entirety.

F. **At Section 108.2 Schedule of Permit Fees. DELETE** the wording "as established by the applicable governing authority" and REPLACE with "as adopted by resolution of the Town of Huachuca City."

G. **At Section 108.4 Work Commencing Before Permit Issuance. DELETE** wording **"**fee established by the code official" and **REPLACE** with "as adopted by resolution of the Town of Huachuca City Town Council."

H. **At Section 112.1 General. ADD** the following wording after the second 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 Town Board of Adjustment.*"*

I. **At Section 112.3 Qualifications. DELETE** the section in its entirety.

J. **At Section 312.1 Required Tests. DELETE** last two sentences of the first paragraph.

K. **At Section 314.2.1 Condensate Disposal.** **ADD** the following at the end of the paragraph: "Condensate disposal shall be allowed to terminate as follows:
   1. At grade outside the building in an area capable of absorbing condensate without creating surface runoff or a nuisance condition.
   2. Over roof drains, gutters, or downspouts that connect to drainage pipes, provided they terminate at or above grade in an area capable of absorbing the condensate flow without surface drainage."

L. **At Section 405.3.2 Public Lavatories.** **ADD** an exception as follows: "Gender neutral restroom configurations that consist of a continuous bank of single user rooms shall be permitted to share lavatories provided the quantity of lavatories is not reduced and the lavatories are located directly outside the single user rooms."

M. **At Section 410.4 Substitution.** **ADD** a third sentence with wording as follows: "When a single drinking fountain is required, it may be substituted with a point of use water cooler or dispenser."

N. **At Section 423.3 Footbaths and Pedicure Baths.** **ADD** the following wording at the end of the paragraph: "Provide backflow prevention on both the cold and hot water supply to each individual bath. For tub fill only, provide air gap of "3" times the diameter of each water inlet. Or reduced pressure principle backflow prevention assembly. Or pressure type vacuum breaker installed not less than 12" above the flood rim of the bath."

O. **At Table 604.3 Water Distribution System Design Criteria Required Capacity at Fixture Supply Pipe Outlets.** **DELETE** the column titled "FLOW PRESSURE (PSI)" in its entirety.

P. **At Section 608.17.4 Connections to Automatic Fire Sprinkler Systems and Standpipe Systems.** **DELETE** all wording therein and in subsection 608.l17.4.1 and **REPLACE** with the following wording: "The potable water supply to automatic fire sprinkler and standpipe systems shall be protected against backflow in accordance with ARS 41-2168."

Q. **At Section 903.1.1 Roof Extension Unprotected.** **INSERT** [number] as "12 inches".

R. **At Section 1003.2 Approval.** **ADD** the following wording at the end of the Section: "A Manufacturer's Certificate of Conformance shall be provided to the building official prior to the installation of any grease, oil or sand interceptor."

S. **At Section 1108.1, Secondary (Emergency Overflow) Drains or Scuppers**. **ADD** the following wording at the end of the Section: "The overflow opening in the downspout/rainwater leader box shall not be considered the secondary (emergency) roof drain of a scupper. Regardless of the size of the roof drain or scupper, secondary (emergency) roof drains or scuppers are required. Secondary (emergency) roof drains or scuppers shall be the same size as the roof drains or scuppers with the inlet flow line 2 inches maximum above the low point of the roof and they shall be independent from the roof drain or scupper."

T. Specifically **ADOPT** **Appendices B Rates of Rainfall (3” per hour), C Structural Safety, and E Sizing of Water Piping System**.

ADOPTION OF 2024 INTERNATIONAL RESIDENTIAL CODE TO INCLUDE AMENDMENTS

AMEND 15.10.010 Adoption of the International Residential Code. That certain code entitled "International Residential Code for One and Two-Family Dwellings" and amendments thereto, ~~2018~~ 2024 edition, as copyrighted by the International Code Council, Inc., is hereby adopted as the "Residential Building Code of Huachuca City" and made a part of this title the same as though said code was specifically set forth in full herein.

