

BUILDING AND CONSTRUCTION REGULATIONS CODE  
OF THE TOWN OF GILBERT, ARIZONA - 2008 EDITION

Section 10-31 BUILDING CODE

- Sub Sec. 10-31-1 Adoption of Building Code
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Sub Sec. 10-31-1 Adoption of Building Code

That certain document, three (3) copies of which are on file in the Office of the Town Clerk being marked and designated as "International Building Code, 2006 Edition", published by the International Code Council, Inc., together with all appendices thereto, and the "International Residential Code, 2006 Edition," published by the International Code Council, Inc., together with all appendices thereto, be and the same are hereby adopted as the Building Code of the Town, for regulating the erection, construction, enlargement, replacement, alteration, repair, moving, removal, demolition, conversion, occupancy, equipment, use, location, height, area and maintenance of all buildings or structures in the Town, and this code is hereby referred to, adopted and made a part hereof as though fully set forth in this section.

Sub Sec. 10-31-2 Must Conform to Zoning Ordinance

Whenever a building permit is issued and a building inspection performed, such building must conform to the provisions of the Unified Land Development Code or Land Development Code, as applicable, of the Town in addition to the provisions of this chapter.

Sub Sec. 10-31-3 Amendments to International Building Code

- A. The International Building Code, 2006 Edition, Chapter 1, ADMINISTRATION is hereby amended as follows:

101.1 Title. Insert the words "Town of Gilbert" as the name of the jurisdiction.

101.2 Scope. Exception shall be amended to read as follows:

101.2 Exception: Detached one- and two-family dwellings and multiple single family dwellings (townhouses) not more than three stories high with separate means of egress and their accessory structures shall be permitted to comply with 2006 Edition of the International Residential Code.

101.2.1 Appendices. Amended in its entirety and revised to read as follows:

101.2.1 Provisions of the appendices shall be adopted as part of this code unless specifically deleted herein.

101.4 Referenced codes. Shall be deleted in its entirety and amended to read as follows:

101.4 Referenced codes. The other codes listed in Sections 101.4.1 through 101.4.6 and referenced elsewhere in this code shall be considered part of the requirements of this code to the prescribed extent of each reference.

Any references to the ICC Electrical Code shall be deleted and the words "Electrical Code of the Town of Gilbert and amended from time to time by the Town Council" shall be inserted in lieu thereof.

Any references to the International Zoning Code shall be deleted and the words "Unified Land Development Code or Land Development Code, as applicable, of the Town of Gilbert and amended from time to time by the Town Council" shall be inserted in lieu thereof.

Any reference to the International Existing Building Code shall be deleted.

Any references to the International Private Sewage Disposal Code shall be deleted.

Any references to the International Property Maintenance Code shall be deleted.

101.4.1 Electrical. The provisions of the Electrical Code of the Town of Gilbert and amended from time to time by the Town Council, shall apply to the installation of electrical systems, including alterations, repairs, replacement, equipment, appliances, fixtures, fittings and appurtenances thereto.

101.4.2 Gas. The provisions of the Fuel Gas Code of the Town of Gilbert and amended from time to time by the Town Council, shall apply to the installation of gas piping from the point of delivery to the inlet connection of appliances and the installation and operation of residential and commercial gas appliances and related accessories.

101.4.3 Mechanical. The provisions of the Mechanical Code of the Town of Gilbert and amended from time to time by the Town Council, shall apply to the installation, alterations, repairs and replacement of mechanical systems, including equipment, appliances, fixtures, fittings and/or appurtenances, including ventilating, heating, cooling, air conditioning and refrigeration systems, incinerators, and other energy-related systems.

101.4.4 Plumbing. The provisions of the Plumbing Code of the Town of Gilbert and amended from time to time by the Town Council, shall apply to the installation, alterations, repairs and replacement of plumbing systems, including equipment, appliances, fixtures, fittings and appurtenances, and where connected to a water or sewage system.

101.4.5 Fire Prevention. The provisions of the Fire Code of the Town of Gilbert and amended from time to time by the Town Council, shall apply to matters affecting or relating to structures, processes and premises from the hazard of fire or explosion arising from the storage, handling or use of structures, materials or devices; from conditions hazardous to life, property or public welfare in the occupancy of structures or premises; and from the construction, extension, repair, alteration or removal of fire suppression and alarm systems or fire hazards in the structure or on the premises from occupancy or operation.

101.4.6 International Energy Conservation Code. The provisions of the 2006 International Energy Conservation Code shall apply to all matters governing the design and construction of structures regulated by the codes adopted by the Town of Gilbert.

103.3 Deputies. Delete the last sentence.

105.2 Work exempt from permit.

2. amended to read - Fences not over 3 feet (914 mm) high.

11. amended to read - Swings and other playground equipment accessory to detached one- and two-family dwellings or exterior installations.

14. added to read - Re-roofing not requiring a structural change.

15. added to read – Prefabricated non-combustible factory built storage structures not regulated by the Arizona Office of Manufactured Housing, used for the storage of non-hazardous materials provided the floor area does not exceed 160 square feet (11.15m<sup>2</sup>). The structure shall not be served by utilities and shall not be located closer than five (5) feet (1524 mm) to a real or imaginary property line. Only one structure shall be permitted per individual property or leased space.

105.5 Expiration of permit, extensions. Shall be deleted in its entirety and amended to read as follows:

Every permit issued shall become invalid unless substantial work, as determined by the building official, and authorized by such permit is commenced and required inspections are requested by the permittee and approved by the building official within 180 days after its issuance, or if more than 180 days elapses between approval of required inspections. The building official shall be authorized to grant one extension of time for a period not to exceed 180 days. Permits shall not be extended more than once and all requests for extensions shall be in writing. In order to renew action on a permit after expiration, a new full permit fee shall be paid based on the current fee schedule adopted by the Town, except as approved by the building official.

106.1 Submittal documents. Amend the first paragraph to read as follows:

Construction documents and all other supporting documents shall be submitted in the number of sets as required by the Town with each application for permit. The construction documents shall be prepared by an Arizona registered design professional where required by Arizona State Statutes or where required by the building official.

106.3.1 Approval of construction documents. Amend the first sentence to read as follows:

When the building official issues a permit, the construction documents shall be approved in writing or by stamp.

108.2 Schedule of permit fees. Amended by adding as the last sentence to read as follows:

The fees shall be those adopted and amended from time to time by Resolution of the Town Council.

108.4 Work commencing before permit issuance. Amended by adding a sentence to the end of the paragraph to read as follows:

This fee shall be equal to the amount of the permit fee required by this code.

108.7 Reinspections. Adding a new subsection to read as follows:

108.7 Reinspections. A reinspection fee may be assessed for each inspection or reinspection when such portion of work for which inspection is called is not complete or when corrections called for are not made.

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

Reinspection fees may be assessed when the inspection record card is not posted or otherwise available on the work site, the approved plans are not readily available to the inspector, for failure to provide access on the date for which inspection is requested, or for deviating from plans requiring the approval of the building official.

In instances where reinspection fees have been assessed, no additional inspection(s) of the work will be performed until the required fees have been paid in accordance with the reinspection fee policy established by the building official.

110.3 Temporary occupancy. Amended in its entirety and revised to read as follows:

110.3 Temporary occupancy. If the building official finds that no substantial hazard will result from occupancy of any building or portion thereof before the same is completed or before all required on-site and off-site improvements are completed, a Temporary Certificate of Occupancy (TCO) may be issued for the use of a portion or portions of a building or structure prior to the completion of the entire building or structure. The TCO will be issued for a finite period of time, but in no event for more than sixty (60) calendar days. The TCO may be renewed if satisfactory progress has been made toward completion of outstanding items. The length of any renewal period will be determined at the sole discretion of the building official based on the amount of work remaining, but the extension shall not exceed sixty (60) additional days.

If the TCO and any extensions expire without completion of all outstanding items, the matter will be referred to Code Compliance for enforcement.

Upon satisfaction of the outstanding items on the TCO, a Certificate of Occupancy will be issued.

112.1 General. Amended in its entirety and revised to read as follows:

112.1 General. In order to hear and decide appeals of orders, decisions, determinations made by the Building Official or the Fire Chief relative to the application and

interpretation of the Building and Construction Regulations Code of the Town of Gilbert and amendments thereto, (hereinafter this "Code") or suitability of alternate materials and types of construction, there shall be and is hereby created a Building and Construction Regulations Code Board of Appeals consisting of five (5) members who are qualified by experience and training to pass on matters governed by this Code, and who are not employees of the Town. The Building Official and Fire Chief shall be ex officio members of and shall act as co-secretaries to said Board and shall have no vote on any matters before the Board. The Board of Appeals shall be appointed by the Council and shall hold office at its pleasure. The Board shall adopt rules of procedure for conducting its business and shall render decisions and findings in writing to the appellant with a duplicate copy to the Building Official and the Fire Chief.

112.2 Limitations on authority. Shall be amended by revising the last sentence of the section to read as follows:

The Board of Appeals shall have no authority relative to interpretations of the administrative provisions of the codes nor shall the Board be empowered to waive requirements of the code.

112.3 Qualifications. Deleted in its entirety.

113.1 Unlawful acts. Amended to read as follows:

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 any code referenced herein, or cause, or allow same to be done, in conflict with or in violation of any of the provisions of this code.

B. The International Building Code, 2006 Edition, Chapter 3, USE AND OCCUPANCY CLASSIFICATION is hereby amended as follows:

305.2 Day care. Shall be amended by adding an exception to read as follows:

EXCEPTION:

A child care facility shall be classified as a Group R-3 if all of the following are true:

A. The facility that provides care for at least six (6) and not more than ten (10) children for less than 24 hours per day; and

B. The rooms in which children are cared for are located on the same level as exit discharge; and

C. Each child care room has an exit door directly to the exterior.

308.2 Group I-1. Amended in its entirety and revised to read as follows:

This occupancy shall include buildings, structures or parts thereof housing more than 10 persons, on a 24-hour basis, who because of age, mental disability or other reasons, live in a residential environment that provides supervisory care services. The occupants are

capable of responding to an emergency situation without physical assistance from staff. This group shall include, but not be limited to, the following:

- Residential board and care facilities
- Assisted living centers
- Halfway houses
- Group homes
- Congregate care facilities
- Social rehabilitation facilities
- Alcohol and drug abuse centers
- Convalescent facilities

A facility such as the above with 10 or fewer persons shall be classified as a Group R-4 Condition 1 or shall comply with the International Residential Code in accordance with Section 101.2 where the building is in compliance with Section 421 of this code.

308.3 Group I-2. Amended in its entirety and revised to read as follows:

This occupancy shall include buildings and structures used for medical, surgical, psychiatric, nursing, custodial, personal, or directed care on a 24-hour basis of more than five persons who are not capable of self-preservation by responding to an emergency situation without physical assistance from staff. This group shall include, but not be limited to, the following:

- Hospitals
- Nursing Homes (both intermediate-care facilities and skilled nursing facilities)
- Mental hospitals
- Detoxification facilities

This occupancy shall also include buildings and structures used for assisted living homes providing supervisory, personal, or directed care on a 24-hour basis of more than ten persons who are not capable of self-preservation by responding to an emergency situation without physical assistance from staff. A facility such as the above with ten or fewer persons shall be classified as R-4 Condition 2.

A facility such as the above with five or fewer persons shall be classified as Group R-3 or shall comply with the International Residential Code in accordance with Section 101.2.

