

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

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

CHAPTER 1

SECTION R101

Amend

R101.1 Title: These regulations shall be known as the *Residential Code for One- and Two-Family Dwellings* of The City of Benson, hereinafter referred to as "this code".

Add

R101.2.1 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 R102

Amend

R102.5 Appendices: The following appendices of the 2015 International Residential 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 1 APPLIANCES, AND APPLIANCES LISTED FOR USE WITH TYPE B VENTS

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 HOMES USED AS DWELLINGS

APPENDIX G PIPING STANDARDS FOR VARIOUS APPLICATIONS

APPENDIX J EXISTING BUILDINGS AND STRUCTURES

APPENDIX N VENTING METHODS

APPENDIX P SIZING OF WATER PIPING SYSTEMS

SECTION R104

Add

R104.1.1 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 Fire Code Official shall govern. In other conflicts where sanitation, life safety or fire safety are not involved, the Building Official and Fire Code 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 R105

Amend

R105.2 Work Exempt from Permit, Building:

1. One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area is not greater than 120 square feet (11 m²).
2. Fences not over 6 feet (1829 mm) high.
3. Unchanged
4. Unchanged
5. Unchanged
6. Unchanged
7. 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.
8. Unchanged
9. Unchanged
10. Decks not exceeding 120 square feet (11 m²) in area, that are not more than 30 inches (762 mm) above grade at any point, are not attached to a dwelling do not serve the exit door required by Section R311.4.

Amend

R105.3 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 jeopardy or hazard. 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 114.1 through 114.3 and any damages or expenses incurred resulting by such Stop Work Order shall be paid by the applicant.”

SECTION R108

Add

R108.2.1 Building Permit Fee: Permit fees shall be based on the fee schedule established in Benson City Code Chapter 16.

Add

R108.2.2 Plan Review Fee: Plan review/administration fees will be 65% of the fee determined in accordance with section R108.2.1.

Add

R108.2.3 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 an addition plan review fee in addition to that in section R108.2.1 and R108.2.2.

Add

R108.2.4 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 R108.2.1 and R108.2.2.

Add

R108.3.1 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

R108.3.2 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

R108.7 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. A fee of \$150.00 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 3

Amend

Table R301.2 (1) Climatic and Geographic Design Criteria:

Ground Snow Load: 0

Wind Speed: 115 MPH

Wind Topographic Effects: No

Special Wind Region: No

Wind Borne Debris Zone: No

Seismic Design Category: B (Unless Otherwise Determined by Geotechnical Analysis)

Weathering: Negligible

Frost Line Depth: 0

Termite: Moderate to Heavy

Winter Design Temp: 32 Degrees

Ice Barrier Underlayment Required: No

Flood Hazards: As determined by the Floodplain Administrator in accordance with the Benson City Code

Air Freezing Index: 32

Mean Annual Temp: 62.5 Degrees

SECTION R313

Amend

R313.2 Exception: An automatic residential fire sprinkler system shall not be required for additions or alterations to existing buildings that are not already provided with an automatic residential fire sprinkler system, unless the addition or alteration increases the square footage of the existing structure by 50% or more.

CHAPTER 24

SECTION 2404

Amend

G2404.12 (301.16) Underground installations: Underground fuel gas pipe shall be listed polyethylene (PE) with approved connectors and shall be the only pipe allowed for all underground pipe in direct contact with soil in compliance with the City of Benson Utility Construction Standards.

CHAPTER 26

Amend

SECTION P2603.5.1 Sewer depth: Building sewers that connect to private sewage disposal systems shall be installed not less than 12 inches (305 mm) below finished grade at the point of septic tank connection. Building sewers shall be installed not less than 12 inches (305 mm) below grade.

CHAPTER 30

SECTION P3008

Amend

Section P3008.1 Sewage backflow: 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 P3008.5 Location: 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.

CHAPTER 34

SECTION E3406

Add

E3406.2.1: The use of aluminum conductors in branch circuits shall be prohibited.

CHAPTER 37

SECTION E3701

Add

E3701.1.2: The use of aluminum conductors in branch circuits shall be prohibited.