



**AMENDMENTS TO 2018 INTERNATIONAL BUILDING CODE (IBC)
PROPOSED
BY THE CITY OF SOMERTON**

The following amendments, additions and deletions are hereby being proposed to be made to the 2018 International Building Code (IBC).

Recommendation to City Council by the Residential and Commercial Advisory and Appeal Board on, March 19, 2019 is the adoption by reference of the 2018 International Building Code (IBC), including Appendices C, I and J and 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 Building Code of the City of Somerton, herein after referred to as "this code."
- B. Section (A) 101.4.5 Fire Prevention.** Amend to read, "The provisions of the current adopted fire code shall apply to matters affecting or relating structures, processes and premises from the hazard of fire and explosion arising from the storage, handling, or use of structures, materials or devices; from conditions hazardous to life, property or public welfare in the occupancy of structures or premises; and from the construction, extension, repair, alteration or removal of fire suppression, automatic sprinkler systems and alarm systems or fire hazards in the structure or on the premises from occupancy or operation."
- C. Section (A) 103.1 Creation of enforcement agency.** Amend to read, "The Department of Community Development, Building Safety Division is hereby created and the official in charge thereof shall be known as the *building official or designee by the Community Development Director.*"
- D. Section (A) 104.10.1 Flood hazard areas.** Delete section in its entirety in favor of adopted City floodplain ordinances.
- E. Section (A) 105.2 Work exempt from permit.** Amend the list of exemptions as follows:
 - 2. "Fences and freestanding masonry walls up to 36 inches (914mm) in height and not retaining earth 18 inches (457mm) in depth."
 - 12. "Window awnings in Group R-3 and U occupancies, supported by an exterior wall that do not project more than 48 inches (1219mm) from the exterior wall and do not require additional support."

14. "Window replacements of like size where framing is not altered and any required emergency egress dimensions are not diminished from existing. In Group R-3 one-and two-family dwellings and installed by either a licensed contractor or owner-occupant of the residence."

15. "Repairs, modifications, and remodeling which involve only the replacement of component parts of existing work with similar materials for the purpose of maintenance, and which do not aggregate over \$1,000 in valuation, in any 12-month period, shall not require permits. Repairs exempt from permit requirements shall not include any addition, change or modification in construction, exit facilities, or permanent fixtures or equipment."

- F. **Section (A) 105.3.2 Time limitation of application.** Amend first sentence to read, "An application for a permit for any proposed work shall be deemed to have been abandoned 180 days after the day of filing, unless such application has been pursued in good faith or a permit has been issued; except that the building official is authorized to grant one or more extensions of time for additional periods not exceeding 180 days each. The extension shall be requested in writing and justifiable cause demonstrated."
- G. **Section (A) 105.8 Construction Debris.** Add new section to read "Construction sites shall be kept reasonably clean of construction debris during the course of construction. Construction debris shall be removed or retained on the lot and not be at risk to be displaced from the lot by wind. Debris shall not be allowed to transfer to adjacent lots or City rights of way. If the Building Official determines that the construction site is not in compliance with this section or the debris present a safety hazard for inspection personnel, inspections shall not be performed until the construction site is cleaned."
- H. **Section (A) 107.2.2 Fire Protection System Shop Drawings.** Amend section to read, "Plan submittal documents shall include either a statement of the design criteria for the *fire protection system(s)* to also include a current fire flow test within the past 12 months, or the complete design, plans, calculations and data for the *fire protection system(s)*. If only the design criteria is initially submitted, the complete design, plans, calculations and data for the *fire protection system(s)* shall be submitted to indicate conformance to this code and the construction documents and shall be approved prior to the start of system installation. In addition, where applicable, shop drawings, calculation and data shall be submitted and shall contain all information as required by the referenced installation standards in Chapter 9."
- I. **Section (A) 107.2.6.1 Design Flood Elevations.** Delete section in its entirety in favor of adopted City floodplain ordinances.

- J. Section (A) 109.2 Schedule of Permit Fees.** Amend to say, "Refer to current Building Fee Schedule adopted by the City of Somerton."
- K. Section (A) 109.4 Work commencing before permit issuance.** Add to end of section, "An investigation fee, in addition to the permit fee, shall be collected whether or not a permit is then or subsequently issued. The investigation fee shall be determined by the Building Official, based on the circumstances, nature and severity of the infraction. The minimum investigation fee shall be \$50.00, and the maximum shall be an amount up to the same as the fee set forth in the current Building Fee Schedule adopted by the City of Somerton."
- L. Section (A) 109.6 Refunds.** Amend to read: "The Building Official shall authorize the refunding of fees as follows:
1. The full amount of any fee paid hereunder that 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 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 has been paid is withdrawn or canceled before any plan review effort has been expended.
- The Building Official shall not authorize the refunding of any fee paid except upon written application filed by the original permittee not later than 180 days after date of fee payment."
- M. Section (A) 110.3.5 Lath and Gypsum Board Inspection.** Delete exception to section.
- N. Section (A) 110.3.11.1 Flood Hazard Documentation.** Amend to read, "if located in a flood hazard area, documentation of the elevation of the lowest floor as required in adopted City floodplain ordinance shall be submitted to the Building Official and the City floodplain administrator prior to the final inspection."
- O. Section (A) 113.1 General.** Add to end of section, "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."
- P. Section (A) 113.3 Qualifications.** Delete section in its entirety in favor of adopted City bylaws.
- Q. Section (A) 114.4 Violation Penalties** Amend to read, "Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, alters or pairs a building or structure in violation of the approved construction documents or directive of the building official, or of a permit or certificate issued under the provisions of this code, shall be subject to the penalty and fine described in the Somerton City Code, Chapter 1, Article 1-8."