308.5.2 Child care facility. Shall be amended by adding a new exception and re-numbering existing exception to read as follows:

Exception 1:

A child care facility shall be classified as Group E if all of the following are true:

- A. The facility provides care for more than ten (10) but no more than 100 children who are 2 ½ years or less of age; and
- B. The rooms where such children are cared for are located on the level of exit discharge; and

C. Each child care room has an exit door directly to the exterior.

Exception 2:

A child care facility shall be classified as Group R-3 if all of the following are true:

- A. The facility provides care for at least six (6) but not more than ten (10) children of any age for less than 24 hours a day; and
- B. The rooms where the children are cared for are located on the level of exit discharge; and
- C. Each of these child care rooms has an exit door directly to the exterior.

310.1 Residential Group "R". R-3 and R-4 shall be deleted in their entirety and revised to read as follows:

R-3 Residential occupancies where the occupants are primarily permanent in nature and not classified as R-1, R-2 or I and where buildings do not contain more than two dwelling units, or adult and child care facilities that provide accommodations for five or fewer persons of any age.

R-4 Residential occupancies shall include buildings arranged for occupancy as residential care/assisted/group living homes with more than five but not more than 10 occupants, excluding staff.

310.1.1 Condition 1. This occupancy condition shall include facilities licensed to provide supervisory care services, in which occupants are capable of self-preservation by responding to an emergency situation without physical assistance from staff. Condition 1 facilities housing more than 10 persons shall be classified as a Group I-1.

310.1.2 Condition 2. This occupancy condition shall include facilities licensed to provide personal or directed care services, in which occupants are incapable of self-preservation by responding to an emergency without physical assistance from staff. Condition 2 facilities housing more than 10 persons shall be classified as Group I-2.

R-4 occupancies shall meet the requirements for construction as defined in Group R-3 except as otherwise provided for in this code and Section 421 or shall comply with the International Residential Code in accordance with section 101.2 where the building is in compliance with Section 419 of this code

310.2 Definitions. Shall be deleted in its entirety and revised to read as follows:

**BOARDING HOUSE.** A building arranged or used for lodging for compensation, with or without meals, and not occupied as a single-family unit.

**CONGREGATE LIVING FACILITIES.** A building or part thereof that contains sleeping units where residents share bathroom and/or kitchen facilities.

**DORMITORY.** A space in a building where group sleeping accommodations are provided in one room, or in a series of closely associated rooms, for persons not members of the same family group, under joint occupancy and single management, as in college dormitories or fraternity houses.

DWELLING UNIT. A single unit providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation.

DIRECTED CARE SERVICE. Care of residents, including personal care services, who are incapable of recognizing danger, summoning assistance, expressing need, or making basic care decisions.

PERSONAL CARE SERVICE. Assistance with activities of daily living that can be performed by persons without professional skills or professional training and includes the coordination or provision of intermittent nursing services and the administration of medications and treatments.

RESIDENTIAL CARE/ASSISTED LIVING HOME. A building or part thereof housing a maximum of 10 persons, excluding staff, on a 24-hour basis, who because of age, mental disability or other reasons, live in a supervised residential environment which provides supervisory, personal, or directed services. This classification shall include, but not be limited to, the following: residential board and care facilities, assisted living homes, halfway houses, group homes, congregate care facilities, social rehabilitation facilities, alcohol and drug abuse centers and convalescent facilities.

SUPERVISORY CARE SERVICE. General supervision, including daily awareness of resident functioning and continuing needs.

TRANSIENT. Occupancy of a dwelling unit or sleeping unit for not more than 30 days.

- C. The International Building Code, 2006 Edition, Chapter 4 is amended by adding a section 421 Residential Care/Assisted Living Homes to read as follows:

#### 421 Residential Care/Assisted/ Group Living Homes

421.1 Applicability. The provisions of this section shall apply to a building or part thereof housing with more than five but not more than 10 occupants, excluding staff, on a 24-hour basis, who because of age, mental disability or other reasons, live in a supervised residential environment which provides licensed care services. Except as specifically required by this division, R-4 occupancies shall meet all applicable provisions of Group R-3.

421.2 General. Buildings or portions of buildings classified as R-4 occupancies shall meet all the applicable provisions of Group R-3, may be constructed of any materials allowed by this code, shall not exceed two stories in height nor be located above the second story in any building, and shall not exceed 2000 square feet above the first story except as provided in Section 506.

421.3 Special Provisions. R-4 occupancies having more than 2000 square feet of floor area above the first floor shall be of not less than one-hour fire resistive construction throughout.

421.3.1 Mixed Uses. R-4 occupancies shall be separated from other uses as provided in Section 508.3.3 and Table 508.3.3.

#### 421.4 Access and Means of Egress Facilities

421.4.1 Accessibility. R-4 occupancies shall be provided with at least one accessible route per the Arizonans with Disabilities Act. Sleeping rooms and associated toilets shall be accessible.

Exception: Existing buildings shall comply with Section 3409. Bathing and toilet facilities need not be made accessible, but shall be provided with grab bars in accordance with ADAAG.

#### 421.4.2 Exits

421.4.2.1 Number of Exits. Every story, basement, or portion thereof shall have not less than two exits as provided in Chapter 10.

Exception: Basements and stories above the first floor containing no sleeping rooms or common use areas and provided for staff use only may have one means of egress as provided in Chapter 10.

421.4.2.2 Travel Distance to Exits. The maximum travel distance shall comply with Section 1016, except that the maximum travel distance from any point in a sleeping room to an exit shall not exceed 75 feet.

421.4.2.3 Emergency Exit Illumination. In the event of a power failure, exit illumination shall be automatically provided from an emergency system powered by storage batteries or an onsite generator set installed in accordance with the Electric Code.

421.4.2.4 Exit Signs. Exit signs shall be provided in compliance with section 1011.

421.4.2.5 Emergency Escape and Rescue. R-4 occupancies shall comply with the requirements of Section 1026, except that Exception 1 to Section 1026.1 does not apply to R-4 occupancies.

421.4.2.6 Delayed Egress Locks. In R-4 occupancies delayed egress locks shall be permitted in accordance with section 1008.1.3.4, items 1, 2, 4, 5 and 6 and section 1008.1.8.6.

#### 421.5.1 Smoke Detectors and Sprinkler Systems

421.5.1 Smoke Alarms. All habitable rooms and hallways in R-4 occupancies shall be provided with smoke alarms installed in accordance with Section 907.2.10

421.5.2 Sprinkler Systems. R-4 occupancies shall be provided with a sprinkler system installed in accordance with Fire Code. Sprinkler systems installed under this Section shall be installed throughout including attached garages. Such systems may not contain unsupervised valves between the domestic water riser control valve and the

sprinklers. Such systems shall contain water-flow switches electrically supervised by an approved supervising station, and shall sound an audible and visual signal at a constantly attended location and exterior of the dwelling face a public way.

- D. The International Building Code, 2006 Edition, Chapter 5, GENERAL BUILDING HEIGHTS AND AREAS, is hereby amended as follows:

507.1 General. Amended by adding a new paragraph to read as follows:

With the building official's approval, a Building Code Compliance Covenant and Reciprocal Easement agreement may be used as an alternate method of compliance with building code property line requirements where a single development such as a shopping center is divided by lot or tract lines for financial purposes while the whole development is built and functions like one building on one undivided lot.

- E. The International Building Code, 2006 Edition, Chapter 9, FIRE PROTECTION SYSTEMS, is hereby amended as follows:

901.1 Scope. Amended to read as follows:

Wherever the words “building official or fire chief” appear in Sections 901 through 912 they shall be understood to mean that either the building official or fire chief shall be the authority having jurisdictions. Code sections preceded by [F] shall be considered to be maintained and administered under the International Fire Code. Where there is a conflict regarding fire protection systems between this code and the Fire Code, the most restrictive requirement shall prevail.

901.5 Acceptance tests. Amended by deleting the last sentence and inserting the following:

It shall be unlawful to allow use, or use any, to allow any occupancy or occupy, or to allow to be furnished or stocked, or to furnish or stock any portion of a structure until the fire protection systems of the structure have been tested and approved, and authorization provided by the fire code official to do same.

901.6 Supervisory service. Amending exception 1 to read as follows:

1. A supervising station is not required for automatic sprinkler systems protecting one- and two-family dwellings classified as Group R-3.

903 AUTOMATIC SPRINKLER SYSTEMS. Is hereby deleted in its entirety and amended to read as follows:

903.1 Automatic sprinkler systems. Automatic sprinkler systems shall be provided and installed in accordance with the Fire Code adopted by the Town of Gilbert. References throughout this code or any other codes adopted by the Town that require, permit or allow increases in area, height or number of stories shall continue to be required, permitted or allowed.

904 ALTERNATIVE AUTOMATIC FIRE-EXTINGUISHING SYSTEMS. Is hereby deleted in its entirety and amended to read as follows:

904.1 Alternative automatic fire-extinguishing systems. Alternative automatic fire-extinguishing systems shall be provided and installed in accordance with the Fire Code adopted by the Town of Gilbert. References throughout this code or any other codes adopted by the Town that require, permit or allow alternate automatic fire-extinguishing systems shall continue to be required, permitted or allowed.

905 STANDPIPE SYSTEMS. Is hereby deleted in its entirety and amended to read as follows:

905.1 Standpipe systems. Standpipe systems shall be provided and installed in accordance with the Fire Code adopted by the Town of Gilbert. References throughout this code or any other codes adopted by the Town that require, permit or allow standpipe systems shall continue to be required, permitted or allowed.

906 PORTABLE FIRE EXTINGUISHERS. Is hereby deleted in its entirety and amended to read as follows:

906.1 Portable fire extinguishers. Portable fire extinguishers shall be provided and installed in accordance with the Fire Code adopted by the Town of Gilbert. References throughout this code or any other codes adopted by the Town that require, permit or allow portable fire extinguishers shall continue to be required, permitted or allowed.

907 FIRE ALARM AND DETECTION SYSTEMS. Is hereby deleted in its entirety and amended to read as follows:

907.1 Fire alarm and detection systems. Fire alarm and detection systems shall be provided and installed in accordance with the Fire Code adopted by the Town of Gilbert. References throughout this code or any other codes adopted by the Town that require, permit or allow fire alarm and detection systems shall continue to be required, permitted or allowed.

908 EMERGENCY ALARM SYSTEMS. Is hereby deleted in its entirety and amended to read as follows:

908.1 Emergency alarm systems. Emergency alarm systems shall be provided and installed in accordance with the Fire Code adopted by the Town of Gilbert. References throughout this code or any other codes adopted by the Town that require, permit or allow emergency alarm systems shall continue to be required, permitted or allowed.

F. The International Building Code, 2006 Edition, Chapter 10, MEANS OF EGRESS, is hereby amended as follows:

1001.1 General. Is amended by adding the following paragraph at the end of the section to read as follows:

Any reference to accessibility requirements for physically disabled persons or to IBC Chapter 11 shall be deemed to reference the accessibility requirements adopted by the Town as part of the Building and Construction Regulations Code - 2008 Edition Section 10-39.

1008.1.8.3. Locks and latches. Is amended by revising sub item 2.2 of item 2 to read as follows:

2.2. A readily visible durable sign is posed on the egress side on or adjacent to the door stating: THIS DOOR IS TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED, or THIS DOOR MUST REMAIN UNLOCKED DURING BUSINESS HOURS. The sign shall be in letters 1 inch (25.4 mm) high on a contrasting background.

