



**AMENDMENTS TO 2012 INTERNATIONAL MECHANICAL CODE (IMC)
PROPOSED BY THE CITY OF SOMERTON**

The following amendments, additions and deletions are hereby being proposed to be made to the 2012 International Mechanical Code (IMC).

Recommendation to City Council by the Residential and Commercial Advisory and Appeal Board on, June 06, 2019 is the adoption by reference of the 2012 International Mechanical Code (IMC), including the amendments below.

Code references not being proposed for amendment shall be enforced as published in the referenced document.

- A. Section [A] 101.1 Title.** Amend to read, “These regulations shall be known as the *International Mechanical Code* of the City of Somerton, hereinafter referred to as ‘this code’.”
- B.** Create a new sub-section, “**Section [A] 101.2.2 Fire Code.** Where a section references the *International Fire Code*, amend to read the ‘current adopted fire code’.”
- C. Section [A] 103.1 General.** Amend to read, “The Department of Community Development, Building Safety Division is hereby created and the executive official in charge thereof shall be known as the ‘building official’. Amend all sections of this code that reference the code official by replacing to read the ‘building official’.”
- D. Section [A] 106.4.4 Extensions.** Delete last two sentences of this section.
- E. Section [A] 106.5.1 Work Commencing Before Permit Issuance.** Amend to read, “Any person who commences work on an installation before obtaining the necessary permits shall be subject to the usual permit fee and an additional investigative fee. An investigative fee, in addition to the permit fee, shall be collected whether or not a permit is then or subsequently issued. The investigative fee shall be determined by the building official, based on the circumstances, nature and severity of the infraction. The minimum investigative fee shall be \$50, and the maximum shall be an amount up to the same as the fee set forth in Table 1-A.”
- F. Section [A] 106.5.2 Fee Schedule.** Refer to the current Mechanical Fee Scheduled adopted by the City of Somerton.
- G. Section [A] 106.6.3 Fee Refunds.** Amend to read, “The building official shall authorize the refunding of fees as follows:

1. The full amount of any fee paid hereunder which was erroneously paid or collected.
 2. Not more than 80 percent of the permit fee paid when no work has been done under a permit issued in accordance with this code.
 3. Not more than 80 percent of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or canceled before any plan review effort has been expended.
- H. Create a new section “[A] 106.6 Emergency repairs. Where equipment replacements and repairs must be performed in an emergency situation, the *permit* application shall be submitted within the next working business day to the building official.”
- I. **Section [A] 108.4 Violation penalties.** Amend to read, “Any person who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter or repair plumbing work in violation of the *approved construction documents* or directive of the building official, or of a permit or certificate issued under the provision of this code , shall be subject to the penalty and fine described in the Somerton City Code, Chapter 1, Article 1-8.”
- J. **Section [A] 108.5 Stop Work Orders.** Amend last sentence to read, “Any person who shall continue any work on the system after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to the penalty and fine described in the Somerton City Code, Chapter 1, Article 1-8.”
- K. **Section [A] 109.2 Membership of the Board.** Amend to read, “The membership of the Building Advisory Board, as prescribed in Section 7-1-3 of the Somerton City Code, will be the Board of Appeals.”
- L. **Section [A] 109.2.1 through [A] 109.3.** Delete sections in their entirety.
- M. **Section [A] 109.5 Postponed Hearing.** Amend to read, “When five members are not present to hear an appeal, either the appellant or the appellant’s representative shall have the right to quest a postponement of the hearing.”
- N. **Section [B] 301.16 Flood hazard.** Amend to read, “For structures located in flood hazard areas, *mechanical systems, equipment and appliances* shall be located at or above the elevation required in the adopted city floodplain ordinances for utilities and attendant *equipment*.
- Exception:** *Mechanical systems, equipment and appliances* are permitted to be below the elevation required by the adopted city floodplain ordinances for utilities and attendant equipment provided that they are designed and installed to prevent water from entering or accumulating within the components and to resist hydrostatic and hydrodynamic loads and stresses, including the effect s of buoyancy, during the occurrence of flooding up to such elevation.”
- O. **Section 303.3 Prohibited locations.** Amend Exception #2 to read, “Solid fuel-fired appliances, provided that the room is not a confined space and as long as outdoor *combustion air* is provided.”

P. Section 304.11 Guards. Add exception to section to read, "Where due to roof size or other constraints the building official may approve alternate means to achieve compliance."

Q. Section 306.5.1 Sloped roofs. Delete entire section.

R. Section 307.2.1 Condensation disposal. Amend first sentence to read, "Condensate from all cooling and evaporators shall be conveyed from the drain pan outlet to an *approved* sanitary sewer connection, or other *approved* method of condensate disposal designated by a registered design professional."

Add exceptions to section:

"Exceptions:

1. Condensate from cooling coils and evaporators up to and including (4) ton units may drain into an *approved* bottom disposal pit. The approved bottom disposal pit shall consist of a pit excavated in the earth not less than 24 inches (61mm) in any dimension completely filled with coarse gravel. The drainpipe shall extend into the pit not less than 6 inches (15mm) below grade and shall be securely anchored in place. The drain shall not be covered with sod or earth until it has been inspected.
2. *Equipment provided with a factory, or other approved, condensate evaporation device."*

S. Section 401.2 Ventilation required. Delete second sentence of this section.

T. Section 1101.6 General. Add to end of section, "Wind socks shall be installed on all industrial facilities utilizing ammonia refrigerant as required by the building official."

