

## City of Benson Adopted Codes

2006 IBC

2006 IRC

2006 IMC

2005 NEC

2006 IPC

2006 IFGC

2006 IFC

2006 IECC

2006 IEBC

2006 IEC

1997 UCADB

Benson Utility Construction Standards  
Benson Subdivision Regulations  
2003 Standard Specifications for Public Improvements  
(PAG) with Latest Revisions

**CITY OF BENSON  
AMENDMENTS TO THE  
INTERNATIONAL BUILDING CODE  
2006 EDITION**

The following provisions of the International Building Code, 2006 edition, as published by the International Code Council, Inc. are hereby amended as follows:

Section 101.1 Title, insert "City of Benson" at [NAME OF JURISDICTION].

Section 101.2 Scope, insert the following at the end of the exception: "A single story Child Care Group Home with up to 10 clients defined by Arizona Administrative Code R9-3 may comply with the 2006 Edition of the International Residential Code."

Section 101.2.1 Appendices, is hereby revised by inserting: "The following appendices of the 2006 International Building Code shall be adopted: APPENDIX C GROUP U- AGRICULTURAL BUILDINGS, APPENDIX E SUPPLEMENTARY ACCESSIBILITY REQUIREMENTS, APPENDIX I PATIO COVERS and APPENDIX J GRADING."

Section 101.4 Referenced Codes, is hereby revised as follows:

"Section 101.4.1 Electrical, The provisions of the ICC Electrical Code and the 2005 edition of NFPA70/2005 NEC as amended shall apply to the installation of electrical systems, including alterations, repairs, replacement, equipment, appliances, fixtures, fittings and appurtenances thereto."

Section 108.2 Schedule of Permit Fees, insert subsection 108.2.1:

"108.2.1 – Permit fees, which shall reflect the fee schedule established in Chapter 16 of the Benson City Code."

Section 108.2 Schedule of Permit Fees, insert subsection 108.2.2:

"108.2.2 – Plan review fees, which shall be 65% of the building permit fee as established in Chapter 16 of the Benson City Code."

Section 108.2 Schedule of Permit Fees, insert subsection 108.2.3:

"108.2.3 – Re-inspections. A re-inspection fee may be assessed for each inspection or re-inspection when such portion of work for which inspection is called is not complete or when corrections called for are not made. Fees for investigations and work without a permit shall be established by the building official and his deputies.

This subsection is not to be interpreted as requiring re-inspection fees the first time a job is rejected for failure to comply with the requirements of this code, but as controlling the practice of calling for inspections before the job is ready for such inspections or re-inspections.

Re-inspection fees may be assessed when the inspection record card is not posted or otherwise available on the work site, the approved plans are not readily available to the

inspector, for failure to provide access on the date for which inspection is requested, or for deviating from the plans requiring the approval of the Building Official.

To obtain a re-inspection, the applicant shall pay the re-inspection fee as set forth in the fee schedule adopted by the jurisdiction. Instances where re-inspection fees have been assessed, no additional inspection of the work will be performed until the required fees have been paid.”

Section 406.1.3 Garages and Carports, is hereby revised as follows:

“Carports shall be open on at least two sides. Carports of combustible construction and garages shall comply with the provisions of this section for separation and opening protection. Carport and garage floor surfaces shall be of approved noncombustible material. Carports not open on at least two sides shall be considered a garage and shall comply with the provisions of this section for garages.”

Section 406.1.4 Separation is hereby revised as follows:

“1. The private garage shall be separated from the dwelling unit and its attic area by means of a minimum 5/8-inch Type X gypsum board applied to the garage side. Garages beneath habitable rooms shall be separated from all habitable rooms above by not less than two layers of 5/8-inch Type X gypsum board or equivalent. All walls supporting the fire resistance rated ceiling shall be protected with 5/8-inch Type X gypsum board. Door openings between a private garage and the dwelling unit shall be equipped with either solid wood doors or solid or honeycomb core steel doors not less than 13/8 inches (34.9 mm) thick, or doors in compliance with Section 715.4.3. Openings from a private garage directly into a room used for sleeping purposes shall not be permitted. Doors shall be maintained tight fitting, self-closing and self-latching.

3. A separation is not required between a Group R-3 and U carport, provided the carport is entirely open on two or more sides and there are not enclosed areas above and is of non-combustible construction.”

Section 406.1.4 Separation, is hereby revised by inserting:

“4. Attic access opening. The attic access opening supports shall be of noncombustible material. Where a pull-down ladder is installed, it shall be a fire-rated ladder assembly or a curb above with an approved drywall push-off lid.”

Section 708.1 General, is hereby revised as follows:

“3. Walls separating tenant spaces.”

Section 903.2 Where required, shall be deleted in its entirety and replaced with the following:

“[F] 903.2 Where required. Approved automatic sprinkler systems in new buildings and structures shall be provided in the locations described in this section.