SECTION 1011 EXIT SIGNS Shall be amended by adding two new sub-section to read as follows:

(F)1011.6 No exit signage. Any door, passage, or stairway that is neither an exit nor a way of exit access and that is located or arranged so that it is likely to be mistaken for an exit shall be identified by a sign that reads NO EXIT. The NO EXIT sign shall consist of letters having a principal stroke of not less than 0.75 inch (19.1mm) wide and at least 6 inches (152mm) high on a contrasting background.

(F)1011.7 Floor-level Exit Signs. When exit signs are required by Section 1011, additional approved low-level exit signs which are internally or externally illuminated, photo luminescent or self-luminous, shall be provided in all interior corridors serving guest rooms in Group R-1 occupancies. The bottom of the sign shall not be less than 6 inches (152mm) or more than 8 inches (203mm) above the floor level. For exit doors, the sign shall be on the door or adjacent to the door with the closest edge of the sign within 4 inches (102mm) of the door frame.

G. The International Building Code, 2006 Edition, Chapter 11, ACCESSIBILITY is hereby deleted in its entirety and replaced with the following:

## CHAPTER 11 – ACCESSIBILITY

### SECTION 1101 – GENERAL

1101.1 Scope. Any reference to accessibility requirements for physically disabled persons or to IBC Chapter 11 shall be deemed to reference the accessibility requirements adopted by the Town as part of the Building and Construction Regulations Code - 2008 Edition Section 10-39.

H. The International Building Code, 2006 Edition, Chapter 16, STRUCTURAL DESIGN is hereby amended as follows:

Table 1607.1 MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS AND MINIMUM CONCENTRATED LIVE LOADS. Shall be amended by revising item number 28. Residential One- and two-family dwellings, by deleting footnote (i) from Uninhabitable attics without storage and Uninhabitable attics with limited storage, and increasing the uniform load for Habitable attics and sleeping rooms to 40 psf to read as follows:

OCCUPANCY OR USE	UNIFORM (psf)	CONCENTRATED (lbs.)
28. Residential One- and two-family dwellings  Habitable attics and sleeping areas  (no other changes in item 28)	40	

1609.1.1 Determination of wind loads. Is amended by revising the first paragraph and adding an exception 5 to read as follows:

Wind loads on every building or structure shall be determined in accordance with Chapter 6 of ASCE 7-05 and the amendments to Section 1609. The type of opening protection required, the basic wind speed and the exposure category for a site is permitted to be determined in accordance with Section 1609 or ASCE 7-05 and as amended in Section 1609. Wind shall be assumed to come from any horizontal direction and wind pressures shall be assumed to act normal to the surface considered.

Exceptions:

5. For design wind loads on solid freestanding walls and solid signs per ASCE 7-05, section 6.5.14, figure 6-20 of ASCE 7-02 may be used.

1609.4 Exposure category. Is amended by adding a sentence to the end of the paragraph and an exception to read as follows:

For each wind direction considered, an exposure category that adequately reflects the characteristics of ground surface irregularities shall be determined for the site at which the building or structure is to be constructed. Account shall be taken of variations in ground surface roughness that arise from natural topography and vegetation as well as from constructed features. The minimum exposure category shall be Exposure C.

Exception:

Group R-3 occupancy and their associated accessory structures any of which are three stories or less in height may be design to Exposure B where otherwise permitted.

1612.3 Establishment of flood hazard areas. Shall be deleted in its entirety.

I. The International Building Code, 2006 Edition, Chapter 17, STRUCTURAL TESTS AND SPECIAL INSPECTIONS is hereby amended as follows:

1704.1 General. Shall be amended by deleting Exception 3 in its entirety.

J. The International Building Code, 2006 Edition, Chapter 18, SOILS AND FOUNDATIONS is hereby amended as follows:

1805.2 Depth of footings. Is amended to read as follows:

The minimum depth of footings below the undisturbed ground surface shall be 18 inches (457 mm). Where applicable, the depth of footings shall also conform to Sections 1805.2.1 through 1805.2.3.

K. The International Building Code, 2006 Edition, Chapter 22, STEEL is hereby amended as follows:

2208.1 Storage Racks. Is amended by adding a second paragraph to read as follows:

All racking systems specified in this section shall be required to be secured or anchored in place when in use or permanently installed. The design of such securement or anchorage shall be designed by a registered design professional.

L. The International Building Code, 2006 Edition, Chapter 29, PLUMBING SYSTEMS is hereby amended as follows:

Table [P] 2902.1. Is amended as follows by adding footnote e. applicable to the entire table to read as follows:

e. The number of fixtures required shall be as stated unless rational submitted by the permit applicant and approved by the building official indicates a different requirement. A minimum of one unisex restroom shall be provided.

M. The International Building Code, 2006 Edition, Chapter 30, ELEVATORS AND CONVEYING SYSTEMS is hereby amended as follows:

3006.6 Plumbing systems. Shall be amended by adding a second sentence at the end of the subsection to read as follows:

Hydraulic fluids contained in pits or sumps and pumps are required by any federal, state or local jurisdiction shall be conveyed through a sand/oil interceptor to the sanitary sewer or shall be collected in tanks or drums sized to capture three times the volume of the hydraulic system.

N. The International Building Code, 2006 Edition, Chapter 31, SPECIAL CONSTRUCTION, is hereby amended as follows:

SECTION 3109 SWIMMING POOL ENCLOSURES AND SAFETY DEVICES Shall be deleted in its entirety.

O. The International Building Code, 2006 Edition, Chapter 34, EXISTING STRUCTURES, is hereby amended as follows:

SECTION 3409 ACCESSIBILITY FOR EXISTING BUILDINGS Shall be deleted in its entirety.

3410.2 Applicability. Insert the date 9-8-58 in the first sentence.

- P. The International Building Code, 2006 Edition, APPENDIX A, EMPLOYEE QUALIFICATIONS, is hereby deleted in its entirety.
- Q. The International Building Code, 2006 Edition, APPENDIX B, BOARD OF APPEALS, is hereby deleted in its entirety.
- R. The International Building Code, 2006 Edition, APPENDIX C, GROUP U-AGRICULTURAL BUILDINGS, is hereby amended to read as follows:  
  
C102.2 One-story unlimited area. Is amended by to read as follows:  
  
The area of a one-story Group U agricultural building shall not be limited if the building is surrounded and adjoined by public ways or yards not less than 60 feet (18 288 mm) in width and is provided with an approved automatic sprinkler system throughout in accordance with Section 903.3.1.1.
- S. The International Building Code, 2006 Edition, APPENDIX D, FIRE DISTRICTS, is hereby deleted in its entirety.
- T. The International Building Code, 2006 Edition, APPENDIX E, SUPPLEMENTARY ACCESSIBILITY REQUIREMENTS, is hereby deleted in its entirety.
- U. The International Building Code, 2006 Edition, APPENDIX F, RODENT PROOFING, is hereby deleted in its entirety.
- V. The International Building Code, 2006 Edition, APPENDIX G, FLOOD - RESISTANT CONSTRUCTION, is hereby deleted in its entirety.
- W. The International Building Code, 2006 Edition, APPENDIX H, SIGNS, is hereby deleted in its entirety.
- X. The International Building Code, 2006 Edition, APPENDIX J, GRADING, is hereby deleted in its entirety.
- Y. The International Building Code, 2006 Edition, APPENDIX K, ICC ELECTRICAL CODE, is hereby deleted in its entirety.

Sub Sec. 10-31-5 Amendments to International Residential Code

- A. The International Residential Code, 2006 Edition, Chapter 1, ADMINISTRATION, is hereby amended as follows:  
  
R101.1 Title. Insert the words "Town of Gilbert" as the name of jurisdiction.  
  
R102.4. Referenced codes and standards. Is hereby amended by adding the following sentence after the first paragraph and before the exception.

See also amendments to International Building Code 2006 edition section 101.4 Referenced Codes.

R105.2 Work exempt from permit. Is amended by revising item 2 to read as follows:

Building:

2. Fences not over three feet (914 mm) high.

R108.2 Schedule of permit fees. Amended by adding:

The fees shall be those adopted and amended from time to time by Resolution of the Town of Council.

R109.1.2 Shall be amended to read as follows:

R109.1.2 Plumbing, mechanical, gas and electrical systems inspections. Rough inspection of plumbing, mechanical, gas and electrical systems shall be made prior to covering or concealment and before fixtures or appliances are set or installed.

R109.1.4 Shall be amended to read as follows:

R109.1.4 Frame and masonry inspection. Inspection of framing and masonry construction shall be made after the roof, masonry, all framing, firestopping, draftstopping and bracing are in place and after the rough plumbing, mechanical and electrical are complete.

R112 BOARD OF APPEALS. Shall be deleted in its entirety and revised to read as follows:

R112. BOARD OF APPEALS.

R112.1 General. Refer to Building Code. IBC Section 112.

R113 VIOLATIONS. Shall be amended to read as follows:

R113.1 Unlawful acts. Shall be amended to read as follows:

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 any code referenced herein, or cause, or allow same to be done, in conflict with or in violation of any of the provisions of this code.

R115 UNSAFE STRUCTURES. Amended by adding a new section R115 to read as follows:

R115. UNSAFE STRUCTURES AND EQUIPMENT.

R115.1 General. Refer to Building Code, IBC Section 115.

B. The International Residential Code, 2006 Edition, Chapter 3, BUILDING PLANNING, shall be amended as follows:

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

Ground Snow Load: N/A  
Wind speed: 90 mph, Exposure B, 3 second gust  
Seismic Design Category: B  
Weathering: NEGLIGIBLE  
Frost Line Depth: 12"  
Termite: MODERATE TO HEAVY  
Decay: NONE TO SLIGHT  
Winter Design Temperature: 34 degrees F  
Ice Shield Under-Layment Required: N/A  
Flood Hazards: (a) January 16, 1980, (b) July 19, 2001  
Air Freezing Index: 0  
Mean Annual Temp.: 0

Table 301.5 MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS. Shall be amended by revising by deleting footnote (b) in its entirety and increasing the LIVE LOAD for Sleeping rooms to 40 psf to read as follows:

TABLE R301.5  
MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS  
(In pounds per square foot)

USE	LIVE LOAD
Sleeping rooms	40

R302.1 Exterior Walls. Shall be amended by adding two additional exceptions numbered 4 and 5 to read as follows:

4. The building official may review requests to complete construction to the 2003 IRC or transition to the 2006 IRC for production home subdivisions nearing buildout.
5. With approval of the building official a maximum 24 inch (305 mm) unrated projection is permitted where an automatic fire sprinkler system complying with NFPA 13D is installed throughout one- and two-family dwellings and no attic vent openings occur in the wall where the provisions of the code would require projections to be rated as measured from the line/location used to establish fire separation distance.

R305.1 Minimum height. Shall be amended by deleting the first sentence and revising it to read as follows:

Habitable rooms shall have a ceiling height of 7 feet 6 inches (2286 mm). Hallways, corridors, bathrooms, toilet rooms, laundry rooms and basements shall have a ceiling height of not less than 7 feet (2134 mm).

R309.1 Opening protection. Shall be amended by adding to the end of this subsection:

Doors providing opening protection shall be maintained self-closing and self-latching.