DELETE 15.10.020 Amendments in its entirety and **REPLACE** as follows:

> **15.10.020 Amendments.** The following provisions of the International Residential Code, 2024 edition, as published by the International Code Council, Inc, are hereby amended as follows:
>
> A. **At Section R101.1 Title. INSERT** [NAME OF JURISDICTION] as "Town of Huachuca City".
> B. **At Section R102.6 Existing Structures. REPLACE** reference to "International Property Maintenance Code" in the sentence with Chapter 16.15 Property Maintenance Standards and Chapter 16.20 Building Maintenance Standards of the Town of Huachuca City Municipal Code.
> C. **At Section R103.1 Creation of Agency. INSERT** [NAME OF DEPARTMENT] as "Building Inspection Department".
> D. **At Section 103.3 Deputies. DELETE** the section in its entirety.
> E. **At Section R105.2 Work Exempt from Permit (Building). DELETE** items 1 (detached accessory structures), 2 (fences), 3 (retaining walls), 5 (sidewalks and driveways) & 10 (decks) and renumber the remaining items 1 thru 6.
> F. **At Section R105.2 Work Exempt from Permit (Building). ADD** new items 7-15 as follows:
>
> 7. Roofing repairs and coatings that do not involve the removal of roofing materials to the decking.
> 8. Replacing and adding gutters or downspouts.
> 9. Replacing or adding soffit, gable, or roof ventilation.
> 10. Replacing existing windows or doors with no structural changes and still meets emergency exit and energy code requirements.
> 11. Replacing and existing unvented appliances or internal light fixtures.
> 12. General landscaping, including lawn sprinkler systems. Does not include fencing.
> 13. Removal of non-structural interior wall partitions, if no utilities are involved or no changes to building exiting requirements.
> 14. Adding or replacing insulation in walls, floors, or ceilings.

15. Satellite dishes and residential antennas for wireless communications.

G. **At Section R105.2 Work Exempt from Permit (Plumbing).** **ADD** new item after existing item 2:
   3. Replacing in kind or repairing existing plumbing fixtures such as toilet, tub, sink, garbage disposal or faucets.

H. **At Section R106.3.1 Approval of Construction Documents.** **DELETE** the following wording: "that states REVIEWED FOR CODE COMPLIANCE."

I. **At Section R108.2 Schedule of Permit Fees.** **DELETE** the following wording: "as established by the applicable governing authority" and REPLACE with "as adopted by resolution of the Town of Huachuca City."

J. **At Section R112.1 General**. **ADD** at the end of the paragraph: "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 Town Board of Adjustment."

K. **At Section R112.3, Qualifications**, **DELETE** the section in its entirety.

L. **At Section R301.2 Climatic and Geographic Design Criteria.** **REPLACE** criteria in section with the following wording:

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
SFRs 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 – Most current by panel

M. **At Section R302.1 Exterior Walls.** **DELETE** section in its entirety and **REPLACE** with the following wording: "Exterior walls with a fire separation distance less than three (3) feet shall have not less than a one-hour fire-resistive rating with exposure from both sides. Projections shall not extend to a point closer than two (2) feet from the line used to determine the fire separation distance. Projections extending into the fire separation distance shall have not less than one-hour fire-resistive construction on the underside. The above provisions shall not apply to walls which are perpendicular to the line used to determine the fire separation distance.

Exception: Detached garages accessory to a dwelling located within two (2) feet of a lot line may have roof eave projections not exceeding four (4) inches.

N. **At Section R302.6 Dwelling Unit Garage Fire Separation.** **ADD** new subsection R302.6.1 "Attic Access Opening. The attic access opening protection supports shall be of noncombustible material.

O. **At Table R302.6 Dwelling Unit Garage Separation.** **CHANGE** all references of "1/2-inch gypsum board" to "5/8-inch Type X gypsum board"

P. **At Section R302.7 Under-Stair Protection.** **CHANGE** the reference of "½ inch gypsum board" to "5/8 inch Type X gypsum board."