[F] 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 buildings and structures located within the City of

Benson. 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 R-3 and U occupancies that are an accessory to R-3.

Exception 2: Automatic fire sprinklers are not required for buildings or structures which were constructed and in use prior to January 1, 2010. This exception shall not apply if, after such date, there is a change in use to a more restrictive occupancy including A, E, F, H, I, R-1, R-2, R-4 and S or there is an enlargement or structural alteration of the building.

Exception 3: Pursuant to Section 104.9, other facilities exempt from automatic fire sprinkler requirements include, but are not limited to: (1) unenclosed non-combustible 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. (5) Canopies of non-combustible construction, less than fifteen-hundred (1500) square feet, covering motor vehicle fuel dispensing stations and washing stations.

Section 903.2.2 Special amusement buildings: Special amusement buildings shall be equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1. When the special amusement building is temporary, the sprinkler water supply shall be of an approved temporary means.

Exception: An automatic sprinkler system is not required where the total floor area of a temporary amusement building is less than one-thousand (1000) square feet or the travel distance from any point to an exit is less than 50 feet.”

Section 903.3.1.2.1 Balconies, is hereby revised as follows:

“[F] 903.3.1.2.1 Balconies and decks. Sprinkler protection shall be provided for exterior balconies, decks and ground floor patios of dwelling units of Group R-1 and R-2 occupancies where the building is of combustible construction. Sidewall sprinklers that are used to protect such areas shall be permitted to be located such that their deflectors are within 1 inch (25mm) to 6 inches (152 mm) below the structural members and a maximum distance of 14 inches (356 mm) below the deck of the exterior balconies and decks that are constructed of open wood joist construction.”

Section 903.4.1 Signals, is hereby revised as follows:

Exceptions:

“2. Backflow prevention device shutoff valves located in limited area sprinkler system supply piping shall be locked in the open position. In occupancies required to be equipped with a fire alarm system, the backflow preventer valves shall be electrically supervised by a tamper switch installed in accordance with NFPA 72 and separately annunciated.”

Section 904.11.2 System interconnection, is hereby revised as follows:

“The actuation of the fire suppression system shall automatically shut down the fuel and/or electrical power supply to the cooking equipment and to all electrical located within the perimeter of the protected exhaust hood. The fuel and electrical supply reset shall be manual. The makeup air shall also shut down and the exhaust air shall continue to run. The requirements of NFPA 96 shall also apply.”

Section 1011.1 Where required, insert sub-section 1011.1.1:

“1011.1.1 Floor level exit signs. Floor level exit signs that are internally or externally illuminated shall be provided in all interior corridors serving guest rooms of hotels in Group R-1 occupancies. The bottom of such signs shall not be less than six (6) inches nor more than eight (8) inches above the floor level and shall indicate the path of exit travel. For exit and exit-access doors, the sign shall be on the door or adjacent to the door with the closest edge of the sign within four (4) inches of the door frame.”

Section 1011.5.3 Power source, is hereby revised by deleting the exception in its entirety.

Section 1604.1 General, insert sub-section 1604.1.1:

“1604.1.1 Climatic and geographic design criteria shall be as follows:

- Ground Snow Load, insert (0)
- Wind Speed, insert (90 mph, 3-second gusts)
- Seismic Design Category, insert (C)
- Weathering, insert (Negligible)
- Frost Line Depth, insert (0)
- Termite, insert (Heavy)
- Winter Design Temperature, insert (26 degrees)
- Ice Barrier Underlayment, insert (no)
- Flood Hazards, insert ((a) Dec. 1984, (b) April 2005)
- Air Freezing Index, insert (50)
- Mean Annual Temperature, Insert (65 Degrees)”

Section 1612.3 Establishment of flood hazard areas, insert “the City of Benson” at [INSERT NAME OF JURISDICTION] and insert “April 2005” at [INSERT DATE OF ISSUANCE].

Section 3410.2 Applicability, insert “May 13, 2009” at [DATE TO BE INSERTED BY THE JURISDICTION. NOTE: IT IS RECOMMENDED THAT THIS DATE COINCIDE WITH THE EFFECTIVE DATE OF BUILDING CODES WITHIN THE JURISDICTION].

**CITY OF BENSON  
AMENDMENTS TO THE  
INTERNATIONAL RESIDENTIAL CODE  
2006 EDITION**

The following provisions of the International Residential Code, 2006 edition, as published by the International Code Council, Inc. are hereby amended as follows:

Section R101.1 Title, insert "City of Benson" at [NAME OF JURISDICTION].

