

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

The International 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 *Building Code* of the City of Benson, hereinafter referred to as “this code”.

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

APPENDIX “C”, GROUP U - AGRICULTURAL BUILDINGS
APPENDIX “E”, SUPPLEMENTARY ACCESSIBILITY REQUIREMENTS
APPENDIX “G”, FLOOD-RESISTANT CONSTRUCTION
APPENDIX “I”, PATIO COVERS
APPENDIX “J”, GRADING

Add

101.4.8 Electrical: The provisions of the 2014 National Electric Code (NFPA 70) shall apply to the installation of electrical systems, including alterations, repairs, replacement, equipment, appliances, fixtures, fittings and appurtenances thereto.

101.4.9 Factory Built Buildings and Manufactured Homes: Factory Built Buildings and Manufactured Homes shall be built and installed under the latest Statutes and Rules of the Arizona Department of Housing, Office of Manufactured Housing except as amended by reading that all Factory Built Buildings and Manufactured Homes shall require hold downs.

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 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 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

105.2 Work Exempt from Permit Building:

1. Unchanged
2. Fences not over 6 feet (1829 mm) high.
3. Unchanged
4. Unchanged
5. Unchanged
6. Unchanged
7. Unchanged
8. Unchanged
9. Prefabricated swimming pools accessory to a Group R-3 occupancy that are less than 18 inches (457 mm) deep, are narrower than 8 feet (2438 mm) at any point and are installed entirely above ground.
10. Unchanged
11. Unchanged
12. Unchanged
13. Unchanged

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 107

Amend

107.1 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 109

Add

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

Add

109.2.2 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

109.2.3 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

109.2.4 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

109.3.1 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

109.3.2 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

109.7 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 114

Amend

114.4 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 9

SECTION 901

Amend

901.1 Scope: The provisions of this chapter shall specify where fire protection systems are required and shall apply to the design, installation and operation of fire protection systems. Where a conflict exists between this chapter and the 2015 International Fire Code and associated Fire Code Amendments of Exhibit B, the 2015 International Fire Code and associated Fire Code Amendments of Exhibit B shall govern.

Add

901.8.1 Fire Riser Room. All fire riser rooms shall have exterior access doors, with key box on the exterior, and a reflective sign with red background and white letters stating "FIRE RISER ROOM".

Exception: Existing buildings.

SECTION 902

Add

902.1 Definitions: DETACHED. For the purpose of Chapter 9 FIRE PROTECTION SYSTEMS, detached shall mean separated from the main building or structure by a minimum of 10 feet.

SECTION 903

Amend

903.2 Where Required. An automatic sprinkler system shall be installed throughout all levels

of all new occupancies of more than 0 square feet, to include all garages, and car-ports.

Exceptions: Unless the use of the facility otherwise requires an automatic fire sprinkler system, fire sprinkler systems shall not be required for the following:

1. Detached, non-combustible or heavy timber (HT) gazebos and ramadas, at least fifty (50%) percent open on the sides, used to protect humans, animals and property from the sun and/or elements without combustible storage beneath.
2. Detached guard houses less than 300 square feet in floor area.
3. Detached storage sheds for private, residential, non-commercial use less than 200 square feet in floor area.
4. Detached non-combustible canopies less than 1500 square feet in roof area used exclusively for vehicle washing facilities.
5. Listed shade structures less than 5,000 square feet; not closer than ten (10') feet to any building, property line or other shade canopy; and shading one of the following: vehicles for sale at a dealership, playground equipment, or outdoor eating areas without cooking.
6. Non-combustible shipping containers used for storage purposes and not closer than ten (10') feet to any building, property line or other container.
7. Exterior roofs, overhangs or canopies of Type I, II or III construction with no combustible storage beneath.
8. Exterior covered/enclosed walkways of Type I, II or III construction with enclosing walls that are at least 50 percent open.
9. Temporary Special Amusement Buildings.
10. Pre-manufactured structures used exclusively as a construction office up to 5000 square feet and not closer than ten (10') feet to any other structure or property line. This exception shall apply during the course of the construction with a valid issued building permit.
11. Detached non-combustible parking canopies.

