City of Benson
City Council Communication

Regular Meeting **November 13, 2017**

To: Mayor and Council Agenda Item # 9

From: Bradley J. Hamilton, P.E., Director of Public Works/City Engineer
Keith Spangler, Fire Chief
Michael McMillan, Brown and Associates

Subject:

Discussion and possible action regarding Resolution 36-2017 of the Mayor and Council of the City of Benson, Arizona, declaring as Public Record certain Updated Codes to be incorporated by reference into Benson's City Code, Chapter 7, "Building", Article 7-1, "Uniform Codes", Section 7-1-1, "Adoption"

Discussion:

The Council held a worksession on October 23 enabling the Council to ask questions on the proposed changes to the codes prior to it being placed on the agenda for adoption. The adoption will be for the following codes:

2015 International Building Code
2015 International Plumbing Code
2015 International Mechanical Code
2014 National Electric Code
2015 International Residential Code
2015 International Private Sewage Disposal Code
2015 International Fuel Gas Code
2015 International Property Maintenance Code
2015 International Energy Conservation Code
2015 International Existing Building Code
2015 International Swimming Pool and Spa Code
2015 International Fire Code

To adopt a proposed Code change, Council must adopt the change by an ordinance, which must be published. However, there is a provision that enables a City to adopt the provisions of a code "by reference" saving on publication costs. In order to do this, the Council must adopt a resolution declaring such provisions as a public record; three copies must be filed in the office of the City Clerk and kept available for public use and inspection. The ordinance can then be acted on and if approved, must be published in full and will notify the public of a City Code change. Resoltuion 36-2017 declares the above mentioned codes and amendments public records.

Mr. Hamilton, Chief Spangler and Michael McMillan from Brown and Associates will be present to answer any questions the Council may have.

Staff Recommendation:

Approval of Resolution 36-2017

RESOLUTION 36-2017

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF BENSON, ARIZONA, DECLARING AS PUBLIC RECORD CERTAIN UPDATED CODES TO BE INCORPORATED BY REFERENCE INTO BENSON'S CITY CODE, CHAPTER 7, "BUILDING", ARTICLE 7-1, "UNIFORM CODES", SECTION 7-1-1, "ADOPTION"

BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF BENSON, ARIZONA that three copies of the following documents – adopted by reference in Benson City Code Chapter 7, "Building", Article 7-1, "Uniform Codes", Section 7-1-1, "Adoption" – are on file in the Clerk's Office for the City of Benson, Arizona, shall remain on file there, and are declared to be a public record.

The International Building Code, The International Plumbing Code, The Inter-national Mechanical Code, The International Residential Code, The International Fuel Gas Code, The International Property Maintenance Code, The International Energy Conservation Code, The International Existing Building Code, The Inter-national Swimming Pool and Spa Code, all of which are the 2015 editions, as amended by Exhibit A hereto; and

The National Electrical Code, 2014 edition, as amended by Exhibit A hereto; and

The International Fire Code, 2015 edition, as amended by Exhibit B to hereto; and

The International Private Sewage Disposal Code, 2015 edition; and

The Uniform Code for the Abatement of Dangerous Buildings, 1997 edition, as published by the International Conference of Building Officials hereto.

PASSED AND ADOPTED BY THE MAYOR AND COUNCIL OF THE CITY OF BENSON, ARIZONA, this 13th day of November, 2017.

_____
Toney D. King Sr., Mayor

ATTEST:

_____
Vicki L. Vivian, CMC, City Clerk

APPROVED AS TO FORM:

_____
MESCH CLARK ROTHSCHILD
By Gary J. Cohen
City's Attorney

Attachment A

2017

CITY OF BENSON

CODE AMENDMENTS

JURISDICTION:
CITY OF BENSON

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 12

SECTION 1204

Amend

1204.1 Equipment and systems: Interior spaces intended for human occupancy shall be

provided with active or passive mechanical systems capable of maintaining an indoor temperature of not less than 68°F (20°C) at a point 3 feet (914 mm) above the floor at the design temperature.

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.

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

The International Plumbing 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 *Plumbing Code* of The City of Benson, hereinafter referred to as "this code".

Add

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

APPENDIX "C", STRUCTURAL SAFETY
APPENDIX "D", DEGREE DAY AND DESIGN TEMPERATURES
APPENDIX "E", SIZING OF WATER PIPING SYSTEM

SECTION 104

Add sub-section

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 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 106

Amend

106.6.2 Fee Schedule: The fees for all plumbing work shall be as indicated in the Benson City Code Chapter 16.

Amend

106.6.3 Fee Refunds: The Building Official is authorized to establish a refund policy.

SECTION 108

Amend

108.4 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.

Amend

108.5 Stop Work Orders: Upon notice from the code official, work on any plumbing system that is being performed 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 authorized agent, or to the person performing 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 liable to a fine of not less than $50.00 dollars or more than $150.00 dollars.

SECTION 109

Amend

109.1 General: In order to hear and decide appeals of orders, decisions or determinations made by the Building Official relative to the application and interpretation of this code, there shall be and is hereby created a board of appeals. The board of appeals shall be appointed by the applicable governing authority and shall hold office at its pleasure. The board shall adopt rules of procedure for conducting its business.

109.2 Limitations on authority: An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply or an equally good or better form of construction is proposed. The board shall not have authority to waive requirements of this code.

109.3 Qualifications: The board of appeals shall consist of members who are qualified by experience and training to pass on matters pertaining to building construction and are not employees of the jurisdiction.