R309.2 Separation required. Shall be amended by adding to the end of the subsection:

In buildings protected with an automatic fire sprinkler system, including the private garage, the separation shall be permitted to be limited to a minimum  $\frac{1}{2}$ -inch (12.7 mm) gypsum board applied to the garage side.

C. The International Residential Code, 2006 Edition, Chapter 4, FOUNDATIONS, shall be amended as follows:

R401.3 Drainage. Is amended by adding a new exception 2 to read as follows and re-numbering existing exception as exception 1:

Exception:

1. (text unchanged)
2. Where drainage design is part of an overall subdivision design prepared by a registered professional engineer in conformance to acceptable design standards.

D. The International Residential Code, 2006 Edition, Chapter 9, ROOF ASSEMBLIES, shall be amended as follows:

R903.2 Flashing. Shall be amended by adding a new section to read as follows:

R903.2.2 Crickets and Saddles. A cricket or saddle shall be installed on the ridge side of any chimney greater than 30" wide. Cricket or saddle coverings shall be of sheet metal or of the same material as the roof covering.

R905.2.8 Flashing. Shall be amended by adding a new section to read as follows:

R905.2.8.6 Drip edge. Provide drip edge at eaves and gables of shingle roofs. Overlap to be a minimum of 2 inches (51 mm). Eave drip shall extend below the sheathing and extend back on the roof a minimum of 2 inches (51 mm). Drip edge shall be mechanically fastened a maximum of 12 inches (305 mm) on center.

E. The International Residential Code, 2006 Edition, Chapter 11, ENERGY EFFICIENCY, shall be amended as follows:

N1101.2 Compliance. Shall be amended by adding a new section after the first sentence to read as follows:

Field verification/inspection shall be the responsibility of the owner/builder.

N1103.2.1 Insulation. Shall be amended by adding a new exception 2 to read as follows and re-numbering existing exception as exception 1:

Exception:

1. (text unchanged)
2. The use of Table N1103.2.1

TABLE N1103.2.1  
**Trade-off Options for R-8 Duct Insulation**  
**AC, Insulation and Fenestration Requirements by Component** <sup>(a)</sup>

Climate Zone 2	SEER Rating	Duct Insulation (R-Value)		Fenestration (c)		Insulation R-Value	
		Unconditioned Space	Floor Trusses (d)	U Factor	SHGC	Wall Cavity	Ceiling
IECC (b) Requirement	13	8	6	.75	.40	13	30
Option A	14	6	6	.75	.40	13	30
Option B	13	6	6	.64	.35	13	30
Option C	13	6	6	.75	.40	19	30
Option D	<b>National energy efficiency programs such as Energy Star, Energy Star Plus, Engineered for Life. And Environments for Living, shall be deemed as meeting the requirements for energy compliance. Other methods shall be approved by the Building Official through modification, as stated in Section 404.4 of the 2004 IECC.</b>						
Option E	13	6	6	<b>Any other combination of fenestration and insulation R-Values where the annual energy cost is less than or equal to the annual energy cost of the IECC Requirement. (See IECC Section 404)</b>			

- a. R-values are minimums. U-factors and SHGC are maximums. R-19 shall be permitted to be compressed into a 2x6 cavity.
- b. From Table 402.1 in the 2004 IECC Supplement and Table 402.1.1 in the 2006 IECC.
- c. The fenestration U-factor column includes skylights. The SHGC column applies to all glazed fenestration.
- d. Per the Exception to 403.2.1 uninsulated ducts are permitted when they are located completely inside the building envelope.

F. The International Residential Code, 2006 Edition, Chapter 13, GENERAL MECHANICAL SYSTEM REQUIREMENTS, shall be amended to read as follows:

M1307 APPLIANCE INSTALLATION. Shall be amended by adding new subsection M1307.6 Liquefied petroleum appliances to read as follows:

1307.6 Liquefied petroleum gas appliances. LPG appliances shall not be installed in an attic, pit or other location that would cause a ponding or retention of gas.

G. The International Residential Code, 2006 Edition, Chapter 17, COMBUSTION AIR, shall be amended as follows:

M1703.2 Two openings or ducts. Shall be deleted in its entirety and revised to read as follows:

M1703.2 Two openings or ducts. Outside combustion air shall be supplied through openings or ducts, as illustrated in Figures M1703.2(1), M1703.2(2), M1703.2(3) and M1703.2(4). One opening shall be within 12 inches (305mm) of the top of the enclosure, and one within 12 inches (305mm) of the bottom of the enclosure. For LPG appliances, any duct serving the lower opening shall be at the floor level and slope to the outdoors without traps or pockets. Openings are permitted to connect to spaces directly communicating with the outdoors, such as ventilated crawl spaces or ventilated attic spaces. The same duct or opening shall not serve both combustion air openings. The duct serving the upper opening shall be level or extend upward from the appliance.

H. The International Residential Code, 2006 Edition, Chapter 24, FUEL GAS, shall be amended as follows:

G2406.2 (303.3) Prohibited locations. Shall be amended by adding item 6 to read as follows:

6. Liquefied Petroleum Gas Appliances. LPG appliances shall not be installed in an attic, pit or other location that would cause a ponding or retention of gas.

G2415.6 (404.6) Piping in solid floors. Shall be amended by adding a new sentence after the last sentence of the subsection to read as follows:

These installations shall be limited to the use of corrugated stainless steel tubing installed without joints.

G2415.9 (404.9) Minimum burial depth. Shall be deleted in its entirety and revised to read as follows:

Underground piping systems shall be installed a minimum depth of 12 inches (305 mm) below grade for metal piping and 18 inches (457 mm) for plastic piping.

G2415.14.3 (404.14.3) Tracer. Shall be amended to read as follows:

An insulated copper tracer wire or other approved conductor shall be installed adjacent to underground nonmetallic piping. Access shall be provided to the tracer wire or the wire shall terminate above ground at each end of the nonmetallic piping. The tracer wire shall be not less than 18 AWG.

G2417.4 (406.4) Test pressure measurement. Shall be amended to read as follows and subsections G2417.4.1 (406.4.1) and G2417.4.2 (406.4.2) shall be deleted in their entirety:

This inspection shall be made after all piping authorized by the permit has been installed and prior to concealment. An additional inspection is required after all portions thereof which are to be covered or concealed are so concealed and before any fixtures or appliances have been attached thereto. This inspection shall include an air, Co<sub>2</sub> or nitrogen pressure test, at which time the gas piping shall stand a pressure of not less than ten (10) pounds per square inch (68.9 kPa) gauge pressure, or at the discretion of the Administrative Authority, the piping and valves may be tested at a pressure of at

least six (6) inches (152.4mm) of mercury, measured with a manometer or slope gauge. Test pressures shall be held for a length of time satisfactory to the Administrative Authority, but in no case for less than fifteen (15) minutes, with no perceptible drop in pressure. For welded piping, and piping carrying gas at pressures in excess of fourteen (14) inches (0.4m) water column pressure, the test pressure shall not be less than sixty (60) pounds per square inch (413.4 kPa) and shall be continued for a length of time satisfactory to the Administrative Authority, but in no case for less than thirty (30) minutes. These tests shall be made using air, Co2, or nitrogen pressure only and shall be made in the presence of the Administrative Authority. All necessary apparatus for conducting tests shall be furnished by the permit holder.

- I. The International Residential Code, 2006 Edition, Chapter 28, WATER HEATERS, shall be amended as follows:

P2801.5.2 Pan drain termination. Shall be amended by adding an exception to read as follows:

Exception:

Where structural conditions do not permit extending the drain to the exterior the drain may extend to and terminate not less than 6 inches (152 mm) and not more than 24 inches (610 mm) above the adjacent garage floor surface sloped to drain to the exterior.

P2803.6.1 Requirements for discharge pipe. Shall be amended by deleting item number 2 and revising items number 5 and 10 to read as follows:

5. Discharge to an indirect waste receptor or to the outdoors.

10. Shall terminate not less than 6 inches (152 mm) and not more than 24 inches (610 mm) above the adjacent ground surface.

- J. The International Residential Code, 2006 Edition, Chapter 35, SERVICES, shall be amended to read as follows:

Table E3503.1. Service conductor and grounding electrode conductor sizing. Shall be amended by deleting the allowable ampacity column and adding two new columns titled service or feeder rating (amperes) to read as follows:

CONDUCTOR TYPES AND SIZES-THHW,THW,THWN,USE,XHHW (Parallel sets of 1/0 and larger conductors are permitted in either a single raceway or in separate raceways)		Service or Feeder Rating (Amperes)	
Copper (AWG)	Aluminum and copper-clad aluminum (AWG)	≤30°C (86°F)	> 30°C (86°F)
4	2	100	
3	1	110	
2	1/0	125	100
1	2/0	150	125

1/0	3/0	175	150
2/0	4/0 or two sets of 1/0	200	175
3/0	250 kcmil or two sets of 2/0	225	200
4/0 or two sets of 1/0	300kcmil or two sets of 3/0	250	225
250 kcmil or two sets of 2/0	350 kcmil or two sets of 4/0	300	250
350 kcmil or two sets of 3/0	500 or two sets of 250 kcmil	350	300
400 kcmil or two sets of 4/0	600 or two sets of 300 kcmil	400	350
500 kcmil	750 kcmil		400

(Minimum grounding electrode conductor size and footnotes to remain)

K. The International Residential Code, 2006 Edition, Chapter 38, POWER AND LIGHTING DISTRIBUTION, shall be as follows:

E3802.7 Bar sink receptacles. Shall be deleted in its entirety and revised to read as follows:

Sink, wash basin, tub, or shower receptacles. All 125-volt, single phase, 15- and 20- ampere convenience receptacles that are located within 6 feet (1829 mm) of an outside edge of any sink, wash basin, tub or shower shall have ground-fault circuit-interrupter protection for personnel. Receptacle outlets shall not be installed in a face-up position in the work surfaces or countertops.

E3808.8 Types of equipment grounding conductors. Shall be amended by revising items 2. and 3. to read as follows and by deleting items 4. and 5. in their entirety.

2. Threaded rigid metal conduit and fittings.
3. Threaded intermediate metal conduit and fittings.

L. The International Residential Code, 2006 Edition, APPENDIX E, MANUFACTURED HOUSING USED AS DWELLINGS, is hereby deleted in its entirety.

M. The International Residential Code, 2006 Edition, APPENDIX F, RADON CONTROL METHODS, is hereby deleted in its entirety.

N. The International Residential Code, 2006 Edition, APPENDIX G, SWIMMING POOLS, SPAS AND HOT TUBS, is hereby deleted in its entirety.

- O. The International Residential Code, 2006 Edition, APPENDIX I, PRIVATE SEWAGE DISPOSAL, is hereby deleted in its entirety.
- P. The International Residential Code, 2006 Edition, APPENDIX J, EXISTING BUILDINGS AND STRUCTURES, is hereby deleted in its entirety.
- Q. The International Residential Code, 2006 Edition, APPENDIX L, PERMIT FEES, is hereby deleted in its entirety.
- R. The International Residential Code, 2006 Edition, APPENDIX M, HOME DAY CARE – R-3 OCCUPANCY, is hereby deleted in its entirety.
- S. The International Residential Code, 2006 Edition, APPENDIX O, GRAY WATER RECYCLING SYSTEMS, is hereby deleted in its entirety.
- T. The International Residential Code, 2006 Edition, APPENDIX P, SPRINKLING, is hereby deleted in its entirety.