Amend

903.2.1 Group A. An automatic sprinkler system shall be installed throughout all Group A occupancies in accordance with NFPA 13 Installation of Sprinkler Systems.

Delete

Delete in its entirety sub-section 903.2.1.1 through 903.2.1.7

Amend

903.2.2 Ambulatory care facilities: An automatic sprinkler system shall be installed throughout all ambulatory care facilities.

Amend

903.2.3 Group E. An automatic sprinkler system shall be installed throughout all Group E occupancies in accordance with NFPA 13 Installation of Sprinkler Systems.

Amend

903.2.4 Group F. An automatic sprinkler system shall be installed throughout all Group F occupancies in accordance with NFPA 13 Installation of Sprinkler Systems.

Delete

Delete in its entirety sub-section 903.2.4.1

Amend

903.2.5 Group H. An automatic sprinkler system shall be installed throughout all Group H occupancies in accordance with NFPA 13 Installation of Sprinkler Systems. The design of the sprinkler system shall not be less than that required under the City of Benson Building Code for the occupancy hazard classifications in accordance with Table 903.2.5.2 Group H-5 Sprinkler Design Criteria.

Where the design area of the sprinkler system consists of a corridor protected by one row of sprinklers, the maximum number of sprinklers required to be calculated is 13.

**TABLE 903.2.5.2
Group H-5 Sprinkler Design Criteria**

LOCATION	OCCUPANCY HAZARD CLASSIFICATION
Fabrication areas	Ordinary Hazard Group 2
Service corridors	Ordinary Hazard Group 2
Storage room without dispensing	Ordinary Hazard Group 2
Storage rooms with dispensing	Extra Hazard Group 2
Corridors	Ordinary Hazard Group 2

Amend

903.2.6 Group I. An automatic sprinkler system shall be installed throughout all Group I occupancies in accordance with NFPA 13 Installation of Sprinkler Systems.

Amend

903.2.7 Group M. An automatic sprinkler system shall be installed throughout all Group

M occupancies in accordance with NFPA 13 Installation of Sprinkler Systems.
Amend

903.2.8 Group R. An automatic sprinkler system shall be installed throughout all Group R occupancies in accordance with NFPA 13 Installation of Sprinkler Systems.

Delete

Delete in its entirety sub-section 903.2.8.1 through 903.2.8.4

Amend

903.2.9 Group S-1. An automatic sprinkler system shall be installed throughout all Group S-1 occupancies in accordance with NFPA 13 Installation of Sprinkler Systems.

Delete

Delete in its entirety sub-section 903.2.9.1 and 903.2.9.2

Amend

903.2.10 Group S-2. An automatic sprinkler system shall be installed throughout all Group S-2 occupancies in accordance with NFPA 13 Installation of Sprinkler Systems.

Delete

Delete in its entirety sub-section 903.2.10.1

Add

903.2.13 Change of Occupancy. An automatic sprinkler system complying with Section 903.3 shall be provided for an existing building or portion thereof undergoing a change of occupancy as follows, based upon the relative hazard levels indicated in Table 903.2.13:

1. When a change of occupancy is made to a higher hazard level as shown in Table 903.2.13, the building shall be provided with an automatic fire sprinkler system.
2. When a change of occupancy is made within hazard level 1 as shown in Table 903.2.13, the building shall be provided with an automatic fire sprinkler system.

**Table 903.2.13
Existing Building Hazard Levels**

Hazard Level	Building Occupancy Type
1 (highest)	H, I, R-1, R-2, R-4
2	A-2, A-5
3	A-1, A-3, A-4
4	E, F-1, M, S-1
5 (lowest)	B, F-2, R-3, S-2, U

Note: Occupancies as defined in this Code.

Add

903.2.14 Additions, Alterations and Repairs. When additions, alterations or repairs within a twelve-month period exceed 50 percent of the square footage of the existing building or structure, such building or structure shall be made to conform to the requirements for new buildings or structures.

Add

903.2.15 Partial Systems Prohibited. In all new additions to existing non-sprinklered buildings and structures, an automatic sprinkler system shall be installed throughout the entire structure. There shall be no partially sprinklered compartments.