Section R102.5 Appendices, is here by revised by inserting: "The following appendices of the 2006 International Residential Code shall be adopted: APPENDIX C EXIT TERMINALS OF MECHANICAL DRAFT AND DIRECT VENT VENTING SYSTEMS, APPENDIX D RECOMMENDED PROCEDURE FOR SAFETY INSPECTION OF AN EXISTING APPLIANCE INSTALLATION, APPENDIX E MANUFACTURED HOUSING USED AS DWELLINGS, APPENDIX F RADON CONTROL METHODS, APPENDIX G SWIMMING POOLS, SPAS AND HOT TUBS, APPENDIX H PATIO COVERS, APPENDIX J EXISTING BUILDINGS AND STRUCTURES, APPENDIX K SOUND TRANSMISSION, APPENDIX M HOME DAYCARE –R3 OCCUPANCY and APPENDIX Q ICC INTERNATIONAL RESIDENTIAL CODE ELECTRICAL PROVISIONS /NATIONAL ELECTRICAL CODE CROSS REFERENCE."

Table R301.2(1), insert the following text:

"Ground Snow Load, insert (0)  
Wind Speed, insert (90 mph, 3 second gusts)  
Seismic Design Category, insert (C)  
Weathering, insert (Negligible)  
Frost Line Depth, insert (0)  
Termite, insert (Heavy)  
Winter Design Temperature, insert (26 degrees)  
Ice Barrier Underlayment, insert (no)  
Flood Hazards, insert ((a) Dec. 1984, (b) April 2005)  
Air Freezing Index, insert (50)  
Mean Annual Temperature, Insert (65 Degrees)"

Section R301.2.2 Seismic provisions Exception, is hereby deleted in its entirety.

Section R309.1 Opening protection, is hereby revised as follows:

"Openings from a private garage or carports of combustible construction directly into a room used for sleeping purposes shall not be permitted. Other openings between the garage or carports of combustible construction and residence shall be equipped with solid wood doors not less than 13/8 inches (35 mm) in thickness, solid or honeycomb core steel doors not less than 13/8 inches (35 mm) thick, or 20-minute fire-rated doors. Doors providing opening protection shall be tight fitting and maintained self-closing and self-latching."

Section R309.2 Separation required, is hereby revised as follows:

“The garage shall be separated from the residence and its attic area by not less than 5/8 –inch Type X gypsum board applied to the garage side. Garages beneath habitable rooms shall be separated from all habitable rooms above by not less than two layers of 5/8-inch (15.9 mm) Type X gypsum board or equivalent. Where the separation is a floor-ceiling assembly, the structure supporting the separation shall also be protected by not less than 5/8 –inch Type X gypsum board or equivalent. Garages located less than 3 feet (914 mm) from a dwelling unit on the same lot shall be protected with not less than 5/8 –inch Type X gypsum board applied to the interior side of exterior walls that are within this area. Openings in these walls shall be regulated by Section R309.1. This provision does not apply to garage walls that are perpendicular to the adjacent dwelling unit wall.”

Section R309.2 Attic access opening, insert subsection R309.2.1:

“R309.2.1 Attic access opening. The attic access opening protection shall be noncombustible materials. Where a pull down ladder is installed, it shall be a fire rated ladder assembly or a curb above with an approved drywall push-off lid.”

Section R311.2.2 Under stair protection, is hereby revised as follows:

“Enclosed accessible space under stairs shall have walls, under stair surface and any soffits protected on the enclosed side with 5/8 –inch Type X gypsum board.”

Section R606.11 Anchorage, is hereby revised as follows:

“Masonry walls shall be anchored and reinforced.”

Figure R606.11(2) revise the following: change #4 bars at 10ft o.c. to #4 bars at 4' o.c.; add one #4 bar @ top of foundation; and two #4 bars @ bottom of foundation; add one #4 bar @ top of wall; and one #4 bar @ roof connection.

Section R606.12.2.2.3 Minimum reinforcement requirements for masonry shear walls, is hereby revised as follows:

“Vertical reinforcement of at least 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 4 feet. Horizontal joint reinforcement shall consist of at least two wires of W1.7 spaced not more than 16 inches (406 mm); or bond beam reinforcement of at least one No. 4 bar spaced not more than 10 feet (3048mm) shall be provided. Horizontal reinforcement shall also 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.”

Section R1003.3 Seismic reinforcing, is hereby revised as follows:

“Masonry or concrete chimneys shall be constructed, anchored, supported and reinforced as required in this chapter. In Seismic Design Category C, D0, D1 or D2 masonry and concrete chimneys shall be reinforced and anchored as detailed in Section R1003.3.1, R1003.3.2 and R1003.4.”

Section R1003.4 Seismic anchorage, is hereby revised as follows:

“Masonry and concrete chimneys and foundations in Seismic Design Category C, D0, D1 or D2 shall be anchored at each floor, ceiling or roof line more than 6 feet (1829 mm) above grade, except where constructed completely within the exterior walls. Anchorage shall conform to the requirements in Section R1003.4.1.”