Delete

109.4 Open hearing: Delete this section and sub-sections in its entirety.

109.5 Postponed hearing: Delete this section and sub-sections in its entirety.

109.6 Board decision: Delete this section and sub-sections in its entirety.

109.7 Court review: Delete this section and sub-sections in its entirety.

CHAPTER 3

SECTION 305

Amend

305.4.1 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 4

SECTION 403

403.2 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 fewer.

CHAPTER 7

SECTION 715

Amend

Section 715.1 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 715.5 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 9

SECTION 903

Amend

903.1 Roof Extension: Open vent pipes that extend through a roof shall be terminated not less than 12 inches (305 mm) above the roof. Where a roof is to be used for assembly or as a promenade, observation deck, sunbathing deck or similar purposes, open vent pipes shall terminate not less than 7 feet (2134 mm) above the roof. Vent pipe terminations shall not be used for any other purpose or support of any apparatus.

SECTION 918

Delete

918 Air Admittance Valves: Delete this section and sub-sections in its entirety.

CHAPTER 11

SECTION 1106

Amend

1106.1 General: The size of 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 or on other rainfall rates determined from approved local weather data at the discretion of the Building Official.

The International Mechanical Code, 2015 Edition, as published by the International Code Council is adopted by reference and shall be the Mechanical Code of the City of Benson.

The International Mechanical 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 *Mechanical Code* of The City of Benson, hereinafter referred to as "this code".

SECTION 104

Add sub-section

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 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 106

Amend

106.5.2 Fee Schedule: The fees for all mechanical work shall be as indicated in the Benson City Code Chapter 16.

Amend

106.5.3 Fee Refunds: The Building Official is authorized to establish a refund policy.

SECTION 108

Amend

108.4 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.

Amend

108.5 Stop Work Orders: Upon notice from the code official, work on any mechanical system that is being performed 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 authorized agent, or to the person performing 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 liable to a fine of not less than $50.00 dollars or more than $150.00 dollars.

SECTION 109

Amend

109.1 General: In order to hear and decide appeals of orders, decisions or determinations made by the Building Official relative to the application and interpretation of this code, there shall be and is hereby created a board of appeals. The board of appeals shall be appointed by the applicable governing authority and shall hold office at its pleasure. The board shall adopt rules of procedure for conducting its business.

109.2 Limitations on authority: An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply or an equally good or better form of construction is proposed. The board shall not have authority to waive requirements of this code.

109.3 Qualifications: The board of appeals shall consist of members who are qualified by experience and training to pass on matters pertaining to building construction and are not employees of the jurisdiction.

Delete

109.4 Open hearing: Delete this section and sub-sections in its entirety.

109.5 Postponed hearing: Delete this section and sub-sections in its entirety.

109.6 Board decision: Delete this section and sub-sections in its entirety.

109.7 Court review: Delete this section and sub-sections in its entirety.

The National Electrical Code, 2014 Edition, as published by the National Fire Protection Association, Inc. is adopted by reference and shall be the Electrical Code of the City of Benson.

The National Electrical Code, 2014 Edition, adopted by the City of Benson by enacting this resolution is amended as follows:

ARTICLE 90

Add

90.1.1 Title: That certain document, known as the "National Electrical Code, 2014 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.

90.1.2 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 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.

90.1.3 Unlawful acts: It shall be unlawful for any person, firm or corporation to erect, construct, alter, extend, repair, move, remove, demolish or occupy any building, structure or equipment regulated by this code, or cause same to be done, in conflict with or in violation of any of the provisions of this code.

90.1.4 Notice of violation: The Building Official is authorized to serve a notice of violation or order on the person responsible for the erection, construction, alteration, extension, repair, moving, removal, demolition or occupancy of a building or structure in violation of the provisions of this code, or in violation of a permit or certificate issued under the provisions of this code. Such order shall direct the discontinuance of the illegal action or condition and the abatement of the violation.

90.1.5 Prosecution of violation: If the notice of violation is not complied with promptly, the Building Official is authorized to request the legal counsel of the jurisdiction to institute the appropriate proceeding at law or in equity to restrain, correct or abate such violation, or to require the removal or termination of the unlawful occupancy of the building or structure in violation of the provisions of this code or of the order or direction made pursuant thereto.

90.1.6 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.

90.1.7 Authority: Where the Building Official finds any work regulated by this code being performed in a manner either contrary to the provisions of this code or dangerous or unsafe, the Building Official is authorized to issue a stop work order.

90.1.8 Issuance: The stop work order shall be in writing and shall be given to the owner of the property involved, the owner's authorized agent or the person performing the work. Upon issuance of a stop work order, the cited work shall immediately cease. The stop work order shall state the reason for the order and the conditions under which the cited work will be permitted to resume.

90.1.9 Unlawful continuance: 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 subject to penalties as prescribed by law.

90.1.10 Conditions: Structures or existing equipment that are or hereafter become unsafe, insanitary or deficient because of inadequate means of egress facilities, inadequate light and ventilation, or that constitute a fire hazard, or are otherwise dangerous to human life or the public welfare, or that involve illegal or improper occupancy or inadequate maintenance, shall be deemed an unsafe condition. Unsafe structures shall be taken down and removed or made safe, as the Building Official deems necessary and as provided for in this section. A vacant structure that is not secured against entry shall be deemed unsafe.

90.1.11 Record: The Building Official shall cause a report to be filed on an unsafe condition. The report shall state the occupancy of the structure and the nature of the unsafe condition.

