

The International Existing Building Code, 2015 Edition, as published by the International Code Council and cited appendices listed below are adopted by reference and shall be the Existing Building Code of the City of Benson.

The International Existing Building Code, 2015 Edition, adopted by the City of Benson by enacting this resolution is amended as follows:

CHAPTER 1

SECTION 101

Amend

101.1 Title: These regulations shall be known as the *Existing Building Code* of The City of Benson, hereinafter referred to as "this code".

Amend

101.5 Safeguards During Construction: Construction work covered in this code, including any related demolition, shall comply with the requirements of Chapter 15. Applicants for building permits to perform new construction, remodeling or renovation on existing facilities or structures may be required by the Building Official to submit a Project Safety and Hazards Mitigation Plan whereby the safety of occupants of the premises will be assured and all life-safety systems will be preserved functional. Where such systems must be disabled to effect alterations thereto, the applicant will include a plan or means by which the safety of occupants will be safeguarded from all hazards. Failure of the applicant to adhere to the approved Project Safety and Hazards Mitigation Plan during the course of work will be cause for the issuance and posting of a stop work order as prescribed in Sections 114 and any damages or expenses incurred resulting by such stop work order shall be paid by the applicant.

101.6 Appendices: The following appendices of the 2015 International Existing Building Code shall be adopted:

APPENDIX "A", GUIDELINES FOR THE SEISMIC RETROFIT OF EXISTING BUILDINGS
APPENDIX "B", SUPPLEMENTARY ACCESSIBILITY REQUIREMENTS FOR EXISTING BUILDINGS AND FACILITIES
APPENDIX "C", GUIDELINES FOR THE WIND RETROFIT OF EXISTING BUILDINGS

SECTION 104

Add

104.1.1 Conflicting Provisions: When conflicting provisions or requirements occur between this Chapter, the technical codes and other codes or laws, the Building Official and Fire Code Official shall have the discretion to determine which provision shall apply. When conflicts occur between the technical codes, those provisions providing the greater degree of safety to life as determined by the Building Official and the Fire Code Official shall govern. In other

conflicts where sanitation, life safety or fire safety are not involved, the Building Official shall have the discretion to determine which provision shall apply. Where in a specific case different sections of the technical codes specify different materials, methods of construction or other requirements, the Building Official and Fire Code Official shall have the discretion to determine which provision shall apply. When there is a conflict between a general requirement and a specific requirement, the specific requirement shall be applicable.

SECTION 105

Amend

105.3 Application for Permit:

Add Item 8 as follows:

8. Applicants for building permits to perform new construction, remodeling or renovation on existing facilities or structures may be required by the Building Official to submit a Project Safety and Hazards Mitigation Plan whereby the safety of occupants of the premises will be assured and all life-safety systems will be preserved functional. Where such systems must be disabled to effect alterations thereto, the applicant will include a plan or means by which the safety of occupants will be safeguarded from all hazards. Failure of the applicant to adhere to the approved Project Safety and Hazards Mitigation Plan during the course of work will be cause for the issuance and posting of a stop work order as prescribed in sections 115.1 through 115.3 and any damages or expenses incurred resulting by such stop work order shall be paid by the applicant.

SECTION 106

Amend

106.1 General: Submittal documents consisting of construction documents, statement of special inspections, geotechnical report and other data shall be submitted as required by the code and AHJ. The construction documents for all commercial projects located within the Community shall be prepared by a design professional registered in the State of Arizona or as approved by the Building Official. Where special conditions exist, the Building Official is authorized to require additional construction documents to be prepared by a registered design professional.

SECTION 108

Add

108.2.1 Building Permit Fee: Permit fees shall be based on the fee schedule established in Benson City Code Chapter 16.

Add

108.2.2 Plan Review Fee: Plan review and administration fees will be 65% of the permit fee as established in Section 109.2.1 and Benson City Code Chapter 16.

Add

108.2.3 Deferred Submittals: At the discretion of the Building Official portions of the plans may be deferred, the deferred plans when submitted will be subject to a fee in addition to the fees prescribed in section 109.2.1 and 109.2.2.

Add

108.2.4 Plans Outsourced to Outside Consultants: When plans are sent out to consulting firms the fees charged by these firms will be in addition to the fees prescribed in section 109.2.1 and 109.2.2.

Add

108.3.1 Determination of Building Permit Valuations: The determination of value or valuation under any of the provisions of this code shall be made by the Building Official. At the discretion of the Building Official, actual cost may be used or the valuation shall be determined by the use of the "Building Valuation Data" table as published by the International Code Council in the Building Safety Journal. Note: (The use of fees established in the Building Safety Journal as updated and published from time to time are at the discretion of the Building Official. The value to be used in computing the building permit and plan review fees shall be the total value of all construction work for which the permit is issued, as well as all finish work, site work, painting, roofing, electrical, plumbing, HVAC, elevators, fire-extinguishing systems and any other permanent equipment.)

Add

108.3.2 Valuation for Shell Only Building Permits: Valuation for shell only building improvement projects shall be determined by using 65% of the unit cost in the "Building Valuation Data" table. Valuation for tenant improvement projects involving interior alterations or repairs shall be determined by using 45% of the unit cost in the "Building Valuation Data" table.

Add

108.7 Re-inspections: At the discretion of the Building Official 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. The re-inspection fee shall be based on the fee schedule established in Benson City Code Chapter 16 and shall be paid for each re-inspection fee assessed by the Building Department. After payment is made to the Building Department, a 24 hour waiting period shall be observed prior to the next request for inspection. This requirement may be waived at the discretion of the Building Official.

SECTION 113

Amend

113.4 Violation Penalties: 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, repair or perform 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 \$2500.00 dollars or by imprisonment not exceeding 180 days, or both such fine and imprisonment. Each day that a violation continues

after due notice has been served shall be deemed a separate offense.

CHAPTER 14

SECTION 1401

Amend

1401.2 Applicability: Structures existing prior to December 20, 1948, 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 5 through 13. The provisions of Sections 1401.2.1 through 1401.2.5 shall apply to existing occupancies that will continue to be, or are proposed to be, in Groups A, B, E, F, I-2, M, R and S. These provisions shall not apply to buildings with occupancies in Group H or I-1, I-3 or I-4.