Q. **At Section R309 Automatic Sprinkler Systems.** **DELETE** section in its entirety.

R. **At Section R310.6 Power Source.** **ADD** the following wording after the third sentence: "Smoke alarms shall not be installed on a dedicated circuit and shall originate from the permanently energized lighting circuit serving the primary bedroom."

S. **At Section R311.5 Interconnectivity.** **ADD** the following wording at the end of the first paragraph: "Carbon monoxide alarms shall not be installed on a dedicated circuit and shall originate from a general-purpose branch circuit."

T. **At Section R317.5 Fire Sprinklers.** **DELETE** section in its entirety.

U. **At Section R324.4.2 Glazing Adjacent to Doors.** **AMEND** wording of the first part of the paragraph as follows: "Glazing in all fixed and operable panels in window units adjacent to a door, side-lite, and fixed panels of patio doors shall be …"

V. **At Section R324.4.2.** **DELETE** exception 4.

W. **At Section R506.3.3 Vapor Retarder.** **AMEND** the sentence by inserting the following wording: "the 6-mil polyethylene or approved vapor retarder shall be placed under 4 inches of aggregate base (AB)" and **DELETE** wording for Exception 4 and **REPLACE** with the following wording: "Where designed by a registered design professional, based on soil conditions and floor finishing such as exposed concrete surfaces."

X. **At Section R606.6.4.2.1 Roof Structures.** **DELETE** section in its entirety and **REPLACE** with following wording: "Masonry walls with ledgers shall be anchored to roof structures with metal strap purlin anchors of 800 pounds minimum capacity (ASD) installed in accordance with the manufacturer's installation requirements, and at intervals not to exceed 48 inches. Top plates shall be secured to masonry or concrete walls with minimum 0.5-inch embedded anchor bolts spaced at intervals not to exceed 48 inches. Each joist or truss shall be connected to the plate at each bearing location with a connector with a minimum of 500 pounds uplift load capacity and configuration to match connection. Gable end joists or trusses shall also be clipped connected at interval not to exceed 48 inches."

Y. **At Section R606.6.4.2.2 Floor Diaphragms.** **DELETE** section in its entirety and **REPLACE** with the following wording: "Masonry walls with ledgers shall be anchored to floor structures with metal strap purlin anchors of 800 pounds minimum capacity (ASD) installed in accordance with the manufacturer's installation requirements, and at intervals not to exceed 48 inches."

Z. **At Section R606.11 Anchorage.** **AMEND** wording as follows: "Masonry walls shall be reinforced and anchored …"

AA. **At Figure R606.11(2) Requirements for Reinforced Grouted Masonry Construction in Seismic Design Category C.** **AMEND** title to read: "Requirements for Reinforced Grouted Masonry Construction in Seismic Design Category B." and **AMEND** the following wording in the figure: "Change #4 bars at 10 ft o.c. to 4' o.c.; #6 bars at 10 ft. o.c. to 4 ft o.c; add one ½ inch bar @ top of foundation; add two ½ inch bars @ bottom of foundation; add one ½ inch bar @ top of wall; add one ½ inch bar @ roof connection."

BB. **At Section R606.12.2.3.3 Minimum Reinforcement Requirements for Masonry Shear Walls.** **AMEND** wording at end of first paragraph as follows: "… and at a maximum spacing of 4 feet."

CC. **At Section R802.11.1 Uplift Resistance.** **DELETE** section in its entirety and **REPLACE** with the following:

Uplift resistance to minimize microburst effects shall be determined by either Method 1 or 2 below:

Method 1: Design-based Wind Uplift Criteria. Wind uplift requirements shall be determined by using the design wind value of 115 mph within Table R802.11 for the continuous load path transmitting the uplift forces from the rafter or truss ties to the foundation.