90.1.12 Notice: If an unsafe condition is found, the Building Official shall serve on the owner, agent or person in control of the structure, a written notice that describes the condition deemed unsafe and specifies the required repairs or improvements to be made to abate the unsafe condition, or that requires the unsafe structure to be demolished within a stipulated time. Such notice shall require the person thus notified to declare immediately to the Building Official acceptance or rejection of the terms of the order.

90.1.13 Method of service: Such notice shall be deemed properly served if a copy thereof is (a) delivered to the owner personally; (b) sent by certified or registered mail addressed to the owner at the last known address with the return receipt requested; or (c) delivered in any other manner as prescribed by local law. If the certified or registered letter is returned showing that the letter was not delivered, a copy thereof shall be posted in a conspicuous place in or about the structure affected by such notice. Service of such notice in the foregoing manner upon the owner's agent or upon the person responsible for the structure shall constitute service of notice upon the owner.

90.1.14 Restoration: Where the structure or equipment determined to be unsafe by the Building Official is restored to a safe condition, to the extent that repairs, alterations or additions are made or a change of occupancy occurs during the restoration of the structure, such repairs, alterations, additions and change of occupancy shall comply with the requirements of the International Existing Building Code.

CHAPTER 2

ARTICLE 230

Add

230.63. Location. All service equipment rated 1000 amperes or more located inside a building shall be enclosed within a room or space separated from the rest of the building by not less than a one-hour fire-resistive barrier installed in compliance with the International Building Code.

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 114.1through 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 R303

Amend

R303.9 Temperature Control: Interior spaces intended for human occupancy shall be provided with active or passive mechanical systems capable of maintaining an indoor temperature of not less than 68°F (20°C) at a point 3 feet (914 mm) above the floor at the design temperature.

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 contract 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

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.

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 31

SECTION P3114

Delete

P3114 Air Admittance Valves: Delete this section and sub-sections in its entirety.

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.

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

The International Fuel Gas 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 *Fuel Gas Code* of The City of Benson, hereinafter referred to as "this code".

Add

101.2.1 Appendices: The following appendices of the 2015 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

SECTION 104

Add sub-section

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 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 106

Amend

106.6.2 Fee Schedule: The fees for all fuel gas work shall be as indicated in the Benson City Code Chapter 16.

Amend

106.6.3 Fee Refunds: The Building Official is authorized to establish a refund policy.

SECTION 108

Amend

108.4 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.

Amend

108.5 Stop Work Orders: Upon notice from the code official, work on any fuel gas system that is being performed 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 authorized agent, or to the person performing 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 liable to a fine of not less than $50.00 dollars or more than $150.00 dollars.

SECTION 109

Amend

109.1 General: In order to hear and decide appeals of orders, decisions or determinations made by the Building Official relative to the application and interpretation of this code, there shall be and is hereby created a board of appeals. The board of appeals shall be appointed by the applicable governing authority and shall hold office at its pleasure. The board shall adopt rules of procedure for conducting its business.

109.2 Limitations on authority: An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply or an equally good or better form of construction is proposed. The board shall not have authority to waive requirements of this code.

109.3 Qualifications: The board of appeals shall consist of members who are qualified by experience and training to pass on matters pertaining to building construction and are not employees of the jurisdiction.

Delete

109.4 Open hearing: Delete this section and sub-sections in its entirety.

109.5 Postponed hearing: Delete this section and sub-sections in its entirety.

109.6 Board decision: Delete this section and sub-sections in its entirety.

109.7 Court review: Delete this section and sub-sections in its entirety.

CHAPTER 3

SECTION 301

Add

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 contract with soil in compliance with the City of Benson Utility Construction Standards.

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

The International Property Maintenance 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 *Property Maintenance Code* of The City of Benson, hereinafter referred to as "this code".

SECTION 103

Amend

103.5 Fees: The fees for activities and services performed by the department in carrying out its responsibilities under this code shall be as indicated in Chapter 16 of the Benson City Code and as issued and authorized by the Building Official.

SECTION 104

Add sub-section

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 106

Amend

106.4 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.

SECTION 111

Amend

111.1 General: In order to hear and decide appeals of orders, decisions or determinations made by the Building Official relative to the application and interpretation of this code, there shall be and is hereby created a board of appeals. The board of appeals shall be appointed by the applicable governing authority and shall hold office at its pleasure. The board shall adopt rules of procedure for conducting its business.

111.2 Limitations on authority: An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted there under have been incorrectly interpreted, the provisions of this code do not fully apply or an equally good or better form of construction is proposed. The board shall not have authority to waive requirements of this code.

111.3 Qualifications: The board of appeals shall consist of members who are qualified by experience and training to pass on matters pertaining to building construction and are not employees of the jurisdiction.

Delete

111.2 Membership of Board: Delete this section and sub-sections in its entirety.

111.3 Notice of Meeting: Delete this section and sub-sections in its entirety.

111.4 Open Hearing: Delete this section and sub-sections in its entirety.

111.5 Postponed Hearing: Delete this section and sub-sections in its entirety.

111.6 Board Decision: Delete this section and sub-sections in its entirety.

111.7 Court Review: Delete this section and sub-sections in its entirety.

111.8 Stays of Enforcement: Delete this section and sub-sections in its entirety.

SECTION 112

Amend

112.4 Failure to Comply: 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 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

SECTION 302

302.4 Weeds: Premises and exterior property shall be maintained free from weeds or plant growth

in excess of twelve (12”) inches. Noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens. Upon failure of the owner or agent having charge of a property to cut and destroy weeds after service of a notice of violation, they shall be subject to prosecution in accordance with Section 106.3 and as prescribed by the authority having jurisdiction. Upon failure to comply with the notice of violation, any duly authorized employee of the jurisdiction or contractor hired by the jurisdiction shall be authorized to enter upon the property in violation and cut and destroy the weeds growing thereon, and the costs of such removal shall be paid by the owner or agent responsible for the property.