Amend

903.3 Installation Requirements. Automatic sprinkler systems shall be designed and installed in accordance with the applicable NFPA Standards.

Amend

903.3.5 Water Supplies. Water supplies for automatic sprinkler systems shall comply with this section and the standards referenced in Section 903.3.1. The potable water supply shall be protected against backflow in accordance with the requirements of the City of Benson. For connections to public waterworks systems, the water supply curve must be adjusted by 10 percent so that the adjusted curve is parallel to the original test curve as approved by the Fire Code Official.

Amend

903.3.6 Hose Threads. All fire hose threads used in conjunction with automatic sprinkler system shall be National Hose Thread (NHT).

Amend

903.3.7 Fire Department Connections. The installation and location of the fire department connections shall be in accordance with Section 912 and be approved by the Fire Code Official.

SECTION 905

Add

905.3.1.1 Building Area. In buildings exceeding 10,000 square feet in area per story, Class I automatic wet standpipes shall be provided and where any portion of the building's interior area is more than 200 feet of travel, vertically and horizontally, from the nearest point of fire department vehicle access.

Exceptions:

1. Single story structures are not required to have hose connections, except in those interior portions of the building that exceed 200 feet of travel from an emergency access road.
2. Required wet standpipes may be an integral part of an approved sprinkler system and may be connected to the sprinkler systems horizontal cross-mains. Calculations for required hose demand shall be submitted with sprinkler plans.

Amend

905.3.4 Stages. Stages greater than 1,000 square feet in area shall be equipped with a Class I wet standpipe system with 2.5 inch hose connections on each side of the stage supplied from the automatic fire sprinkler system and shall have a flow rate of not less than that required for Class 1 standpipes.

Delete

905.3.4.1 Hose and Cabinets.

SECTION 906

Amend

906.1 Where Required: Item 6. Special-hazard areas, including but not limited to laboratories, computer rooms, generators rooms and office break rooms, where heating and/or cooking appliances are utilized, and as required by the Fire Code Official.

Add

906.1 Where Required: Item 7. Special amusement buildings.

SECTION 912

Amend

912.2 Location. Fire department connections shall be located at a corner of the building being protected, within 4 feet to 8 feet of the curb line of an access road or public street, no closer than 40 feet or one and one half times the height of the building being protected, whichever is more, or as approved by the Fire Code Official.

Add

912.2.3 Maximum distance to fire department connections. Fire department connections for all occupancies shall be within 100 feet of a fire hydrant.

CHAPTER 16

SECTION 1612

Amend

1612.1 General: Within flood hazard areas as established in Section 1612.3, all new construction of buildings, structures and portions of buildings and structures, including substantial improvements and restoration of substantial damage to buildings and structures, shall be designed and constructed to resist the effects of flood hazards and flood loads. Where a conflict between this chapter and the Benson City Code Chapter 17 occurs, the Benson City Code Chapter 17 shall govern.

Amend

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 the City of Benson," dated February 1, 2003, 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.

CHAPTER 17

SECTION 1703

Amend

1703.1.3 Personnel: Amend sentence to read... An approved agency shall employ "*ICC Certified*" personnel, or equivalent, educated and "certified" to conduct, supervise and evaluate tests for each separate discipline requiring "Special Inspection".

Add sub-section

1703.1.3.1 Personnel: An approved agency shall submit to the Building Official for review and approval, a separate resume, and copies of certifications for each individual Special Inspector.

SECTION 1705

Add

1705.20 Kitchen Hoods (Grease) Assembly - Fire Wrap: Special inspection for kitchen hoods (grease) assembly and fire wrap shall be performed by a certified third party inspector as approved by the Building Official.

CHAPTER 29

SECTION 2902

Amend

2902.2 Separate Facilities. Where plumbing fixtures are required, separate facilities shall be provided for each sex.

Exceptions:

1. Separate facilities shall not be required for dwelling units and sleeping units.
2. Separate facilities shall not be required in structures or tenant spaces with a total occupant load, including both employees and customers, of 15 or fewer.
3. Separate facilities shall not be required in mercantile and business occupancies in which the maximum occupant load is 50 or less.