Section M1307 Appliance Installation, insert subsection:

“R1307.6 Liquefied Petroleum Appliances. LPG appliances shall not be installed in a basement, pit or other location that would cause a ponding or retention of gas.”

Section P2603.6.1 Sewer depth, is hereby revised as follows:

“Building sewers that connect to private sewage disposal systems shall be installed per the City of Benson Utility Construction Standards.”

Section P3008 Backwater valves, is hereby revised as follows:

“P3008.1 General. Fixtures shall be protected from backflow of sewage by installing an approved backwater valve. Backwater valves shall be provided with access and shall be of the extendable type when located more than 18 inches below grade.”

Section E3301.1 Applicability, is hereby revised as follows:

“The provisions of Chapters 33 through 42 shall establish the general scope of the electrical system and equipment requirements of this code. Chapters 33 through 42 cover those wiring methods and materials most commonly encountered in the construction of one- and two-family dwellings and structures regulated by this code. Other wiring methods, materials and subject matter covered in the NFPA 70 are also allowed by this code. Aluminum conductors are not allowed to be installed within any dwelling unit and/or attached accessory unit constructed, altered, replaced or repaired within the city limits. All references to aluminum conductors in Chapters 33 through 42 are hereby deleted.”

Section E3501.6.2 Service disconnect location, is hereby revised as follows:

“The service disconnecting means and risers shall be surface mounted and provided on the outside of the structure. A recessed service entry is not permitted. 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.”

Section E3603.1 Branch circuits for heating, is hereby revised as follows:

“Central heating equipment other than fixed electric space heating shall be supplied by an individual branch circuit. Permanently connected air-conditioning equipment, and auxiliary equipment directly associated with the central heating equipment such as pumps, motorized valves, humidifiers and electrostatic air cleaners, shall not be prohibited from connecting to the same branch circuit as the central heating equipment. Evaporative cooler fan and pump motors shall be permitted to be connected to the same branch circuit as central heating equipment when controls do not permit the evaporative cooler and central heating to operate at the same time.”

Section E3603 Branch circuits for heating, insert subsection:

“E3603.7 In residential occupancies, dishwasher and food waste grinder may be on the same 20 ampere branch circuit.”

Section E3801.10 Hallways, is hereby revised as follows:

“Hallways of 10 feet (3048 mm) or more in length shall have at least one receptacle outlet. The hall length shall be considered the length measured along the centerline of the hall without passing through a doorway. Hallways and foyers 5 feet or greater in width shall have receptacle spacing as required by section E3801.2.”

Section E3903.11 Luminaires in clothes closets, is hereby revised as follows:

“Luminaires in clothes closets, pantries, and storage rooms. For the purposes of this section, storage space shall be defined as a volume bounded by the sides and back closet, pantry, and storage room walls and planes extending from the closet, pantry, and storage room floor vertically to a height of 6 feet (1829mm) or the highest clothes-hanging rod and parallel to the walls at a horizontal distance of 24 inches (610 mm) from the sides and back of the closet, pantry, and storage room walls respectively, and continuing vertically to the closet, pantry, and storage room ceiling parallel to the walls at a horizontal distance of 12 inches (305 mm) or the width of the shelf, whichever is greater. For a closet, pantry, and storage room that permits access to both sides of a hanging rod, the storage space shall include the volume below the highest rod extending 12 inches (305 mm) on either side of the rod on a plane horizontal to the floor extending the entire length of the rod (see Figure E3903.11). The types of luminaires installed in clothes closets, pantries, and storage rooms shall be limited to surface-mounted or recessed incandescent luminaires with completely enclosed lamps, and surface-mounted or recessed fluorescent luminaires. Incandescent luminaires with open or partially enclosed lamps and pendant luminaires or lamp-holders shall be prohibited. Luminaire installations shall be in accordance with one or more of the following:

Section E4202 Power sources for Class 2 circuits, insert subsection:

E4202.3 Location of Power Supply and Transformers:

- a. Accessibility. Class 1, Class 2, and Class 3 power supplies and transformers shall be accessible.
- b. Prohibited Locations: In closet storage space as described in E3903.11.”

Section AG105.2(1) Outdoor swimming pool, is hereby revised as follows:

“An outdoor swimming pool, including an in-ground, above-ground or on-ground pool, hot tub or spa shall be surrounded by a barrier which shall comply with the following:

1. The top of the barrier shall be at least 60 inches above grade measured on the side of the barrier which faces away from the swimming pool. The maximum vertical clearance between grade and the bottom of the barrier shall be 2 inches (51 mm) measured on the side of the barrier which faces away from the swimming pool. Where the top of the pool structure is above grade, such as an above-ground pool, the barrier may be at ground level, such as the pool structure, or mounted on top of the pool structure. Where the barrier is mounted on top of

the pool structure, the maximum vertical clearance between the top of the pool structure and the bottom of the barrier shall be 4 inches (102 mm).”