SECTION 304

Amend

304.14 Insect screens: Every door, window and other outside opening required for ventilation of habitable rooms, food preparation areas, food service areas or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored shall be supplied with approved tightly fitting screens of minimum 16 mesh per inch (16 mesh per 25 mm), and every screen door used for insect control shall have a self-closing device in good working condition.

CHAPTER 6

SECTION 602

602.3 Heat Supply: Every owner and operator of any building who rents, leases or lets one or more dwelling units or sleeping units on terms, either expressed or implied, to furnish heat to the occupants thereof shall supply heat to maintain a minimum temperature of 68°F (20°C) in all habitable rooms, bathrooms and toilet rooms.

602.4 Occupiable Work Spaces: Indoor occupiable work spaces shall be supplied with heat to maintain a minimum temperature of 65°F (18°C) during the period the spaces are occupied.

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

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

CHAPTER 1 (CE)

SECTION C101

Amend

C101.1 Title: These regulations shall be known as the *Energy Conservation Code* of The City of Benson, hereinafter referred to as "this code".

Add sub-section

C101.4.2 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 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 C107

Amend

C107.1 Fees: A permit shall not be issued until the fees prescribed in Chapter 16 of the Benson City Code have been paid, nor shall an amendment to a permit be released until the additional fee, if any, has been paid.

CHAPTER 1 (RE)

SECTION R101

Amend

R101.1 Title: These regulations shall be known as the *Energy Conservation Code* of The City of Benson, hereinafter referred to as "this code".

Add sub-section

R101.4.2 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 R107

Amend

R107 Fees: A permit shall not be issued until the fees prescribed in Chapter 16 of the Benson City Code have been paid, nor shall an amendment to a permit be released until the additional fee, if any, has been paid.

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.

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

The International Swimming Pool and Spa 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 *Swimming Pool and Spa Code* of The City of Benson, hereinafter referred to as "this code".

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 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.

Amend

105.6.2 Fee Schedule: The fees for all work as required shall be as indicated in Chapter 16 of the Benson City Code.

Amend

105.6.3 Fee Refunds: The Building Official is authorized to establish a refund policy.

SECTION 107

Amend

107.4 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.

Amend

107.5 Stop Work Orders: Upon notice from the code official, work on any pool system that is being performed 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 authorized agent, or to the person performing 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 liable to a fine of not less than $50.00 dollars or more than $150.00 dollars.

SECTION 108

Amend

108.1 General: In order to hear and decide appeals of orders, decisions or determinations made by the Building Official relative to the application and interpretation of this code, there shall be and is hereby created a board of appeals. The board of appeals shall be appointed by the applicable governing authority and shall hold office at its pleasure. The board shall adopt rules of procedure for conducting its business.

108.2 Limitations on authority: An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply or an equally good or better form of construction is proposed. The board shall not have authority to waive requirements of this code.

108.3 Qualifications: The board of appeals shall consist of members who are qualified by experience and training to pass on matters pertaining to building construction and are not employees of the jurisdiction.

Delete

108.4 Open Hearing: Delete this section and sub-sections in its entirety.

108.5 Postponed Hearing: Delete this section and sub-sections in its entirety.

108.6 Board Decision: Delete this section and sub-sections in its entirety.

108.7 Court Review: Delete this section and sub-sections in its entirety.

CHAPTER 3

SECTION 301

Add

301.1.2 Conflicts: The provisions of this code and Arizona Revised Statutes 36-1681 shall control the design and construction of pools and spas. Where a conflict between this code and Arizona

Revised Statutes 36-1681 occurs, the most restrictive requirement shall govern.

SECTION 305

Amend

305.2.1 Barrier Height and Clearances: Barrier heights and clearances shall be in accordance with all of the following:

1. The top of the barrier shall be not less than 60 inches (1524 mm) above grade where measured on the side of the barrier that faces away from the pool or spa. Such height shall exist around the entire perimeter of the barrier and for a distance of 3 feet (914 mm) measured horizontally from the outside of the required barrier.

Amend

305.4 Structure wall as a barrier: Where a wall of a dwelling or structure serves as part of the barrier and where doors or windows provide direct access to the pool or spa through that wall, all of the following shall be required:

Attachment B

2017

CITY OF BENSON

CODE AMENDMENTS

JURISDICTION:
CITY OF BENSON

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

The International Fire 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 *Fire Code* of The City of Benson, hereinafter referred to as "this code".

Amend

101.2.1 Appendices: The following appendices of the 2015 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
APPENDIX G, CRYOGENIC FLUIDS-WEIGHT AND VOLUME EQUIVALENTS
APPENDIX H, HMMP AND HMIS INSTRUCTIONS
APPENDIX I, FIRE PROTECTION SYSTEMS-NON COMPLIANT CONDITIONS
APPENDIX J, BUILDING INFORMATION SIGN
APPENDIX K, CONSTRUCTION REQUIREMENTS FOR EXISTING AMBULATORY CARE FACILITIES
APPENDIX L, REQUIREMENTS FOR FIREFIGHTER AIR REPLENISHMENT SYSTEMS
APPENDIX M, HIGH RISE BUILDINGS RETROACTIVE AUTOMATIC SPRINKLER REQUIREMENTS

Add New Appendix N

APPENDIX N, CONTROL AND SUPPRESSION OF HAZARDOUS FIRE AREAS

SECTION 102

Amend

102.7 Referenced codes and standards: The codes and standards referenced in this code shall be those that are listed in Chapter 80 and the most current edition shall apply.