- R. Section (A) 115.3 Unlawful Continuance.** Amend to read, “Any person who shall continue who shall continue any work after having been served with a stop work order, except such work s 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.”
- S. Chapter 11 Accessibility.** Delete entire text of Chapter 11 and amend to read, “Buildings and facilities shall be designed and constructed to be accessible in accordance with Arizona Revised Statutes, Title 41, Chapter 9, Article 8, Public Accommodations and Services, The Arizonans with Disabilities Act, R10-3-401 through R10-3-404, which includes -28 CFR 35 and 28 CFR 36 and Americans with Disabilities Act Accessibility Guideline for Buildings and Facilities (ADAAG).”
- T. Section 1609.3 Basic Design Wind Speed.** Add to end of Section, “The basic design wind speed, V for all locations in City of Somerton shall be as follows: **Somerton needs to have its own wind reports by a structural engineer OR adopt as is in the code.**
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| Risk Category I: | 93mph |
| Risk Category II: | 99mph |
| Risk Category III: | 106mph |
| Risk Category IV: | 110mph |
- U. Section 1612 Flood Loads.** Delete section in its entirety in favor of adopted City floodplain ordinances.
- V. Section 1613.2.5 Determination of Seismic Design Category.** Add to end of section, “Regardless of design methodology utilized, all locations in City of Somerton shall be classified as Seismic Design Category D.”
- W. Section 1611.1 Design Rain Loads.** Add to end of section, “Design hourly rainfall for all locations in City of Somerton shall be taken as 2.25 inches (56mm).”
- X. Section 1705.6 Soils.** Amend exception to read “Exception: Where Section 1803 does not require reporting of materials and procedures for fill placement, the special inspector shall verify that the in-place- dry density of the compacted fill is not less than 90 percent of the maximum dry density at optimum moisture content determined in accordance with ASTM D1557, or not less than 95 percent of the maximum dry density at optimum moisture content determined in accordance with ASTM D 698 where approved by the Building Official.”

- Y. Section 1804.6 Compacted Fill Material.** Amend exception to read, "Exception: Compacted fill material 12 inches (305mm) in depth or less need not comply with an approved report, provided that the in-place dry density is not less than 90 percent of the maximum dry density at optimum moisture content determined in accordance with ASTM D 1557, or not less than 95 percent of the maximum dry density at optimum moisture content determined in accordance with ASTM D 698 where approved by the Building Official. The compaction shall be verified by special inspection in accordance with Section 1705.6."
- Z. Section 2304.10.5.1 Fasteners and Connectors for Preservative-Treated Wood.** Add second exception to section:
- "2. Fasteners for preservative-treated wood still plates to studs in areas not normally subjected to high moisture shall be permitted."
- AA. Section 2512.1.2 Weep Screeds.** Amend second sentence to read, "The weep screed shall be placed not less than 4 inches (102mm) above the earth or $\frac{3}{4}$ " (19mm) above paved areas and be of a type that will allow trapped water to drain to the exterior of the building."
- BB. Section 2902.6 Small Occupancies.** Add to end of section, "In other than Assembly uses and Educational facilities, drinking fountains are not required for an occupant load of 25 or fewer."
- CC. (P) Table 2902.1 Minimum Number of Required Plumbing Fixtures.** Add second sentence to footnote "f" of table, "In other than Group A and E Occupancies, drinking fountains are not required for an occupant load of 25 or fewer."
- DD. Create new Section 3304.2 Dust Control.** Prior to construction, a plan shall be submitted to the Building Official outlining the steps that will be taken throughout construction to minimize and control dust associated with the project.
- EE. Section J101.1 Scope.** Add to end of section, "The provisions of this chapter are intended to be used in conjunction with the provisions set forth in City Ordinance No. 293."
- FF. Section J103.1 Permits Required.** Amend to say, "Refer to current Building Fee Schedule adopted by the City of Somerton."
- GG. Create new Section J104.5 Plan Review Fees.** "When submittal documents are required by Section J104.1, a plan review fee shall be paid at the time of submitting the submittal documents for plan review. Refer to current Building Fee Schedule adopted by the City of Somerton."

HH. Appendix J, Section J107.5Compaction. Amend to read, "All fill material shall be compacted to 90 percent of maximum density as determined by ASTM D 1557, Modified Proctor, or 95 percent of maximum density as determined by ASTM D 698, Standard Proctor where approved by the Building Official, in lifts not exceeding 12 inches (30mm) in depth, or as recommended in the certified geotechnical report."