Method 2: Prescriptive-based Wind Uplift Criteria. (Please note that the requirements of this section are in addition to those required for the structural connection of wood members)

2.1 Conventionally-framed Wood or Cold-formed Steel Structures. All bearing wall vertical connections shall be connected by an approved structural sheathing or approved connector to provide a continuous load path from the joist or truss through the ledger or top plate to the bottom wall plate. Where connectors are used, they shall have a minimum uplift load capacity of 500 pounds, of configuration to match connection and spaced at intervals not to exceed 24 inches. At openings, lower cripple studs do not require connectors, but king/trimmer studs require double connectors at bottom and upper cripples, require both full connectors to header as well as header to king stud. All platform framing requires either strapping listed for the purpose or continuous sheathing over rim joist from stud to stud vertically at each floor level.

2.2 Masonry or Concrete Structures. If lateral design requires larger anchors or more conservative spacing, these may be used in lieu of those called out in this section.

2.2.1 Roof Bearing on Wall Top Plate. Top plates shall be secured to masonry or concrete walls with minimum 0.5-inch anchor bolts embedded minimum 7 inches and spaced at intervals not to exceed 48 inches. Each joist or truss shall be connected to the plate at each bearing location with a metal connector having a minimum uplift load capacity of 500 pounds, and of configuration to match connection. Gable end joists or truss connectors shall also be connected at intervals not to exceed 48 inches.

2.2.2 Roof Bearing on Wall Ledger. Joists or trusses bearing on a wall ledger shall be secured to masonry or concrete walls with metal strap purlin anchors of 800 pounds minimum capacity (ASD) installed in accordance with the manufacturer's installation requirements, and at intervals not to exceed 48 inches. Nonbearing roof diaphragm edges shall likewise be anchored to the wall but with the metal strap purlin anchor connected to a one framing bay or 24-inch minimum length of blocking, whichever is greater.

DD. **At Section M14111.9 Condensate Disposal.** **ADD** the following wording to the end of the paragraph: "Condensate disposal shall be allowed to terminate as follows:
1. At or below grade outside the building in an area capable of absorbing the condensate flow without surface drainage.
2. Over roof drains or gutters or downspouts that connect to drainage pipes, provided they terminate at or above grade in an area capable of absorbing the condensate flow without surface drainage."

EE. **At Section M2301.2.5 Piping Insulation.** **ADD** the following wording to the end of the first sentence: "Hot water piping shall be insulated with insulation having a minimum thermal resistance of R-4 where installed on piping larger than 3/8-inch nominal diameter, outside conditioned space, beneath floor slabs, underground, and on supply and return piping serving recirculating systems, including branches to each fixture."

FF. **At Chapter 11 Energy Efficiency.** **DELETE** Chapter in its entirety

GG. **At Section P2603.5.1 Sewer Depth.** **DELETE** the section wording in its entirety and **REPLACE** with the following the wording: "Sewer Depth. Regardless of freezing conditions, all building sewers that connect to a private or public system shall be a minimum of 12 inches below grade."

HH. **At Section P2904.1.1 Required Sprinkler Locations.** **DELETE** the first sentence and **REPLACE** with the following wording: "Sprinklers are not required within dwelling units per A.R.S. 11-861). This section serves as a guide for voluntary installation or to allow for a fire separation reduction within Sections R302.2 and R302.3."

II. **At Section E3601.6.2 Service Disconnect Location.** **ADD** the following wording at the end of the first paragraph: "Service disconnecting means and risers shall not be inset and must be surface mounted."

JJ. **At Section E3602.1, Ampacity of Ungrounded Conductors**, **AMEND** the wording in the second sentence as follows: "For one or two-family dwellings, the rating of the ungrounded conductors shall be not less than 200 amperes, 3 wire. Exception: Existing structures."

KK. **At Section E3608.1 Grounding Electrode System.** **ADD** a second paragraph to read as follows: "All accessory structures with a poured footing require the installation of a concrete-encased electrode as required by Section E3608.1.2 Concrete-encased Electrode."

LL. **At Section 3901.4.2 Island and Peninsular Countertops and Work Surfaces.** **DELETE** Section in its entirety and **REPLACE** with the following wording: "At least one receptacle outlet shall be installed at each island countertop space or peninsular

countertop space with a long dimension of 24 inches or greater and a short dimension of 12 inches or greater."