**CITY OF BENSON  
AMENDMENTS TO THE  
INTERNATIONAL MECHANICAL CODE  
2006 EDITION**

The following provisions of the International Mechanical Code, 2006 edition, as published by the International Code Council, Inc. are hereby amended as follows:

Section 101.1 Title, is hereby revised by inserting "City of Benson" at [NAME OF JURISDICTION].

Section 101.2.1 Appendices, is hereby revised as follows:

"The following appendices of the 2006 International Mechanical Code shall be adopted: APPENDIX A COMBUSTION AIR OPENINGS AND CHIMNEY CONNECTOR PASS-THROUGHS."

Section 106.5.2 Fee schedule, is hereby revised as follows:

"The fees for mechanical work shall be as indicated and established in Chapter 16 of the Benson City Code."

Section 106.5.3 Fee refunds, is hereby deleted in its entirety and replaced with the following:

"The code official shall authorize the refunding of fees as necessary and as established by policy."

Section 108.4 Violation penalties, is hereby revised as follows:

"Persons who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter or repair mechanical work in violation of the approved construction documents or directive of the code official, or of a permit or certificate issued under the provisions of this code, shall be guilty of a Class 1 Misdemeanor, punishable by a fine of not more than 2500 dollars or by imprisonment not exceeding six months, or both such fine and imprisonment as established by A.R.S. Each day that a violation continues after due notice has been served shall be deemed a separate offense."

Section 108.5 Stop work orders, is hereby revised as follows:

"Upon notice from the code official that mechanical work is being done contrary to the provisions of this code or in a dangerous or unsafe manner, such work shall immediately cease. Such notice shall be in writing and shall be given to the owner of the property, or to the owner's agent, or to the person doing the work. The notice shall state the conditions under which work is authorized to resume. Where an emergency exists, the code official shall not be required to give a written notice prior to stopping the work. 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 assessed a fee as established in Chapter 16 of the Benson City Code."

Section 303 Equipment and appliance location, insert subsection 303.9:

“303.9 Liquefied petroleum gas appliances shall not be located in any pit or basement, under show windows, under interior stairways, in engine, boiler, heater, or electrical meter rooms.”

Section 307.2.1 Condensate disposal, is hereby revised as follows:

“Condensate from all cooling coils and evaporators shall be conveyed from the drain pan outlet to an approved place of disposal. Condensate shall not discharge into a street, alley or other areas so as to cause a nuisance. The following locations are considered an approved place of disposal:

#### Condensate Disposal

1. Into the inlet of an approved fixture trap, funnel drain, waist air gap fitting, floor sink, slop sink, or laundry tray.
2. At or below grade outside the building in an area capable of absorbing the condensate flow without surface drainage.
3. 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.

Condensate drain pipes from air-cooling coils shall be in accordance with the International Plumbing Code.”

**CITY OF BENSON  
AMENDMENTS TO THE  
NATIONAL ELECTRICAL CODE  
2005 EDITION**

Article 90 insert sub-article 90.1.1:

“90.1.1 - That certain document, known as the “National Electrical Code, 2005 Edition” published by the National Fire Protection Association, together with all appendices thereto be and the same are hereby adopted as the Electrical Code of the City of Benson, for regulating the installation, alteration and maintenance of all electrical installations, and this code is hereby referred to, adopted and made a part hereof as though fully set forth in this Article.”

**CITY OF BENSON  
AMENDMENTS TO THE  
INTERNATIONAL PLUMBING CODE  
2006 EDITION**

The following provisions of the International Plumbing Code, 2006 edition, as published by the International Code Council, Inc. are hereby amended as follows:

Section 101.1 Title, is hereby revised by inserting "City of Benson" at [NAME OF JURISDICTION].

Section 101.2 Scope, is hereby revised as follows:

"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 also 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. The following appendices of the 2006 International Plumbing Code shall be adopted: APPENDIX C GREY WATER RECYCLING, APPENDIX D DEGREE DAY DESIGN TEMPERATURES, APPENDIX E SIZING OF WATER PIPING SYSTEMS and APPENDIX F STRUCTURAL SAFETY."

Section 106.6.2 Fee schedule, is hereby revised as follows:

"The fees for all plumbing work shall be as established in Chapter 16 of the Benson City Code."

Section 106.6.3 Fee refunds, shall be deleted in its entirety and replaced with the following:

"The code official shall authorize the refunding of fees as necessary and as established by policy."

Section 108.4 Violation penalties, is hereby revised as follows:

"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 code official, or of a permit or certificate issued under the provisions of this code, shall be guilty of a Class 1 Misdemeanor, punishable by a fine of not more than 2500 dollars or by imprisonment not exceeding six months, or both such fine and imprisonment as established by A.R.S. Each day that a violation continues after due notice has been served shall be deemed a separate offense."