Amend

102.7.1 Conflicts: When conflicting provisions or requirements occur between this code, the

technical codes and standards and other codes or laws, the 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 Fire Code Official shall govern. Where in a specific case different sections of the technical codes specify different materials, methods of construction or other requirements, the 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 apply.

SECTION 105

Amend

105.1.1 Permits Required: A property owner or owner's authorized agent who intends to conduct an operation or business, or install or modify systems and equipment that are regulated by this code, or to cause any such work to be performed, shall first make application to the Building Department and through the other approved departments of the City and obtain the required permit.

Amend

105.2 Application: Applications for permits listed in Section 105.1.2 shall be made through the Building Department and through the approved departments of the City.

Amend

105.6 Required Operational Permits: The Fire Code Official is authorized to issue permits for the operations and activities set forth in Sections 105.6.1 through 105.6.48. The issuance of a permit will be on an "as needed" basis as determined by the Fire Code Official and shall be in the best interest of fire and life safety and in the best interest of the City.

Amend

105.7 Required Construction Permits: The City of Benson adopted codes, as amended, shall apply to permits set forth in Sections 105.7.1 through 105.7.18.

SECTION 109

Amend

109.4 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.

SECTION 111

Amend

111.4 Failure to Comply: 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 liable to a fine of not less than $50.00 dollars or more than $150.00 dollars. Each day that the work continues after having been served with a stop work order shall be deemed a separate offense.

SECTION 113

Amend

113.2 Schedule of Permit Fees: The fees for all work as required shall be as indicated in Chapter 16 of the Benson City Code.

CHAPTER 2

SECTION 202

Add

ADULT CARE FACILITY: A building or structure that provides adult foster care, supervisory care services, personal care services or directed care services.

Add

CHILD CARE FACILITY: A building or structure that provides child care, child minding, daycare, or pre-schooling services.

Add

COMMUNITY: The authority having jurisdiction and government entity known as the City of Benson.

Amend

FIRE CODE OFFICIAL: The Fire Chief, Fire Marshal, or Deputy Fire Marshal charged with the administration and enforcement of the code.

Add

OPERATIONAL PERMIT: An operational permit allows the applicant to conduct an operation for a prescribed period.

Add

READILY ACCESSIBLE: Access that is capable of being reached safely and quickly for operation, repair or inspection without requiring those to whom ready access is requisite to climb over or remove obstacles, or to resort to the use of portable access equipment.

Add

RESIDENTIAL GROUP R-4: Residential Group R-4 occupancy shall include buildings, structures or portions thereof for more than five but not more than 16 persons, excluding staff, who reside on

a 24-hour basis in a supervised residential environment and receive custodial care. The persons receiving care are capable of self-preservation. This group shall include, but not be limited to, the following; Alcohol and drug centers; Assisted living facilities; Congregate care facilities; Group homes; Halfway houses; Residential board and care facilities; Social rehabilitation facilities. Group R-4 occupancies shall meet the requirements for construction as defined for Group R-3, except as otherwise provided for in the International Building Code.

Add

SPECIAL USE PERMIT: A permit issued by the appropriate department of the Community Government allowing a specific activity, event or condition to occur for a prescribed period.

CHAPTER 3

SECTION 309

Amend

309.1 General: Gas and battery powered industrial trucks and similar equipment such as floor scrubbers, floor buffers, forklifts, or golf carts, shall be operated and maintained in accordance with this section and other applicable sections of this code.

CHAPTER 4

SECTION 401

Add

401.3.2.1 Resetting of Alarms: No person shall reset a fire or emergency alarm system, alarm initiating device or component until the fire department arrives.

> **Exception:** The person responsible for the property may investigate the building or area of alarm and if no evidence of fire or emergency is found, the system may be silenced, but not reset, until the fire department arrives.

SECTION 403

Amend

403.4 Group B Occupancies: An approved fire safety and evacuation plan in accordance with Section 404 shall be prepared and maintained for buildings containing a Group B occupancy owned by the Community and where the Group B occupancy has an occupant load of 500 or more persons or more than 100 persons above or below the lowest level of exit discharge and for buildings having an ambulatory care facility.

SECTION 408

Add

408.12 General: Adult Care, Child Care and Residential Group R-4 facilities shall meet the following requirements:

1. Interconnected smoke detectors shall be installed in all livable areas.

2. Approved evacuation maps and emergency procedures shall be posted.

3. Portable fire extinguishers shall be mounted at locations approved by the Fire Code Official.

CHAPTER 5

SECTION 503

Amend

503.2.1 Dimensions: Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm), except for approved security gates in accordance with section 503.6, and an unobstructed vertical clearance of not less than 15 feet (4572 mm).

Amend

503.2.4 Turning radius: The required turning radius of a fire apparatus access road shall be a minimum turning radius of 35 feet (10,668 mm) inside and 55 feet (16,764 mm) outside for the required fire apparatus access road.