MM. **At Section E3901.4.3 Receptacle Outlet Location. DELETE** Section in its entirety and **REPLACE** with the following wording: "Receptacle outlets shall be located not more than 20 inches above the countertop or work surface. Receptacle outlet assemblies installed in countertops and work surfaces shall be listed for use in countertop and work surfaces. Receptacle outlets rendered not readily accessible by appliances fastened in place, appliance garages, sinks or range tops as addressed in the exception to Section E3901.4.1, or appliances occupying dedicated space shall not be considered as these required outlets. [210.52(C)(1)].

Exception: Receptacle outlets shall be permitted to be mounted not more than 12 inches below the countertop or work surface in construction designed for the physically impaired and for island and peninsular countertops or work surface where the surface is flat across its entire surface and there are not means to mount a receptacle within 20 inches above the countertops, such as in an overhead cabinet. Receptacles mounted below the countertops or work surface in accordance with this exception shall ot be located where the countertop or work surface extends more than 6 inches beyond its support base.

NN. Specifically **ADOPT Appendix BB Tiny Houses Sections** BB101 – BB105.1.

OO. Specifically **ADOPT Appendices BF Patio Covers, BG Sound Transmission, BO Existing Buildings and Structures, CA Sizing and Capacities of Gas Piping, CB Sizing of Venting Systems, CC Safety Inspection of Existing Appliance Installation, CD Piping Standards.**

ADOPTION OF THE 2024 INTERNATIONAL EXISTING BUILDING CODE, TO INCLUDE AMENDMENTS

AMEND 15.20.010 Adoption of the International Existing Building Code. That certain code entitled "International Existing Building Code" and amendments thereto, ~~2018~~ 2024 edition, as copyrighted by the International Code Council, Inc., is hereby adopted as the "Existing Building Code of Huachuca City" for all buildings and structures not covered under the International Building Code and made a part of this title the same as though said code was specifically set forth in full herein.

DELETE 15.20.020 Amendments in its entirety and **REPLACE** as follows:

> **15.20.020 Amendments.** The following provisions of the International Existing Building Code, 2024 edition, as published by the International Code Council, Inc., are hereby amended as follows:
>
> A. **At Section 101.1 Title. INSERT** [NAME OF JURISDICTION] as "Town of Huachuca City".
> B. **At Section 101.4.2 Buildings Previously Occupied. REPLACE** reference to "International Property Maintenance Code" with "Chapter 16.15 Property Maintenance Standards and Chapter 16.20 Building Maintenance Standards of the Town of Huachuca City Municipal Code."
> C. **At Section 103.1 Creation of Enforcement Agency. INSERT [**NAME OF DEPARTMENT] as "Building Inspection Department" and **ADD** following wording after the first paragraph: "Code official is designated to be the building official."
> **D. At Section 103.3 Deputies. DELETE** the section in its entirety.
> **E. At Section 108.2 Schedule of Permit Fees. DELETE** the wording "as established by the applicable governing authority" and **REPLACE** with "as adopted by resolution of the Town of Huachuca City Council."
> **F. At Section 108.4 Work Commencing Before Permit Issuance. DELETE** the wording "fee established by the building official" and **REPLACE** with "fee established by resolution of the Town of Huachuca City Council."
> G. **At Section 112.1 General. ADD** the following wording 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 Town Board of Adjustment."
> H. **At Section 112.3 Qualifications. DELETE** the section in its entirety.

I. **At Section 115.1 Conditions.** **ADD** wording at the end of the second sentence "and Chapter 16.20 Building Maintenance Standards of the Town of Huachuca City Municipal Code."

J. **At Section 302.2 Additional Codes.** **DELETE** reference to "International Private Sewage Disposal Code and Property Maintenance Code".