Section 108.5 Stop work orders, is hereby revised as follows:

"Upon notice from the code official, work on any plumbing system that is being done contrary to the provisions of this code or in a dangerous or unsafe manner shall immediately cease. Such notice shall be in writing and shall be given to the owner of the property, or to the owner's agent, or to the person doing the work. The notice shall state the conditions under

which work is authorized to resume. Where an emergency exists, the code official shall not be required to give a written notice prior to stopping the work. Any person who shall continue any work in or about the structure 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 assessed a fee as established in Chapter 16 of the Benson City Code.”

Section 305.6.1 Sewer depth, is hereby revised as follows:

“Building sewers that connect to private sewage disposal systems shall be installed per the City of Benson Utility Construction Standards.”

Section 715.1 Sewage backflow, is hereby revised as follows:

“Plumbing fixtures shall be protected by a backwater valve installed in the building drain, branch of the building drain or horizontal branch serving such fixtures.”

Section 715.5 Location, is hereby revised as follows:

“Backwater valves shall be installed so that access is provided to the working parts for service and repair and shall be of the extendable type when located more than 18 inches below grade.”

Section 904.1 Roof extension, is hereby revised as follows:

“All open vent pipes that extend through a roof shall be terminated at least 6 inches (152 mm) above the roof, except that where a roof is to be used for any purpose other than weather protection, the vent extensions shall be run at least 7 feet (2134 mm) above the roof.”

Section 1106.1 General, is hereby revised as follows:

“The size of the vertical conductors and leaders, building storm drains, building storm sewers, and any horizontal branches of such drains or sewers shall be based on the 100-year hourly rainfall rate of 6 inches per hour.”

**CITY OF BENSON  
AMENDMENTS TO THE  
INTERNATIONAL FUEL GAS CODE  
2006 EDITION**

The following provisions of the International Fuel Gas Code, 2006 edition, as published by the International Code Council, Inc. are hereby amended as follows:

Section 101.1 Title, is hereby revised by inserting "City of Benson" at [NAME OF JURISDICTION].

Section 101.3 Appendices, is hereby revised as follows:

"The following appendices of the 2006 International Fuel Gas Code shall be adopted:  
APPENDIX A SIZING AND CAPACITIES OF  
GAS PIPING, APPENDIX B SIZING OF VENTING SYSTEMS  
SERVING APPLIANCES EQUIPPED WITH DRAFT HOODS, CATEGORY I APPLIANCES,  
AND APPLIANCES LISTED FOR USE WITH TYPE B VENTS, APPENDIX C EXIT  
TERMINALS OF MECHANICAL DRAFT AND DIRECT-VENT VENTING SYSTEMS AND  
APPENDIX D RECOMMENDED PROCEDURE FOR SAFETY INSPECTION OF AN  
EXISTING APPLIANCE INSTALLATION."

Section 106.5.2 Fee schedule, is hereby revised as follows:

"The fees for work shall be as established in Chapter 16 of the Benson City Code."

Section 106.5.3 Fee refunds, shall be deleted in its entirety and replaced with the following:

"The code official shall authorize the refunding of fees as necessary and as established by policy."

Section 108.4 Violation penalties, is hereby revised as follows:

"Persons who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter or repair mechanical work in violation of the approved construction documents or directive of the code official, or of a permit or certificate issued under the provisions of this code, shall be guilty of a Class 1 Misdemeanor, punishable by a fine of not more than 2500 dollars or by imprisonment not exceeding six months, or both such fine and imprisonment as established by A.R.S. Each day that a violation continues after due notice has been served shall be deemed a separate offense."

Section 108.5 Stop work orders, is hereby revised as follows:

"Upon notice from the code official that mechanical work is being done contrary to the provisions of this code or in a dangerous or unsafe manner, such work shall immediately cease. Such notice shall be in writing and shall be given to the owner of the property, or to the owner's agent, or to the person doing the work. The notice shall state the conditions under which work is authorized to resume. Where an emergency exists, the code official shall not be required to give a written notice prior to stopping the work. 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 assessed a fee as established in Chapter 16 of the Benson City Code.”

**CITY OF BENSON  
AMENDMENTS TO THE  
INTERNATIONAL FIRE CODE  
2006 EDITION**

The following provisions of the International Fire Code, 2006 edition, as published by the International Code Council, Inc. are hereby amended as follows:

Section 101.1 Title, is hereby revised by inserting "City of Benson" at [NAME OF JURISDICTION].

Section 101.2.1 Appendices, is hereby revised as follows:

"The following appendices of the 2006 International Fire Code shall be adopted: APPENDIX B FIRE-FLOW REQUIREMENTS FOR BUILDINGS, APPENDIX C FIRE HYDRANT LOCATIONS AND DISTRIBUTION, APPENDIX D FIRE APPARATUS ACCESS ROADS, APPENDIX E HAZARD CATEGORIES, APPENDIX F HAZARD RANKING AND APPENDIX G CRYOGENIC FLUIDS—WEIGHT AND VOLUME EQUIVALENTS."