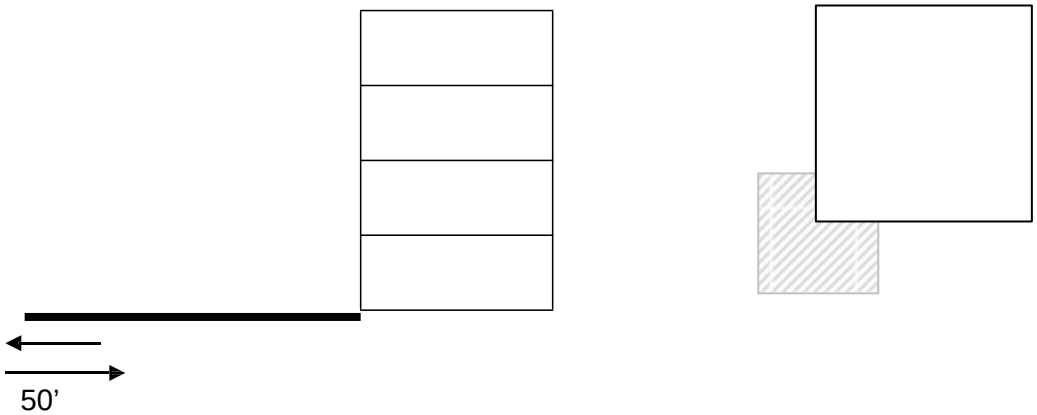
Amend

503.2.7 Grade: All access roads, whether temporary or permanent, shall not exceed 6% grade.

SECTION 504

Add

504.4 Fire Department Apparatus Access to Roof: For buildings two (2) or more stories in height, a minimum of 50 foot flat area at grade at two corners of the building shall be required for fire department operations and apparatus placement.



SECTION 507

Amend

507.5 Fire hydrant systems: Fire hydrant systems shall meet the Community's minimum standards and shall be designed and installed in accordance with the applicable standards established by the Community.

Add

507.5.7 Distance to fire department connections: Fire hydrants shall be placed to ensure that the distance to fire department connections shall not exceed 100 feet.

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

901.4.6.1 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

903.3 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:

4. 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.

5. 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

903.3.8 903.3.5 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 Benson City Code and Standards. 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: 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: 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, 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. The fire department connection line shall be a wet line with the check valve at the hose connection above grade.

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 24

SECTION 2404

Add

2404.1.1 Spray-Finishing Operations: Spray-finishing operations shall not be conducted outside of approved structures.

Exceptions:

1. Spray coating of buildings or dwellings, including appurtenances and any other

ornamental objects that are not normally removed prior to coating.

2. Spray coating of facility equipment or structures, which are fixed in a permanent location and cannot easily be moved into an enclosure or spray booth and which are not normally dismantled or moved prior to coating.

3. Spray coating of objects, which cannot fit inside of an enclosure with internal dimensions of 10'W X 25'L X 8'H, excluding vehicles.

4. Coating operations utilizing only hand-held aerosol cans.

CHAPTER 32

SECTION 3201

Amend

3201.2 Permits: A permit shall be required to be obtained from the City of Benson Building Department, and submittal of HMIS and MSDS for reportable quantities is required.

CHAPTER 61

Section 6109

Add

6109.1.1 Pre-Filled Portable Cylinders for Consumer Exchange: The installation of pre-filled portable cylinders for consumer exchange. The installation of pre-filled portable cylinders for consumer exchange shall comply with the following requirements:

1. A construction permit is required for the installation of or modification to pre-filled portable cylinders for consumer exchange in accordance with section 105.7.8.

2. Storage is limited to one cage, containing up to twenty-five (25), twenty (20) pound propane cylinders (500 pounds) without any separation from a structure. A second cage may be installed next to a structure on the same property as long as a minimum of 20 feet separation is maintained between the two cages.

3. A site plan for the installation shall be submitted to the Fire Prevention Division. The site plan shall indicate the sizes and locations of the pre-filled portable cylinders for consumer exchange cage, as well as the separation distances between cages, the distances to property lines, structures, and public ways.

4. The cage shall not be located within 10 feet of any doorway or opening in a building frequented by the public and 10 feet from any exterior source of ignition, openings into direct-vent (sealed combustion system) appliances or mechanical ventilation air intakes.

5. The cage shall be located so that any discharge from a propane cylinder pressure relief device is at least 5 feet horizontally away from any building opening below the

level of such discharge.

6. The cage shall be a lockable ventilated metal locker or rack that prevents tampering and pilferage.

7. The cage shall be designed so that containers cannot be stacked on top of each other and designed so that containers are positioned upright with the pressure-relief valve in direct communication with the vapor space of the container.

8. Defective containers or containers showing denting, bulging, or excessive corrosion shall be removed from service and properly disposed of.

9. The cage and area shall be kept free and clear of all combustible materials, including storage, for a distance of at least 10 feet on all sides.

10. NO SMOKING signs shall be posted on the cage and within 25 feet of the surrounding area.

11. Approved NFPA 704 hazard identification signs shall be posted on the cage.

12. Signs listing exchange procedures, company name, and 24 hour phone numbers shall be posted on the cage.

12. Signs requiring that customers leave LPG containers outside shall be posted at all building entrance(s).

14. All employees with access to the exchange cage shall be trained in the proper handling and operating procedures, including the procedure for handling defective containers. Documentation of this training shall be provided to the Fire Prevention Division upon final inspection.

15. A written inspection checklist for receiving empty containers as well as giving out full cylinders shall be available and used by employees when handling containers.

16. Provisions shall be made for controlling and mitigating unauthorized discharges. A Hazardous Materials Management Plan shall be readily available on site.

17. A minimum of one 2A20BC fire extinguisher shall be located not less than 25 feet, but within 75 feet from the cage area.

18. Cages exposed to probable vehicular damage due to proximity to alleys, driveways, or parking areas, shall be protected in accordance with Section 312.

19. A final inspection by the Fire Prevention Division is required prior to the cage being put into service.

Add

APPENDIX N
CONTROL AND SUPPRESSION OF HAZARDOUS FIRE AREAS

Section N-101 General

N-101.1 Scope. The unrestricted use of grass, grain, brush or forest covered land in hazardous fire areas is a potential menace to life and property from fire and resulting erosion.