K. **At Section 408.2 Water Closet Replacement.** **DELETE** the exception.

L. **At Section 1303.1.2 Compliance With Other Codes.** **DELETE** reference to the "International Property Maintenance Code".

M. **At Section 1401.2 Conformance.** **REPLACE** reference to "International Property Maintenance Code" with "Chapter 16.20 Building Maintenance Standards of the Town of Huachuca City Municipal Code."

N. Specifically **ADOPT** **Appendices A Guidelines for the Seismic Retrofit and B Supplementary Accessibility Requirements.**

ADOPTION OF THE 2024 INTERNATIONAL FUEL GAS CODE, TO INCLUDE AMENDMENTS

DELETE Section 15.30 **Uniform Code for the Abatement of Dangerous Buildings** in its entirety and **REPLACE** as follows:

15.30.010 **Adoption of the International Fuel Gas Code.** That certain code entitled "International Fuel Gas Code " and amendments thereto, 2024 edition, as copyrighted by the International Code Council, Inc., is hereby adopted as the "Fuel Gas Code of Huachuca City" and made a part of this title the same as though said code was specifically set forth in full herein.

15.30.020 **Amendments.** The following provisions of the International Fuel Gas Code, 2024 edition, as published by the International Code Council, Inc., are hereby amended as follows:

A. **At Section 101.1 Title.** **INSERT** [NAME OF JURISDICTION] as "Town of Huachuca City".
B. **At Section 103.1 Creation of Agency.** **INSERT** [NAME OF DEPARTMENT] as "Building Inspection Department" and **ADD** the following wording after the first paragraph: "Code official is designated to be the building official."
C. At Section 103.3 Deputies. **DELETE** the section in its entirety.
D. At Section 108.2 Schedule of Permit Fees. **DELETE** the wording "as established by the applicable governing authority" and **REPLACE** with "as adopted by resolution of the Town of Huachuca City Council."
E. At Section 108.4 Work Commencing Before Permit Issuance. **DELETE** the wording "fee established by the building official" and **REPLACE** with "fee established by resolution of the Town of Huachuca City Council."
F. **At Section 112.1 General.** **ADD** the following wording 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 Town Board of Adjustment."
G. **At Section 112.3 Qualifications.** **DELETE** the section in its entirety.
H. Specifically **ADOPT** **Appendices A Sizing and Capacities of Gas Piping, B Sizing of Venting Systems, C Recommended Procedure for Safety Inspection.**

September 11, 2026

MEMORANDUM TO: Honorable Mayor and Council

FROM: Dr. Jim Johnson, Building Official/Zoning Administrator

SUBJECT: Links to Model Codes

I am proposing to update the adopted building codes from the 2018 edition to the 2024 editions of the International Code Council model codes with local amendments tailored to Huachuca City's administrative structure, fee processes, enforcement procedures and local conditions. The proposed amendments apply to the following model codes. The following links will allow you to review the amendments as laid out in your Council Packet for the Sept. 10 Council meeting. (Let me know if I need to email you a copy of the proposed amendments) in preparation for the Work Session scheduled for September 17.

2024 International Building Code (IBC)

2024 International Existing Building Code (IEBC)

2024 International Residential Code (IRC)

2024 International Mechanical Code (IMC)

2024 International Plumbing Code (IPC)

2024 International Fuel Gas Code (IFGC)

2024 International Fire Code (IFC)

Unlike amendments to the Town Code, where the full text of an affected section can be reproduced with strike-through and underline formatting, the International Codes are copyrighted model codes published by the International Code Council (ICC). Each proposed local amendment identifies the specific model code section being modified and sets forth the language necessary to establish the Town's amendment. ICC provides read-only online access to its model codes, and hyperlinks have been included above so the Council can review the underlying provisions in context. Downloadable or reproducible electronic versions generally require purchase or licensed subscriber access. The National Electrical Code (NEC) is published separately by the National Fire Protection Association (NFPA), is similarly copyrighted but is not available through the ICC online code library and is not available for read-only access. I will go over these provisions with the Council at the work session.