Section 10-32 ELECTRICAL CODE

- Sub Sec. 10-32-1 Adoption of Electrical Code
- Sub Sec. 10-32-2 Permits Required; Exemptions
- Sub Sec. 10-32-3 Authority to Disconnect Utilities
- Sub Sec. 10-32-4 Authority to Condemn Building Service Equipment
- Sub Sec. 10-32-5 Connection After Order to Disconnect
- Sub Sec. 10-32-6 Connection Approval; Energy Connection; Temporary Connections
- Sub Sec. 10-32-7 Applicability of Certain Provisions of the International Building Code
- Sub Sec. 10-32-8 National Electrical Code Amendments
- Sub Sec. 10-32-9 National Electrical Code Fees

Sub Sec. 10-32-1 Adoption of Electrical Code

That certain document, three (3) copies each of which are on file in the Office of the Town Clerk, being marked and designated as the “National Electrical Code, 2005 Edition” published by the National Fire Protection Association, together with all appendices thereto be and the same are hereby adopted as the Electrical Code of the Town, 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 Section.

Sub Sec. 10-32-2 Permits Required; Exemptions

- A. It shall be unlawful for any person, firm or corporation to make any installation, alteration, repair, replacement or remodel any electrical system regulated by the National Electrical Code in effect at this time or cause the same to be done without first obtaining a separate permit for each separate building, structure or installation.
- B. Exemptions: An electrical permit will not be required for the following:

1. Portable motors or other portable appliances energized by means of a cord or cable having an attachment plug end to be connected to an approved receptacle when that cord or cable is permitted by the Electrical Code.
2. Repair or replacement of fixed motors, transformers or fixed approved appliances of the same type and rating in the same location.
3. Temporary decorative lighting.
4. Repair or replacement of current-carrying parts of any switch, contactor or control device.
5. Reinstallation of attachment plug receptacles, but not the outlets therefore.
6. Repair or replacement of any over current device of the required capacity in the same location.
7. Repair or replacement of electrodes or transformers of the same size and capacity for signs or gas tube systems.
8. Taping joints.
9. Removal of electrical wiring.
10. Temporary wiring for experimental purposes in suitable experimental laboratories.
11. The wiring for temporary theater, motion picture or television stage sets.
12. Electrical wiring, devices, appliances, apparatus or equipment operating at less than 25 volts and not capable of supplying more than 50 watts of energy.
13. Low-energy power, control and signal circuits of Classes 2 and 3 as defined in the Electrical Code.
14. A permit shall not be required for the installation, alteration or repair of electrical wiring, apparatus or equipment for the generation, transmission, distribution or metering of electrical energy or in the operation of signals or the transmission of intelligence by a serving agency in the exercise of its function as a serving utility. In addition a permit shall not be required for area lighting and associated wiring installed and maintained under contract with the serving agency.

#### Sub Sec. 10-32-3 Authority to Disconnect Utilities

The building official or his authorized representative shall have the authority to disconnect any utility service or energy supplied to the building, structure or building service equipment therein regulated by this Code in case of emergency where necessary to eliminate an immediate hazard to life or property. The building official shall whenever possible notify the serving utility, the owner and occupant of the building, structure or building service equipment of the decision to disconnect prior to taking such action, and shall notify such serving utility, owner and occupant of the building, structure or building service equipment, in writing, of such disconnection immediately.

Sub Sec. 10-32-4 Authority to Condemn Building Service Equipment

- A. Whenever the building official ascertains that any building service equipment regulated in the Electrical Code has become hazardous to life, health or property, he shall order in writing that such equipment either be removed or restored to a safe condition. The written notice itself shall fix a time limit for compliance with such order. No person shall use or maintain defective building service equipment after receiving such notice.
- B. When such equipment or installation is to be disconnected, a written notice of such disconnection and causes therefore shall be given within twenty-four (24) hours to the serving utility, the owner and occupant of such building, structure or premises.
- C. When any building service equipment is maintained in violation of the Electrical Code and in violation of any notice issued pursuant to the provisions of this section, the building official shall institute any appropriate action to prevent, restrain, correct or abate the violation.

Sub Sec. 10-32-5 Connection After Order to Disconnect

No person shall make connections from any energy or power supply nor supply energy to any building service equipment which has been disconnected or ordered to be disconnected by the building official or the use of which has been ordered to be discontinued by the building official until the building official authorizes the reconnection and use of such equipment.

Sub Sec. 10-32-6 Connection Approval; Energy Connections; Temporary Connections

- A. Energy connection: No person shall make connections from a source of energy, or power to any building service equipment which is regulated by the Electrical Code and for which a permit is required until approved by the building official.
- B. Temporary Connection: The building official may authorize the temporary connection of the building service equipment to the source of energy or power for the purpose of testing building service equipment, or for use under a temporary Certificate of Occupancy.

Sub Sec. 10-32-7 Applicability of Certain Provisions of the International Building Code

The following provisions of the International Building Code, 2006 Edition, Chapters 1 and 34 shall be applicable to the enforcement of The National Electrical Code.

Chapter 1 - Sections 103, 104, 105, 106, 108, 109.1, 109.2, 109.3.10, 109.5, 109.6, 111, 112, 113, 114 and 115.

Chapter 34 - Sections 3401, 3402, 3403, 3406 and 3407

Sub Sec. 10-32-8 National Electrical Code Amendments

- A. The National Electrical Code, 2005 Edition, Article 210, BRANCH CIRCUITS, shall be amended as follows:

210.8 Ground-Fault Circuit-Interrupter Protection for Personnel. (A) Dwelling Units. Shall be amended by revising only item 7 to read as follows with the balance of the article unchanged:

(7) Convenience receptacles located within 1.8 m (6 ft) of any sink, wash basin, tub, or shower.

210.8 Ground-Fault Circuit-Interrupter Protection for Personnel. (B) Other Than Dwelling Units. Shall be amended by revising item 5 and adding a new item 6 to read as follows with the balance of the article unchanged:

(5) Outdoors.

(6) Convenience receptacles located within 1.8 m (6 ft) of any sink, wash basin, tub, or shower.

B. The National Electrical Code, 2005 Edition, Article 230, SERVICES, shall be amended by adding a new sub section titled Performance Testing to read as follows:

230.11 Performance Testing. All service entrance equipment and associated equipment rated 1000 amperes or more, or where otherwise required by the servicing utility company, or registered design professional shall be performance tested (high potential testing) when first installed on site. The test shall be conducted in accordance with instructions that shall be provided with the equipment. A written record of the test shall be made and shall be available to the authority having jurisdiction.

C. The National Electrical Code, 2005 Edition, Article 250, GROUNDING AND BONDING, shall be amended as follows:

250.118 Types of Equipment Grounding Conductors. Shall be deleted in its entirety and revised to read as follows:

The equipment grounding conductor run with or enclosing the circuit conductors shall be one or more or a combination of the following:

1. A copper, aluminum, or copper-clad aluminum conductor. This conductor shall be solid or stranded; insulated, covered, or bare; and in the form of a wire or a busbar of any shape.
2. Armor of Type AC cable as provided in Section 320-108.
3. The copper sheath of mineral-insulated, metal-sheathed cable.
4. Type MC cable where listed and identified for grounding in accordance with the following:
  - a. The combined metallic sheath and grounding conductor of interlocked metal type-type MC cable.

b. The metallic sheath or the combined metallic sheath and grounding conductors of the smooth or corrugated tube type MC cable.

5. Cable trays as permitted by 392.3(C) and 392.7.
6. Cablebus framework as permitted in 370.3
7. Other electrically continuous metal raceways listed for grounding.
8. Other auxiliary gutters listed for grounding.
9. Surface metal raceways listed for grounding.

The National Electrical Code, 2005 Edition, Article 310, CONDUCTORS FOR GENERAL WIRING, shall be amended as follows:

310.15 Ampacities for Conductors Rated 0-2000 Volts. Shall be amended as follows:

Table 310-15(B)(6). Conductor Types and Sizes for 120/240-Volt and 120/208-Volt, 3-Wire, Single-Phase Dwelling Services and Feeders. Conductor Types RHH, RHW, RHW-2, THHN, THHW, THW, THW-2, THWN, THWN-2, XHHW, XHHW-2, SE, USE, USE-2 shall be amended by adding conductor temperature ratings to read as follows:

Table 310-15(B)(6). Conductor Types and Sizes for 120/240-Volt and 120/208-Volt, 3-Wire, Single-Phase Dwelling Services and Feeders. Conductor Types RHH, RHW, RHW-2, THHN, THHW, THW, THW-2, THWN, THWN-2, XHHW, XHHW-2, SE, USE, USE-2

Conductor (AWG or kcmil)			
Copper	Aluminum or Copper-Clad Aluminum	Service or Feeder Rating (Amperes)	
		≤ 30° (86° F)	> 30° C (86° F)
4	2	100	----
3	1	110	----
2	1/0	125	100
1	2/0	150	125
1/0	3/0	175	150
2/0	4/0	200	175
3/0	250	225	200
4/0	300	250	225
250	350	300	250
350	500	350	300
400	600	400	350
500	750	----	400

The National Electrical Code, 2005 Edition, Article 334, NONMETALLIC-SHEATHED CABLES: TYPES NM, NMC, AND NMS, shall be amended as follows:

334.10 Uses Permitted. Shall be amended by revising item (3) only to read as follows:

(3) Other residential ancillary structures permitted to be of Types III, IV and V construction except as prohibited in 334.12. Cables shall be concealed within walls, floors, or ceilings that provide a thermal barrier of material that has at least a 15-minute finish rating as identified in the listings of fire-rated assemblies.

334.12 Uses Not Permitted. Shall be amended by revising item (A) (3) only to read as follows:

(3) As service-entrance or feeder cable.

The National Electrical Code, 2005 Edition, Article 500, HAZARDOUS (CLASSIFIED) LOCATIONS, CLASSES I, II, AND III, DIVISIONS 1 AND 2, shall be amended as follows:

501.30 (B) Types of Equipment Grounding Conductors. Shall be amended by deleting the exception in its entirety.

502.30 (B) Types of Equipment Grounding Conductors. Shall be amended by deleting the exception in its entirety.

503.30 (B) Types of Equipment Grounding Conductors. Shall be amended by deleting the exception in its entirety.

#### Sub Sec. 10-32-9 Electrical Code Fee Schedule

The fees shall be those adopted and amended from time to time by Resolution of the Town Council.

### Section 10-33 MECHANICAL CODE

Sub Sec. 10-33-1 Adoption of Mechanical Code

Sub Sec. 10-33-2 Amendments to Mechanical Code

#### Sub Sec. 10-33-1 Adoption of Mechanical Code

That certain document, three (3) copies of which are on file in the Office of the Town Clerk, being marked and designated as the "International Mechanical Code, 2006 Edition" published by the International Code Council, Inc. together with all appendices thereto, be and the same is hereby adopted as the Mechanical Code of the Town, for regulating and controlling the design, construction, installation, quality of materials, location, operation and maintenance or use of heating, ventilating, cooling, refrigeration systems, incinerators, and other miscellaneous heat-producing appliances within its jurisdiction and this code is hereby referred to, adopted and made part hereof as though fully set forth in this Section.

#### Sub Sec. 10-33-2 Amendments to Mechanical Code

A. The International Mechanical Code, 2006 Edition, Chapter 1, ADMINISTRATION, shall be amended as follows:

101.1 Title. Insert the words "Town of Gilbert" as the name of the jurisdiction.

102.8 Referenced codes and standards. Is hereby amended by adding the following at the end of the paragraph:

See also amendments to International Building Code 2006 edition section 101.4 Referenced Codes.