Section N-103 Permits

N-103.1 Permits. Permits for any use within hazardous fire areas shall be issued with the approval of the City of Benson administration, utilizing the current permit process. Permits shall not be issued when public safety would be at risk, as determined by the Fire Code Official.

Section N-104 Restricted Entry

N 104.1 Restricted entry. The Fire Code Official shall determine, and make recommendations to the City of Benson Administration, when hazardous fire areas shall be closed to entry and when such areas shall again be opened.

Exception:

1. Entry, in the course of duty, by peace or police officer, and other duly authorized public officers, members of a fire department and members of the United States Forest Service.

Section N-105 Trespassing on Posted Property.

N-105.1 General. When the City of Benson Administration approves the recommendation from the Fire Code Official that a specific area within a hazardous fire area presents an exceptional and continuing fire danger because of the density of natural growth, difficulty of terrain, proximity to structures or accessibility to public, such areas shall be closed until changed conditions warrant termination of closure. Such areas shall be posted as hereafter provided.

N-105.2 Signs. Approved signs prohibiting entry by unauthorized persons and referring to Appendix H shall be placed on every closed area.

N-105.3 Trespassing. Entering and remaining within areas closed and posted is prohibited.

Exception: Local state and federal public officers and their authorized agents acting in the course of duty.

Section N-107 Spark Arresters

N-107.1 Spark Arresters. Chimneys used in conjunction with fireplaces, barbecues, incinerators or heating appliances in which solid or liquid fuel is used, upon buildings, structures or premises located within 200 feet of hazardous fire areas, shall be provided with a spark arrester constructed with heavy wire mesh or other noncombustible material with openings not to exceed
½ inch.

Section N-108 Tracer Bullets, Tracer Charges, Rockets, Model aircraft, Aerial Lanterns.

N-108.1 General. Tracer bullets and tracer charges shall not be possessed, fired or caused to be fired into or across hazardous fire areas. Aerial sky lanterns in which have open flames to conduct lift, rockets, model planes, aerial drones, gliders and balloons powered with a combustion engine, propellant or other feature liable to start or cause fire shall not be fired or projected into or across hazardous fire areas.

Section N-109 Explosives and Blasting.

N-109.1 Explosives and blasting agents shall not be possessed, kept, stored, sold, offered for sale, given away, used, discharged, transported or disposed of within hazardous fire areas except by permit from the Fire Code Official.

Section N-110 Fireworks.

N-110.1 Fireworks. Fireworks shall not be used or possessed in hazardous fire areas, except by permit from the Fire Code Official. The Fire Code Official is authorized to seize, take, remove or cause to be removed fireworks.

Section N-111 Apiaries.

N-111.1 Apiaries. Lighted and smoldering material shall not be used in connection with smoking bees in or upon hazardous fire areas except by permit from the Fire Code Official.

Section N-112 Open-Flame Devices.

N-112.1 Open-flame devices. Welding torches, tar pots, decorative torches and other devices, machines or processes liable to start or cause fire shall not be operated or used in or upon hazardous fire areas, except by permit from the Fire Code Official.

Exceptions:

1. Use within habited premises or designated campsites which are a minimum of 30 feet from grass, grain, brush or forest covered areas.

2. The proper use of fuses at the scene of emergencies or as required by standard operating procedures.

Section N-113 Outdoor Fires.

N-113.1 Outdoor fires. Outdoor fires shall not be built, ignited or maintained in or upon hazardous fire areas, except by permit from the Fire Code Official.

Exception: Outdoor fires within habited premises or designated campsites where such fires are built in a permanent barbecue, portable barbecue, outdoor fireplace, incinerator or grill and are a minimum of 30 feet from a grass, grain, brush or forest covered area.

Permits shall incorporate such terms and conditions, which will reasonably safeguard public safety and property. Outdoor fires shall not be built, ignited or maintained in or upon hazardous fire areas under the following conditions:

1. When high winds are blowing

2. When a person age 17 or over is not present at all times to watch and tend fire, or

3. When public announcement is made that open burning is prohibited

Permanent barbecue, portable barbecues, outdoor fireplaces or grills shall not be used for the disposal of rubbish, trash or combustible waste material.

Section N-114 Incinerators and Fireplaces.

N 114.1 General: Incinerators, outdoor fireplaces, permanent barbecues and grills shall not be built, installed or maintained in hazardous fire areas without prior approval of the Fire Code Official. Incinerators, outdoor fireplaces, permanent barbecues and grills shall be maintained in good repair and in a safe condition at all times. Openings in such appliances shall be provided with an approved spark arrester, screen or door.

Section N-115 Clearance of Brush and Vegetative Growth from Electrical Transmission Lines.

N-115.1 General. Clearance of brush and vegetative growth from electrical transmission lines shall be in accordance with the IFC and NFPA.

N-115.2 Support Clearance. Persons owning, controlling, operating or maintaining electrical transmission lines upon hazardous fire areas shall, at all times, maintain around and adjacent to poles supporting a switch, fuse, transformer, lightning arrester, line junction, dead end, corner pole, towers, or other poles or towers at which power company employees are likely to work most frequently an effective firebreak consisting of a clearing or not less than 10 feet in each direction from the outer circumference of such pole of tower.

> **Exception**: Lines used exclusively as telephone, telegraph, messenger call, alarm transmission or other lines classed as communication circuits by a public utility.