In the meantime, if anyone has a question about a particular amendment please let me know by email and I will do my best to answer your questions.

DELETE Section 15.40 Energy Conservation Code in its entirety.

DELETE Section 15.45 Uniform Housing Code in its entirety.

DELETE Section 15.60.020 Work Exempt from Building Permit Requirements in its entirety and **REPLACE** with a **New Section 15.60.020 Work Exempt from Building Permit Requirements.**

A. Exemptions from building permit requirements shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of the Town-adopted building codes or any laws or ordinances of the Town.
B. Building permits shall not be required for the following work:

Building:

1. Oil derricks.
2. Water tanks supported directly on grade if the capacity is not greater than 5,000 gallons and the ratio of height to diameter or width is not greater than 2:1.
3. Painting, papering, tiling, carpeting, cabinets, countertops and similar finish work.
4. Temporary motion picture, television and theater stage sets and scenery.
5. Prefabricated swimming pools that are less than 24” deep, are not greater than
6. 5,000 gallons and are installed entirely above ground.
7. Shade cloth structures constructed for nursery or agricultural purposes, not including service systems.
8. Swings and other playground equipment at one- or two-family dwellings.
9. Window awnings supported by an exterior wall that do not project more than 54” from the exterior wall and do not require additional support.
10. Non fixed and movable fixtures, cases, racks, counters, partitions not over 5’ 9” in height.
11. Roofing repairs and coatings that do not involve the removal of roofing materials to the decking.
12. Replacement or addition of gutters and downspouts.
13. Replacement or addition of soffit, gable or roof ventilation.
14. Replacement of existing windows or doors provided there are no structural changes, and they still meet emergency exit and energy code requirements.
15. Replacement and existing unvented appliances or interior light fixtures.
16. General landscaping, including lawn sprinkler systems. Does not include fencing.
17. Removal of non-structural interior wall partitions provided no utilities are involved or no changes to building exiting requirements.
18. Addition or replacement of insulation in walls, floors or ceilings.
19. Satellite dishes and residential antennas for wireless communications.

Electrical:

1. Minor electrical repair work, including the replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles.
2. Electrical equipment used for radio and television transmissions; however, equipment and wiring for a power supply and the installation of towers and antennas do require a building permit.
3. Installation of any temporary system required for the testing or servicing of electrical equipment or apparatus.
4. Listed cord-and-play connected temporary decorative lighting.
5. Reinstallation of attachment plug receptacles but not the outlets therefor.
6. Replacement of branch circuit overcurrent devices of the required capacity in the same location.
7. Electrical wiring, devices, appliances, apparatus or equipment operating at less than 25 volts and not capable of supplying more than 50 watts of energy.

Gas:

1. Portable heating, cooking or clothes drying appliances.
2. Replacement of any minor part that does not alter approval of gas equipment or make such equipment unsafe.
3. Portable fuel-cell appliances that are not connected to a fixed piping system and are not interconnected to a power grid.

Mechanical:

1. Portable heating appliances.
2. Portable ventilation equipment
3. Portable cooling units.
4. Portable evaporative coolers.
5. Steam, hot or chilled water piping within any heating or cooling equipment regulated by the adopted building codes.
6. Replacement of any minor part that does not alter its approval of equipment or make such equipment unsafe.
7. Self-contained refrigeration system containing 10 pounds or less of refrigerant and actuated by motors of 1 horsepower or less.

Plumbing:

1. The stopping of leaks in drains, water, soil, waste or vent pipe; provided, however, that if any concealed trap, drainpipe, water, soil, waste or vent pipe becomes defective and it becomes necessary to remove and replace the same with new material, such work shall be considered as new work and a building permit shall be required.
2. The clearing of stoppages or the repairing of leaks in pipes, valves or fixtures and the removal and reinstallation of water closets, provided such repairs do not involve or require the replacement or rearrangement of valves, pipes or fixtures.
3. Replacing in kind or repairing existing plumbing fixtures such as water closets, tub, sink, garbage disposal or faucets.