Section 103.1 General, is hereby revised as follows:

"The department of fire prevention is established within the jurisdiction under the direction of the fire code official. The function of the department shall be the implementation, administration and enforcement of the provisions of this code. The Fire Code Official shall also be known as the Fire Chief."

Section 103.3 Deputies, is hereby revised as follows:

"In accordance with the prescribed procedures of this jurisdiction and with the concurrence of the appointing authority, the fire code official shall have the authority to appoint a deputy fire code official, other related technical officers, inspectors and other employees. The Deputy Fire Code Official shall also be known as the Fire Marshal."

Section 105.4.1 Submittals, is hereby revised as follows:

"Construction documents shall be submitted in one or more sets and in such form and detail as required by the fire code official. The construction documents shall be prepared by a registered design professional."

Section 109.3 Violation penalties, is hereby revised as follows:

"Persons who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter, repair or do work in violation of the approved construction documents or directive of the fire code official, or of a permit or certificate used under provisions of this code, shall be guilty of a Class 1 Misdemeanor, punishable by a fine of not more than 2500 dollars or by imprisonment not exceeding six months, or both such fine and imprisonment as established by A.R.S. Each day that a violation continues after due notice has been served shall be deemed a separate offense."

Section 111.4 Failure to comply, is hereby revised as follows:

“Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be assessed a fee as established in Chapter 16 of the Benson City Code.”

Section 503.1.1 Buildings and facilities, is hereby revised as follows:

“Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 120 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.

Exception: The fire code official is authorized to increase the dimension of 120 feet where:

1. The building is equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3.
2. Fire apparatus access roads cannot be installed because of location on property, topography, waterways, nonnegotiable grades or other similar conditions, and an approved alternative means of fire protection is provided.
3. There are not more than two Group R-3 or Group U occupancies.”

Section 508.5.1 Where required, is hereby revised as follows:

“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 500 feet.
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 500 feet.”

Section 508.5.5 Clear space around hydrants, is hereby revised as follows:

“Clear space around hydrants, fire risers and control valves. A 3-foot (914 mm) clear space shall be maintained around the circumference of fire hydrants, fire risers and control valves except as otherwise required or approved.”

Section 903.2 Where required, shall be deleted in its entirety and replaced with the following:

“903.2 Where required. Approved automatic sprinkler systems in new buildings and structures shall be provided in the locations described in this section.

### 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 buildings and structures located within the City of Benson. 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 R-3 and U occupancies that are an accessory to R-3.

Exception 2: Automatic fire sprinklers are not required for buildings or structures which were constructed and in use prior to January 1, 2010. This exception shall not apply if, after such date, there is a change in use to a more restrictive occupancy including A, E, F, H, I, R-1, R-2, R-4 and S or there is an enlargement or structural alteration of the building.

Exception 3: Pursuant to Section 104.9, other facilities exempt from automatic fire sprinkler requirements include, but are not limited to: (1) unenclosed non-combustible 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. (5) Canopies of non-combustible construction, less than fifteen-hundred (1500) square feet, covering motor vehicle fuel dispensing stations and washing stations.

Section 903.2.2 Special amusement buildings: Special amusement buildings shall be equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1. When the special amusement building is temporary, the sprinkler water supply shall be of an approved temporary means.

Exception: An automatic sprinkler system is not required where the total floor area of a temporary amusement building is less than one-thousand (1000) square feet or the travel distance from any point to an exit is less than 50 feet.”

Section 903.3.1.2.1 Balconies, is hereby revised as follows:

“903.3.1.2.1 Balconies and decks. Sprinkler protection shall be provided for exterior balconies, decks and ground floor patios of dwelling units of Group R-1 and R-2 occupancies where the building is of combustible construction. Sidewall sprinklers that are used to protect such areas shall be permitted to be located such that their deflectors are within 1 inch (25mm) to 6 inches (152 mm) below the structural members and a maximum distance of 14 inches (356 mm) below the deck of the exterior balconies and decks that are constructed of open wood joist construction.”

Section 903.4.1 Signals, is hereby revised as follows:

Exceptions:

“2. Backflow prevention device shutoff valves located in limited area sprinkler system supply piping shall be locked in the open position. In occupancies required to be equipped with a fire alarm system, the backflow preventer valves shall be electrically supervised by a tamper switch installed in accordance with NFPA 72 and separately annunciated.”

Section 904.11.2 System interconnection, is hereby revised as follows:

“The actuation of the fire suppression system shall automatically shut down the fuel and/or electrical power supply to the cooking equipment and to all electrical located within the perimeter of the protected exhaust hood. The fuel and electrical supply reset shall be manual. The makeup air shall also shut down and the exhaust air shall continue to run. The requirements of NFPA 96 shall also apply.”