N-115.3 High Tension Line Clearance. Persons owning, controlling, operating or maintaining electrical transmission lines upon hazardous fire areas shall maintain the clearance specified below in all directions between vegetation and conductors carrying electrical current:

1. For lines operating at 2,400 volts and less than 68,000 volts, 4 feet.

2. For lines operating at 68,000 volts and less than 110,000 volts, 6 feet.

3. For lines operating at 110,000 volts and over, 10 feet.

Such distance shall be sufficiently great to furnish the required clearance from the particular wire or conductor to positions of such wire or conductor at temperatures of 120 F or less. Forked, dead, old, decadent and rotten trees; trees weakened by cat faces, decay or disease; and trees leaning

toward the line, which could contact the line from the side or fall on the line, shall be felled, cut or trimmed to remove the hazard.

N-115.4 Self-Supporting Aerial Cable. Line clearance is not required for self-supporting aerial cable, except that forked trees, leaning trees and other growth, which could fall across the cable and break it shall be removed.

Section N-116 Clearance of Brush or Vegetation Growth from Structures.

N-116.1 General. Persons owning, leasing, controlling, operating or maintaining buildings or structures in, upon or adjoining hazardous fire areas, and person owning, leasing or controlling land adjacent to such buildings or structures, shall at all times:

1. Maintain an effective firebreak by removing and clearing away flammable vegetation and combustible growth from areas with 30 feet of such buildings or structures;

   Exception: Single specimens of trees, ornamental shrubbery or similar plants used as ground covers, provided that they do not form a means of rapidly transmitting fire from the native growth to any structure.

2. Maintain additional fire protection or firebreak by removing brush, flammable vegetation and combustible growth located from 30 feet to 100 feet from such buildings or structures, when required by the Fire Code Official because of extra-hazardous conditions causing a firebreak of only 30 feet to be insufficient to provide reasonable fire safety;

   Exception: Grass and other vegetation located more than 30 feet from buildings or structures and less than 18 inches in height above the ground need not be removed where necessary to stabilize the soil and prevent erosion.

3. Remove portions of trees, which extend within 10 feet (3048 mm) of the outlet of a chimney.

4. Maintain trees adjacent to or overhanging a building free of deadwood.

5. Maintain the roof of a structure free of leaves, needles or other dead vegetative growth.

N-116.2 **Corrective Actions**. The City of Benson Administration is authorized to instruct the Fire Code Official to give notice to the owner of the property upon which conditions regulated by this section exist to correct such conditions. If the owner fails to correct conditions, the City of Benson Administration to cause the same to be done and make the expense of such correction a lien upon the property where such condition exists.

Section N-117 Clearance of Brush or Vegetation Growth from Roadways.

N-117.1 Clearance of brush or vegetation. The Fire Code Official is authorized to cause areas within 10 feet on each side of portions of highways and private streets, which are improved, designed or ordinarily used for vehicular traffic to be cleared of flammable vegetation and other combustible growth. The Fire Code Official is authorized to enter upon private property to do so.

Exception: Single specimens of trees, ornamental shrubbery or cultivated ground such as green grass, ivy, succulents or similar plants used as ground cover, provided that they do not form a means of readily transmitting fire.

Section N-118 Unusual Circumstances.

N-118.1 Unusual circumstances. If the Fire Code Official determines that difficult terrain, danger of erosion or other unusual circumstances make strict compliance with the clearance of vegetation provisions of Sections 115, 116, or 117 of Appendix M undesirable or impractical, enforcement thereof may suspended and reasonable alternative measures shall be provided.

Section N-119 Dumping.

N-119.1 Dumping Garbage, cans, bottles, papers, ashes, refuse, trash, or rubbish or combustible waste material shall not be placed, deposited or dumped in or upon hazardous fire areas or in, upon all along trails, roadways or highways in hazardous fire areas.

Exceptions: Approved public and private dumping areas.

Section N-120 Disposal of Ashes.

N-120.1 Disposal of ashes. Ashes and coals shall not be place, deposited or dumped in or upon hazardous fire areas.

Exceptions:

1. In the hearth of an established fire pit, camp stove or fireplace.

2. In a noncombustible container with a tight-fitting lid, which is kept or maintained in a safe location not less than 10 feet from combustible vegetation or structures.

3. Where such ashes or coals are buried and covered with 1 foot of mineral earth not less than 25 feet from combustible vegetation or structures.

Section N-121 Use of Fire Roads and Firebreaks.

N-121.1 Use of fire roads and firebreaks by motorcycles, motor scooters and motor vehicles shall not be driven or parked upon, and trespassing is prohibited upon, fire roads or firebreaks beyond the point where travel is restricted by a cable, gate or sign. Vehicles shall not be parked in a manner, which obstructs the entrance to a fire road or firebreak.

Exception: Public officers acting within their scope of duty.

Radio and television aerials, guy wires thereto, and other obstructions shall not be installed or maintained on fire roads or firebreaks unless located 16 feet or more above such fire road or firebreak.

Section N-123 Tampering with Fire Department Locks, Barricades and Signs.

N-123.1 Tampering with fire department locks, barricades and signs. Locks, barricades, seals,

cables, signs and markers installed within hazardous fire areas, by or under the control of the Fire Code Official, shall not be tampered with, mutilated, destroyed or removed.

Section N-124 Liability for Damage.

N-124.1 Liability for damage. The expenses of fighting fires, which result from a violation of Appendix N, shall be a charge against the person whose violation of Appendix N caused the fire. Damages caused by such fires shall constitute a debt of such person and are collectable by the City of Benson Administration in the same manner as in the case of an obligation under a contract, expressed or implied.