106.4.1 Approved construction documents. Amend the first sentence to read as follows:

When the code official issues the permit where construction documents are required, the construction documents shall be approved in writing or by stamp. (The rest of the section remains the same).

106.4.4 Extensions. Shall be deleted in its entirety and revised to read as follows:

106.4.4 Extensions. Refer to International Building Code 2006 edition section 105.5

106.5 Fees. Shall be deleted in its entirety and revised to read as follows:

106.5 Fees. The fees shall be those adopted and amended from time to time by Resolution of the Town Council.

108.1 Unlawful acts. Shall be deleted in its entirety and revised to read as follows:

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 any code referenced herein, or cause, or allow same to be done, in conflict with or in violation of any of the provisions of this code.

108.4 Violation penalties. Shall be deleted in its entirety and revised to read as follows:

108.4 Violation penalties. Refer to International Building Code 2006 edition section 113.4

108.5 Stop work orders. Shall be deleted in its entirety and revised to read as follows:

108.5 Stop work orders. Refer International Building Code 2006 edition section 114.

109 MEANS OF APPEAL Shall be deleted in its entirety and revised to read as follows:

109 MEANS OF APPEAL.

109.1 General. Refer to International Building Code 2006 edition section 112.

B. The International Mechanical Code, 2006 Edition, Chapter 3, General Requirements, shall be amended to read as follows:

307.2.2 Drain pipe material and sizes. Is amended by adding a sentence and sizing information to read as follows:

Where the drain pipes for more than one unit are manifolded together for condensate drainage, the pipe or tubing shall be sized in accordance with the following:

EQUIPMENT CAPACITY	MINIMUM PIPE DIAMETER	CONDENSATE
<u>Up to 20 tons (70.3 kw) of refrigeration</u>		¾ inch (19 mm)
<u>Over 20 tons (70.3 kw) to 40 tons (141 kw) of refrigeration</u>		1 inch (25 mm)
<u>Over 40 tons (141 kw) to 90 tons (317 kw) of refrigeration</u>		1 ¼ inch (32 mm)
<u>Over 90 tons (317 kw) to 125 tons (440 kw) of refrigeration</u>		1 ½ inch (38 mm)
<u>Over 125 tons (440 kw) to 250 tons (879 kw) of refrigeration</u>		2 inch (51 mm)

C. The International Mechanical Code, 2006 Edition, APPENDIX B, RECOMMENDED PERMIT FEE SCHEDULE, shall be deleted in its entirety.

### Section 10-34 PLUMBING CODE

Sub Sec. 10-34-1 Adoption of Plumbing Code

Sub Sec. 10-34-2 Amendment to Plumbing Code

#### Sub Sec. 10-34-1 Adoption of Plumbing Code

That certain document, three (3) copies of which are on file in the Office of the Town Clerk, being marked and designated as the “International Plumbing Code, 2006 Edition” published by the International Code Council, Inc. together with all appendices thereto, be and the same is hereby adopted as the Plumbing Code of the Town, for regulating and controlling the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, operation and maintenance or use of plumbing systems within its jurisdiction and this code is hereby referred to, adopted and made part hereof as though fully set forth in this Section.

#### Sub Sec. 10-34-2 Amendments of Plumbing Code

A. The International Plumbing Code, 2006 Edition, Chapter 1, ADMINISTRATION, shall be amended as follows:

101.1 Title. Insert the words "Town of Gilbert" as the name of the jurisdiction.

102.8 Referenced codes and standards. Is hereby amended by adding the following at the end of the paragraph:

See also International Building Code 2006 edition section 101.4 Referenced Codes.

106.5.1 Approved construction documents. Amend the first sentence to read as follows:

When the code official issues the permit where construction documents are required, the construction documents shall be approved in writing or by stamp. (The rest of the section remains the same).

106.5.4 Extensions. Shall be deleted in its entirety and revised to read as follows:

106.5.4 Extensions. Refer to Building Code section 105.5

106.6 Fees. Shall be deleted in its entirety and revised to read as follows:

106.6 Fees. The fees shall be those adopted and amended from time to time by Resolution of the Town Council.

108.1 Unlawful acts. Shall be deleted in its entirety and revised to read as follows:

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 any code referenced herein, or cause, or allow same to be done, in conflict with or in violation of any of the provisions of this code.

B. The International Plumbing Code, 2006 Edition, Chapter 4, FIXTURES, FAUCETS AND FIXTURE FITTINGS, shall be amended as follows:

Table 403.1 MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES is amended by adding footnote e. applicable to the entire table to read as follows:

The number of fixtures required shall be as stated unless rational submitted by the permit applicant and approved by the building official indicates a different requirement. A minimum of one unisex restroom shall be provided.

410.1 Approval. Shall be amended by revising the last sentence of the section to read as follows:

In occupancies, where drinking fountains are required, bottled water dispensers or water coolers shall be permitted to be substituted.

C. The International Plumbing Code, 2006 Edition, Chapter 5, WATER HEATERS, shall be amended as follows:

504.6 Requirements for discharge pipe. Shall be amended by deleting item number 2 and revising items number 5 and 10 to read as follows:

5. Discharge to an indirect waste receptor or to the outdoors.

10. Shall terminate not less than 6 inches (152 mm) and not more than 24 inches (610 mm) above the adjacent ground surface.

504.7.2 Pan drain termination. Shall be amended by adding an exception to read as follows:

Exception:

Where structural conditions do not permit extending the drain to the exterior the drain may extend to and terminate not less than 6 inches (152 mm) and not more than 24 inches (610 mm) above the adjacent garage floor surface sloped to drain to the exterior.

D. The International Plumbing Code, 2006 Edition, Chapter 9, VENTS, shall be amended as follows:

904.1 Roof extension. Shall be amended by inserting the number 6 as the number of inches and 152 as the number of mm.

E. The International Plumbing Code, 2006 Edition, APPENDIX A, PLUMBING PERMIT FEE SCHEDULE, is hereby deleted in its entirety.

F. The International Plumbing Code, 2006 Edition, APPENDIX B, RATES OF RAINFALL FOR VARIOUS CITIES, is hereby amended to read as follows:

Arizona: Gilbert.....6.0

G. The International Plumbing Code, 2006 Edition, APPENDIX C, GRAY WATER RECYCLING SYSTEMS, is hereby deleted in its entirety.

### Section 10-35 Fuel Gas Code

Sub Sec. 10-35-1 Adoption of Fuel Gas Code

Sub Sec. 10-35-2 Amendments to Fuel Gas Code

Sub Sec. 10-35-1 Adoption of Fuel Gas Code

That certain document, three (3) copies of which are on file in the Office of the Town Clerk, being marked and designated as the "International Fuel Gas Code, 2006 Edition" published by the International Code Council, Inc. together with all appendices thereto, be and the same is hereby adopted as the Fuel Gas Code of the Town, for regulating and controlling the design, construction, installation, quality of materials, location, operation and maintenance or use of fuel gas systems and gas-fired appliances in the Town, and this code is hereby referred to, adopted and made a part hereof as though fully set forth in this section.

Sub Sec. 10-35-2 Amendments to Fuel Gas Code

A. The International Fuel Gas Code, 2006 Edition, Chapter 1, ADMINISTRATION, shall be amended as follows:

101.1 Title. Insert the words "Town of Gilbert" as the name of the jurisdiction.

102.8 Referenced codes and standards. Is hereby amended by adding the following at the end of the paragraph:

See also International Building Code 2006 edition section 101.4 Referenced Codes.

106.4.1 Approved construction documents. Amend the first sentence to read as follows:

When the code official issues the permit where construction documents are required, the construction documents shall be approved in writing or by stamp. (The rest of the section remains the same).

106.4.4 Extensions. Shall be deleted in its entirety and revised to read as follows:

106.4.4 Extensions. Refer to Building Code section 105.5

106.5 Fees. Shall be deleted in its entirety and revised to read as follows:

106.5 Fees. The fees shall be those adopted and amended from time to time by Resolution of the Town Council.

108.1 Unlawful acts. Shall be deleted in its entirety and revised to read as follows:

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 any code referenced herein, or cause, or allow same to be done, in conflict with or in violation of any of the provisions of this code.

B. The International Fuel Gas Code, 2006 Edition, Chapter 3, GENERAL REGULATIONS, shall be amended as follows:

303.3 Prohibited locations. Shall be amended by adding item 6 to read as follows:

6. Liquefied Petroleum Gas Appliances. LPG appliances shall not be installed in an attic, pit or other location that would cause a ponding or retention of gas.

C. The International Fuel Gas Code, 2006 Edition, Chapter 4, GAS PIPING INSTALLATIONS, shall be amended as follows:

404.6 Piping in solid floors. Shall be amended by adding a new sentence after the last sentence of the subsection to read as follows:

These installation shall be limited to the use of corrugated stainless steel tubing installed without joints.

404.9 Minimum burial depth. Shall be deleted in its entirety and revised to read as follows:

Underground piping systems shall be installed a minimum depth of 12 inches (305 mm) below grade for metal piping and 18 inches (457 mm) for plastic piping.

404.9.1 Individual outside appliances. Shall be deleted in its entirety.

404.14.3 Tracer. Shall be amended to read as follows:

An insulated copper tracer wire or other approved conductor shall be installed adjacent to underground nonmetallic piping. Access shall be provided to the tracer wire or the wire shall terminate above ground at each end of the nonmetallic piping. The tracer wire shall be not less than 18 AWG.

406.4 Test pressure measurement. Shall be amended to read as follows and subsections 406.4.1 and 406.4.2 shall be deleted in their entirety:

This inspection shall be made after all piping authorized by the permit has been installed and prior to concealment. An additional inspection is required after all portions thereof which are to be covered or concealed are so concealed and before any fixtures or appliances have been attached thereto. This inspection shall include an air, Co2 or nitrogen pressure test, at which time the gas piping shall stand a pressure of not less than ten (10) pounds per square inch (68.9 kPa) gauge pressure, or at the discretion of the Administrative Authority, the piping and valves may be tested at a pressure of at least six (6) inches (152.4mm) of mercury, measured with a manometer or slope gauge. Test pressures shall be held for a length of time satisfactory to the Administrative Authority, but in no case for less than fifteen (15) minutes, with no perceptible drop in pressure. For welded piping, and piping carrying gas at pressures in excess of fourteen (14) inches (0.4m) water column pressure, the test pressure shall not be less than sixty (60) pounds per square inch (413.4 kPa) and shall be continued for a length of time satisfactory to the Administrative Authority, but in no case for less than thirty (30) minutes. These tests shall be made using air, Co2, or nitrogen pressure only and shall be made in the presence of the Administrative Authority. All necessary apparatus for conducting tests shall be furnished by the permit holder.

#### Section 10-36 Energy Conservation Code

Sub.Sec. 10-36-1 Adoption of Energy Conservation Code

Sub.Sec 10-36-2 Amendments of Energy Conservation Code

Sub.Sec. 10-36-1 Adoption of Energy Conservation Code

That certain document, three (3) copies of which are on file in the Office of the Town Clerk, being marked and designated as the "International Energy Conservation Code, 2006 Edition" published by the International Code Council, Inc. together with all appendices thereto, be and the same is hereby adopted as the Energy Conservation Code of the Town, for regulating and governing energy efficient building envelopes and installation of energy efficient mechanical, lighting, and power systems of all buildings or structures in the Town, and this code is hereby referred to, adopted and made a part hereof as though fully set forth in this section.