Section 1011.1 Where required, insert sub-section 1011.1.1:

“1011.1.1 Floor level exit signs. Floor level exit signs that are internally or externally illuminated shall be provided in all interior corridors serving guest rooms of hotels in Group R-1 occupancies. The bottom of such signs shall not be less than six (6) inches nor more than eight (8) inches above the floor level and shall indicate the path of exit travel. For exit and exit-access doors, the sign shall be on the door or adjacent to the door with the closest edge of the sign within four (4) inches of the door frame.”

Section 1011.5.3 Power source, is hereby revised by deleting the exception in its entirety.

**CITY OF BENSON  
AMENDMENTS TO THE  
INTERNATIONAL ENERGY CONSERVATION CODE  
2006 EDITION**

The following provisions of the International Energy Conservation Code, 2006 edition, as published by the International Code Council, Inc. are hereby amended as follows:

Section 101.1 Title, is hereby revised by inserting "City of Benson" at [NAME OF JURISDICTION].

Section 202. Definitions, is hereby revised as follows:

Add a definition for Indirectly Conditioned Space as follows: "Indirectly Conditioned Space. An indirectly conditioned space has no heating or cooling system, but is indirectly heated or cooled due to its proximity to spaces that are heated or cooled. Two criteria can be applied to determine if a space is indirectly conditioned:

1. If the heat transfer rate to conditioned space is larger than the heat transfer rate to the exterior (ambient conditions), then the space is considered indirectly conditioned.
2. If there is an air transfer rate between the space and conditioned space that exceeds three air changes per hour (ACH), then the space is considered indirectly conditioned. Air transfer can be provided by natural or mechanical means."

Add new Section 302, Exterior design conditions:

"302.1 Exterior design conditions. Exterior design conditions shall be as shown in the International Plumbing Code, Appendix D, Table D101."

**CITY OF BENSON  
AMENDMENTS TO THE  
INTERNATIONAL EXISTING BUILDING CODE  
2006 EDITION**

The following provisions of the International Existing Building Code, 2006 edition, as published by the International Code Council, Inc. are hereby amended as follows:

Section 101.1 Title, is hereby revised by inserting "City of Benson" at [NAME OF JURISDICTION].

1301.2 Applicability, is hereby revised as follows:

"Structures existing prior to May 13, 2009, in which there is work involving additions, alterations, or changes of occupancy shall be made to conform to the requirements of this chapter or the provisions of Chapters 4 through 12. The provisions of Sections 1301.2.1 through 1301.2.5 shall apply to existing occupancies that will continue to be, or are proposed to be, in Groups A, B, E, F, M, R, and S. These provisions shall not apply to buildings with occupancies in Group H or Group I."

**CITY OF BENSON  
AMENDMENTS TO THE  
INTERNATIONAL ELECTRICAL CODE  
2006 EDITION**

The following provisions of the International Code Council Electrical Code – Administrative Provisions, 2006 edition, as published by the International Code Council, Inc. are hereby amended as follows:

Section 101.1 Title, is hereby revised by inserting “City of Benson” at [NAME OF JURISDICTION].

Section 404.2 Schedule of permit fees, is hereby revised as follows:

“A fee for each permit shall be paid as required, in accordance with the schedule as established by the applicable governing authority. The fees for electrical work shall be as established in Chapter 16 of the Benson City Code.”

**CITY OF BENSON  
AMENDMENTS TO THE  
UNIFORM CODE FOR THE ABATEMENT OF DANGEROUS BUILDINGS  
1997 EDITION**

The following provisions of the Uniform Code for the Abatement of Dangerous Buildings, 1997 edition, as published by the International Conference of Building Officials, are hereby amended as follows:

Delete Pages iv and v in their entirety

At Section 102.1, change to read; "...to any other remedy provided by the International Building Code, hereinafter referred to as the Building Code, the International Residential Code, hereinafter referred to as the Housing Code and the International Property Maintenance Code, or otherwise available by law, whereby..."

At Section 103, change to read; "All buildings or structures which require repair under the provisions of this code shall be subject to the provisions of Chapter 34 of the International Building Code."

At Section 201.1, change all references of the Fire Marshal to the Fire Code Official.

At Section 201.2, change all references of the Fire Marshal to the Fire Code Official.

At Section 204, change to read; "...in the manner provided by this code and Section 109 and Section 1704 of the International Building Code and Section R109 of the International Residential Code."

At Section 403, Item 1.2 delete; "at the opinion of the building owner, or"

At Section 403, delete Item 1.3 in its entirety.

At Section 802.2, change the reference of "treasurer" to "City Clerk".

At Section 912, change the reference of "treasurer" to "City Clerk".