Sub.Sec 10-36-2 Amendments of Energy Conservation Code

A. The International Energy Conservation Code, 2006 Edition, Chapter 1, ADMINISTRATION, shall be amended as follows:

101.1 Title. Insert the words "Town of Gilbert" as the name of the jurisdiction.

101.5 Compliance. Shall be amended to read as follows:

Residential buildings shall meet the provisions of Chapter 4 and the provisions of the International Residential Code as applicable. Commercial buildings shall meet the provisions of Chapter 5.

105.1 General. Shall be amended to read as follows:

Field verification/inspection shall be the responsibility of the owner/builder.

105.2 Required approvals. Shall be deleted in its entirety.

105.3 Final Inspection. Shall be deleted in its entirety.

105.4 Reinspection. Shall be deleted in its entirety.

B. The International Energy Conservation Code, 2006 Edition, Chapter 4, RESIDENTIAL ENERGY EFFICIENCY, shall be amended as follows:

403.2.1 Insulation. Shall be amended by adding a new exception 2 to read as follows and re-numbering existing exception as exception 1:

Exception:

1. (remain unchanged)
2. The use of Table N1103.2.1

TABLE N1103.2.1  
Trade-off Options for R-8 Duct Insulation  
AC, Insulation and Fenestration Requirements by Component <sup>(a)</sup>

Climate Zone 2	SEER Rating	Duct Insulation (R-Value)		Fenestration (c)		Insulation R-Value	
		Unconditioned Space	Floor Trusses (d)	U Factor	SHGC	Wall Cavity	Ceiling
IECC (b) Requirement	13	8	6	.75	.40	13	30
Option A	14	6	6	.75	.40	13	30
Option B	13	6	6	.64	.35	13	30
Option C	13	6	6	.75	.40	19	30
Option D	<b>National energy efficiency programs such as Energy Star, Energy Star Plus, Engineered for Life. And Environments for Living, shall be deemed as meeting the requirements for energy compliance. Other methods shall be approved by the Building Official through modification, as stated in Section 404.4 of the 2004 IECC.</b>						
Option E	13	6	6	<b>Any other combination of fenestration and insulation R-Values where the annual energy cost is less than or equal to the annual energy cost of the IECC Requirement. (See IECC Section 404)</b>			

- a. R-values are minimums. U-factors and SHGC are maximums. R-19 shall be permitted to be compressed into a 2x6 cavity.
- b. From Table 402.1 in the 2004 IECC Supplement and Table 402.1.1 in the 2006 IECC.
- c. The fenestration U-factor column includes skylights. The SHGC column applies to all glazed fenestration.
- d. Per the Exception to 403.2.1 uninsulated ducts are permitted when they are located completely inside the building envelope.

Section 10-37 FIRE CODE

- Sub. Sec. 10-37-1 Adoption of Fire Code
- Sub. Sec. 10-37-2 Amendments of Fire Code
- Sub. Sec. 10-37-3 Certain Exceptions Related to Life Safety Code

Sub. Sec. 10.37-1 Adoption of Fire Code

That certain document, three (3) copies of which are on the file in the office of the Town Clerk, being marked and designated as the “International Fire Code, 2006 Edition, published by the International Code Council, Inc., together with all appendices and standards to regulate and govern the safeguarding of life and property from fire and explosion hazards arising from the storage, handling and use of hazardous substances, materials and devices, and from conditions hazardous to life and property in the occupancy of buildings and premises, be and the same is hereby adopted as the Fire Code of the Town and is hereby referred to adopted and made part hereof as though fully set forth in this section.

Sub. Sec. 10-37-2 Amendments of Fire Code

- A. The International Fire Code, 2006 Edition, Chapter 1, ADMINISTRATION, shall be amended as follows:

101.1 Title. Insert the words "Town of Gilbert" as the name of the jurisdiction.

108.1 Boards of appeal established. Shall be amended in its entirety and revised to read as follows:

In order to hear and decide appeals of orders, decisions, determinations made by the Building Official or the Fire Chief relative to the application and interpretation of the Building and Construction Regulations Code of the Town of Gilbert and amendments thereto, (hereinafter this “Code”) or suitability of alternate materials and types of construction, there shall be and is hereby created a Building and Construction Regulations Code Board of Appeals consisting of five (5) members who are qualified by experience and training to pass on matters governed by this Code, and who are not employees of the Town. The Building Official and Fire Chief shall be ex officio members of and shall act as co-secretaries to said Board and shall have no vote on any matters before the Board. The Board of Appeals shall be appointed by the Council and shall hold office at its pleasure. The Board shall adopt rules of procedure for conducting its business and shall render decisions and findings in writing to the appellant with a duplicate copy to the Building Official and the Fire Chief.

108.2 Limitations of authority. Shall be amended by revising the last sentence of the section to read as follows:

The Board of Appeals shall have no authority relative to interpretations of the Administrative provisions of the codes nor shall the Board be empowered to waive requirements of the code.

109.1 Unlawful acts. Shall be amended to read as follows:

It shall be unlawful for a person, firm or corporation to erect, construct, alter, repair, remove, demolish or utilize a building, occupancy, premises or system regulated by this code, or cause same to be done, or allow, in conflict with or in violation of any of the provisions of this code or to create a public hazard that poses a threat to life or property.

109.3 Violation penalties. Shall be amended to read as follows:

Persons who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter, repair or do work in violation of the approved construction documents or directive of the fire code official, or of a permit or certificate used under provisions of this code, shall be guilty of a [Class One Misdemeanor Offense], punishable by a fine of not more than [\$2,500] dollars or by imprisonment not exceeding [6 months], or both such fine and imprisonment. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

- B. The International Fire Code, 2006 Edition, Chapter 2, DEFINITIONS, shall be amended as follows:

FIRE CODE OFFICIAL. Shall be amended to read as follows:

The fire chief or fire marshal or other designated authority charged with the administration and enforcement of the code.

- C. The International Fire Code, 2006 Edition, Chapter 3, GENERAL PRECAUTIONS AGAINST FIRE, shall be amended as follows:

308.3.1 Open flame cooking devices. Shall be amended by deleting exception number 2 in its entirety.

- D. The International Fire Code, 2006 Edition, Chapter 5, FIRE SERVICE FEATURES, shall be amended as follows:

503.2.1 Dimensions. Shall be amended by revising the existing text and adding a new paragraph to read as follows:

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. The unobstructed vertical clearance shall be not less than 15 feet (4572 mm).

Fire apparatus access roads shall have an unobstructed width of not less than 26 feet (7925 mm) in the immediate vicinity of any building or portion of building more than 30 feet (9144 mm) in height, except for approved security gates in accordance with section 503.6. The unobstructed vertical clearance shall not be less than 15 feet (4572 mm).

503.3 Marking. Shall be amended to read as follows:

Where required by the fire code official, approved signs or other approved notices shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. Signs or notices shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility. Markings shall consist of Town of Gilbert detail #63 and /or curb painted red and labeled "Fire Lane No Parking", placed not greater than 200 feet (60960 mm) apart and at the beginning and end of the designated fire lane.

503.5.2 Secondary Gates. Shall be amended by adding the new subsection to read as follows:

The queuing distance between the gate swing and arterial roadways shall accommodate the length of the fire apparatus. This distance is not required for automatic gates when no manual action is required to close and lock the gate.

503.7. Parking. Shall be amended by adding the new section to read as follows:

Fire department access shall have an unobstructed width of not less than 20 feet (6096 mm).

Road widths shall be as follows:

- a. Streets with access from two directions 28 feet (8534 mm) widths with parking allowed on both sides of the street
- b. Streets with access from two directions with a one-way traffic pattern 20 feet (6096 mm) street width with parking allowed on one side of the street, in the direction of travel.
- c. Streets with access from one direction only (i.e. cul-de-sac) 28 feet (8534 mm) street widths with parking allowed on one side only. No parking to be indicated on the side where the fire hydrants are located.
- d. Alleys or 20 foot (6096 mm) wide streets with a two-way traffic pattern – No parking allowed on either side of the street, alley or private drive.
- e. Maximum median length shall not exceed 200 feet (60960 mm).
- f. Traffic calming devices or features shall meet all access requirements for widths and clearances.

508.3 Fire flow. Shall be amended to read as follows:

Appendix B shall be used to determine fire flow requirements for buildings or portions of buildings and facilities. Open storage areas or yards are subject to approval of the fire code official.

508.3.1 Sprinkler water supply. Shall be amended by adding the new subsection and exception to read as follows:

Sprinkler water supply shall be a separate connection to looped public water supply and shall not serve domestic water service supply lines or fire hydrants.

Exception: Detached one and two family residential Group R-3 and Group U occupancies accessory to one and two family residential Group R-3.

- E. The International Fire Code, 2006 Edition, Chapter 7, FIRE-RESISTANCE-RATED CONSTRUCTION, shall be amended as follows:

703.4 Testing. Shall be amended to read as follows:

Horizontal and vertical sliding and rolling fire doors, smoke and/or fire dampers, fire shutters and smoke vents shall be inspected and tested annually to confirm proper operation and full closure. Resetting of the release mechanism shall be done in accordance with the manufacturer's written instructions. A written record shall be maintained and available to the fire code official.

- F. The International Fire Code, 2006 Edition, Chapter 9, FIRE PROTECTION SYSTEMS, shall be amended as follows:

901.6 Inspection, testing and maintenance. Shall be amended and an exception added to read as follows:

Fire detection, alarm and extinguishing systems shall be maintained in an operative condition at all times, and shall be replaced or repaired where defective. Non-required fire protection systems and equipment shall be inspected, tested and maintained or removed. The building owner shall be responsible for assuring that each fire protection system is maintained in an operable condition at all times per the applicable standard for that specific system. Individuals or businesses conducting inspections, testing, repair or maintenance of fire protection systems shall possess an appropriate valid fire protection system license issued by the Arizona Registrar of Contractors. The annual backflow prevention assembly tests shall be performed at the same time as the annual automatic fire sprinkler system tests. All work and periodic testing/maintenance shall be performed in accordance with the applicable standard for the fire protection system; in addition all required fire system impairments and notifications shall be made at a minimum 24 hours prior to work.

Exception: R3 occupancies not including residential care /assisted living facilities.

903.2. Through 903.2.10.3 shall be deleted in their entirety and replaced with the following sections 903.2 and 903.2.1 and exceptions to read as follows:

903.2 Where required – new construction. An approved automatic sprinkler system shall be installed throughout all levels of all new buildings and structures in excess of zero (0) square feet.

Exceptions:

1. One-family detached Group R-3 and their associated detached Group U.
2. Detached canopies less than 3000 square feet in area of Type II construction erected at fuel-dispensing facilities supervised by attendant operations personnel while open or available for fuel dispensing.
3. Accessory use structures such as ramadas, gazebos, guardhouses, restroom buildings at parks or golf courses.

4. Detached accessory Group U carports or S-2 open parking garages less than 3000 square feet in area, of Type II construction, and used for the parking or storage of private motor vehicles.

903.2.1. Building Additions. All additions to existing buildings or structures and all buildings or structures that are expanded by an addition(s) shall be provided with an automatic fire protection system throughout all levels complying with Section 903.3 as applicable.

Exception:

The maximum aggregate floor area of an addition (s) is less than 1,000 square feet or 10% of the floor area of the existing building or structure, which ever is less, and a written letter provided by the building owner acknowledging that the building will be required to be provided with an approved automatic fire sprinkler system at such time an additional addition or change in occupancy occurs.

903.3 Installation requirements. Shall be amended by adding a new sub-section to read as follows:

903.3.8 Fire Sprinkler Riser Room. For the purpose of use, inspection, testing, or maintenance of fire sprinkler systems in all occupancies there shall be provided, at the time of construction, a dedicated interior fire sprinkler riser room with direct exterior access. The fire sprinkler riser room shall provide a minimum clear interior dimension of five feet (1524 mm) by five feet (1524). Access shall be provided through a side hinged door with a minimum 32 inch (813 mm) clear width. The height of the door(s) shall not be less than 80 inches (2032 mm).

Exception:

One- and two-family Group R-3 and their associated detached Group U.

The fire sprinkler riser room shall be used for no other purpose.

Exceptions:

1. Fire alarm control panel and associated equipment.
2. Roof access ladder and hatch installed in such a manner as to not interfere with use, inspection, testing, or maintenance of fire sprinkler systems.
3. Low voltage telecommunication equipment installed in such a manner as to not interfere with use, inspection, testing, or maintenance of fire sprinkler systems.

907.1 General. Shall be amended by adding a new sub-section to read as follows:

907.1.3 Fire alarm control panel location. The fire alarm control panel is required to be installed in the fire riser room or a system controlling fire alarm annunciator panel is to be placed in the fire riser room with a map of the location of the FACP.

907.2.10 Single- and multiple-station smoke alarms. Shall be amended by adding a new sub-section to read as follows:

907.2.10.1.2.1 Group R-3 child care – special systems. A child care facility that provides care for 10 or fewer children of any age for less than 24 hours when the rooms where such children are cared for are located on the level of exit discharge and each of these child care rooms has an exit door directly to the exterior, shall be classified as group R-3. At least one smoke detector shall be located within this child care area and provided with third party monitoring.

G. The International Fire Code, 2006 Edition, Chapter 10, MEANS OF EGRESS, shall be amended as follows:

SECTION 1011 Shall be amended by adding two new sub-section to read as follows:

1011.6 No exit signage. Any door, passage, or stairway that is neither an exit nor a way of exit access and that is located or arranged so that it is likely to be mistaken for an exit shall be identified by a sign that reads NO EXIT. The NO EXIT sign shall consist of letters having a principal stroke of not less than 0.75 inch (19.1mm) wide and at least 6 inches (152mm) high on a contrasting background.

1011.7 Floor-level Exit Signs. When exit signs are required by Section 1011, additional approved low-level exit signs which are internally or externally illuminated, photo luminescent or self-luminous, shall be provided in all interior corridors serving guest rooms in Group R-1 occupancies. The bottom of the sign shall not be less than 6 inches (152mm) or more than 8 inches (203mm) above the floor level. For exit doors, the sign shall be on the door or adjacent to the door with the closest edge of the sign within 4 inches (102mm) of the door frame.

1027.7 Size of doors. Shall be amended by adding one new paragraph following the exceptions and one new subsection to read as follows:

Group R-3 Residential Care Facilities and R-4. Every required exit doorway shall be of a size as to permit the installation of a door not less than 3 feet (914 mm) in width and not less than 6 feet 8 inches (2032 mm) in height. When installed, exit doors shall be capable of opening so that the clear width of the exit is not less than 32 inches (813 mm). The door(s) shall be of the pivoted or side-hinged, swinging type.

1027.7.2 Locks and latches. Doors from individual dwelling or sleeping units of Group R-3 residential care/assisted living facilities and R-4 occupancies are permitted to be equipped with locks or latches, provided such devices are operable from the inside without the use of a key or tool and are mounted not more than 48 inches (1219 mm) above the finished floor. For required exterior exit doors, approved magnetic door locking devices are permitted where tied to the fire alarm system and released upon activation of any fire detection or suppression device or loss of power.

H. The International Fire Code, 2006 Edition, Chapter 14, FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION, shall be amended as follows:

1410.1 Required access. Shall be amended to read as follows:

Required access. Approved vehicle access for fire fighting shall be provided to all construction or demolition sites. Vehicle access shall be provided to within 100 feet (30480 mm) of temporary or permanent fire department connections. Vehicle access shall be provided by either temporary or permanent roads, capable of supporting vehicle loading under all weather conditions, drivable grade, and maintained clear of all obstructions with a minimum width of (20) feet. Vehicle access shall be maintained, adequately signed with the wording as an emergency fire access road until permanent fire apparatus access roads are available.

1412.1 When required. Shall be amended to read as follows:

An approved water supply for fire protection, either temporary or permanent, shall be made available prior to combustible material arrival on the site.

1414.2 Operation of valves. Shall be amended to read as follows:

Operation of sprinkler control valves, fire hydrants or street control valves shall be allowed only by properly authorized personnel and shall be accompanied by notification of duly designated parties. When the sprinkler protection, hydrant water is being regularly turned off and on to facilitate connection of newly completed segments, the sprinkler control valves, fire hydrants and street control valves shall be checked at the end of each work period to ascertain that protection is in service, this is the responsibility of the fire prevention program superintendent and recorded and maintained on daily logs until such time the project is completed. Fire department personnel may request access to logs at any time to verify valve control, failure to control or record valves status will constitute a fire code violation for failure to obey orders and notices as required by this code.

- I. The International Fire Code, 2006 Edition, Chapter 15, FLAMMABLE FINISHES, shall be amended as follows:

1504.2 Location of spray-finishing operations. Shall be amended by adding the new subsection to read as follows:

1504.2.1 Exterior Finishing Operations. Spray-finishing operations shall not be conducted outside of structures unless approved by the fire code official.

- J. The International Fire Code, 2006 Edition, Chapter 24, TENTS, CANOPIES AND OTHER MEMBRANE STRUCTURES shall be amended as follows:

2403.5 Use period. Shall be amended to read as follows:

Temporary tents, air-supported, air-inflated or tensioned membrane structures and canopies shall not be erected for a period of more than 120 days within a 12-month period on a single premise.

- K. The International Fire Code, 2006 Edition, Chapter 27, HAZARDOUS MATERAILS – GENERAL PROVISIONS, shall be amended as follows:

2701.5 Permits. Shall be amended by adding a new subsection to read as follows:

2701.5.3 Electronic filing. In addition to the general authority granted to the fire code official pursuant to Section 104.1, the fire code official is hereby authorized to establish procedures regarding the submittal of information regarding hazardous materials and requiring persons possessing or storing hazardous materials to electronically file and keep an approved hazardous materials management plan and/or a hazardous materials inventory statement. Format to be determined by the needs of the AHJ.

- L. The International Fire Code, 2006 Edition, Chapter 34, FLAMMABLE AND COMBUSTIBLE LIQUIDS, shall be amended as follows:

3406.2.8 Dispensing from tank vehicles. Shall be amended by adding two new subsections to read as follows:

3406.2.8.2 Disabled vehicles. When a tank vehicle or tank is disabled through accident or mechanical failure and it becomes necessary to remove the cargo at that location, such cargo is allowed to be transferred to another tank vehicle or tank car using approved means.

3406.2.8.3 Time limit for unloading. Tank vehicles and tank cars shall be unloaded as soon as possible after arrival at point of delivery and shall not be used as storage tanks. Tank cars shall be unloaded only on private sidings or railroad siding facilities equipped for transferring the liquid between tank cars and permanent storage tanks. Unless otherwise approved, a tank car shall not be allowed to remain on a siding at the point of delivery for more than 24 hours while connected for transfer operations.

3406.5.4.4 Fueling of vehicles at farms, construction sites and similar areas. Shall be amended by adding a new subsection to read as follows:

3406.5.4.4.1 Fueling of vehicles at residential developments or similar areas. Transfer of liquid from tank vehicles to motor vehicles for private use in housing areas or residential developments shall be prohibited.

- M. The International Fire Code, 2006 Edition, Chapter 45, REFERENCED STANDARDS, shall be amended by adding or revising the following referenced standards:

## CHAPTER 45

Add

ANSI Publications

B31.3—01 Process Piping

ASME Publications

A17.3—2001 Safety Code for Existing Elevators and Escalators

CGA Publications

S-1.1—(2001) Pressure Relief Device Standards—Part 1—Cylinders for Compressed Gases

NFPA Standards

Revise

11A—02 Medium- and High-Expansion Foam Systems

Add

230—03 Standard for the Fire Protection of Storage

232—00 Standard for the Protection of Records

409—01 Standard on Aircraft Hangars

484—02 Standard for Combustible Metals, Metal Powders, and Metal Dusts

Section 10-38 ENFORCED REMOVAL OR ABATEMENT OF PROHIBITED CONDITIONS CODE

Sub Sec. 10-38-1 Failure to Act

Sub Sec. 10-38-2 Payment of Costs

Sub Sec. 10-38-3 Addition to Other Powers

Sub Sec. 10-38-1 Failure to Act

If any person fails to take action to remove or abate a prohibited condition as specified in the Building Code, Electrical Code, Plumbing Code, Mechanical Code or Fire Code, as adopted and amended, within 15 days after receiving written notice and demand for removal or abatement thereof, the Town, through the Town Manager, Code Compliance Officer or Town Attorney is hereby empowered to take whatever steps are necessary to remove or abate such prohibited condition including, but not limited to, entry onto the premises, prohibiting entry onto the premises, issuing a stop order, filing an action at law or in equity for relief in the Superior Court of Maricopa County, or obtaining an order from the Magistrate Court of the Town pending prosecution.

Sub Sec . 10-38-2 Payment of Costs

The person who commits, continues, permits or allows such prohibited condition shall bear all costs and fees of removal or abatement including, but not limited to, towing charges, equipment rental, use or purchase, Town employee time, and Attorney’s fees as actually incurred by Town for such removal or enforcement. If such costs are not paid to the Town within thirty (30) days of assessment, the costs may be collected against the person as in civil proceedings.

Sub Sec. 10-38-3 Addition to Other Powers

The enforcement powers for removal or abatement set forth in this section shall be in addition to any other powers or remedies provided for by law, and in addition to any criminal penalties provided for by this code.

Section 10-39 ARIZONANS WITH DIABILITIES ACT

Sub Sec.10-39-1 Adoption of Arizonans with Disabilities Act

Sub Sec.10-39-2 Amendments to Arizonans with Disabilities Act

Sub Sec.10-39-1 Adoption of Arizonans with Disabilities Act

That certain document, three (3) copies of which are on file in the Office of the Town Clerk being marked and designated as the “Arizonans with Disabilities Act” (Arizona Revised Statutes, Title 41, Chapter 9, Article 8), and the “Arizonans with Disabilities Act Implementing Rules”

(Arizona Administrative Code, Title 10, Chapter 3, Article 4), which rules incorporate The federal “Americans with Disabilities Act Accessibility Guidelines for Buildings and Facilities,” be and the same is hereby adopted as the Arizonans with Disabilities Act of the Town, and shall apply to new construction and alterations and are not required in buildings or portions of existing buildings that do not meet the standards and specifications and this act is hereby referred to, adopted and made a part hereof as though fully set forth in this section.

Sub Sec.10-39-2 Amendments to Arizonans with Disabilities Act

- A. The Arizonans with Disabilities Act § 41-1492.07 “Exemptions for private clubs and religious organizations” shall be reserved.”