



# 2012 International Existing Building Code (IEBC) Amendments

## *Chapter 1 Scope and Administration*

**101.1 Title.** Amend to read, “These regulations shall be known as the *Existing Building Code of City of Yuma*, herein after referred to as ‘this code.’”

**Section 103.1 Creation of enforcement agency.** Amend to read; “The **Department of Community Development, Building Safety Division** is hereby created and the official in charge thereof shall be known as the *building official*.”

**Create Section 103.1.1.** Amend all sections of this code that reference the “*code official*” by replacing to read the “*building official*”.

**Section 105.2 Work exempt from permit.** Add new item #7, under “**Building:**”

7. “Window replacements of like size where framing is not altered and any required emergency egress dimensions are not diminished from existing, in Group R-3 one-and two-family dwellings and installed by either a licensed contractor or owner-occupant of the residence.”

**Section 105.3.2 Time limitation of application.** Amend first sentence to read; “An application for a permit for any proposed work shall be deemed to have been abandoned 180 days after the date of filing, unless such application has been pursued in good faith or a permit has been issued; except that the *building official* is authorized to grant one or more extensions of time for additional periods not exceeding **180** days each.”

**Section 106.2.2 Fire protection system(s) shop drawings.** Amend to read; “Plan submittal documents shall include either a statement of the design criteria for the fire protection system (s) or the complete design, plans, calculations and data for the fire protection system(s). If only the design criteria is initially submitted, the complete design, plans, calculations and data for the fire protection system(s) shall be submitted to indicate conformance to this code and the construction documents and shall be approved prior to the start of system installation. In addition, where applicable, shop drawings, calculations and data shall be submitted and shall contain all information as required by the referenced installation standards in Chapter 9 of the *International Building Code*.”

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## IEBC Amendments continued...

**Add new section, “108.2.1 Plan review fees.** When submittal documents are required by Section [A] 106.1, a plan review fee shall be paid at the time of submitting the submittal documents for plan review. Said plan review fee shall be 65 percent of the building permit fee as shown in Table 1-A.

The plan review fees specified in this section are separate fees from the permit fees specified in Section [A] 108.2 and are in addition to the permit fees.

When submittal documents are incomplete or changed so as to require additional plan review, an additional plan review fee shall be charged at the rate shown in Table 1-A.”

**Section 108.6 Refunds.** Amend to read, “The *building official* shall authorize the refunding of fees as follows:

1. The full amount of any fee paid hereunder that was erroneously paid or collected.
2. Not more than 80 percent of the permit fee paid when no work has been done under a permit issued in accordance with this code.
3. Not more than 80 percent of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or canceled before any plan review effort has been expended.”

The *building official* shall not authorize the refunding of any fee paid except upon written application filed by the original permittee not later than 180 days after the date of fee payment.”

**Add the following to Section 108.4 Work commencing before permit issuance.** “An investigation fee, in addition to the permit fee, shall be collected whether or not a permit is then or subsequently issued. The investigation fee shall be determined by the *building official*, based on the circumstances, nature, and severity of the infraction. The minimum investigation fee shall be \$50.00 and the maximum shall be an amount up to the same as the fee set forth in Table 1-A.”

**Section 109.3.5 Lath and gypsum board inspection.** Delete exception to this section.

**Section 109.6 Approval required.** Add to end of section; “Inspection comments shall include code section references, when requested.”

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## IEBC Amendments continued...

**Add the following to Section 112.1 General.** “The membership of the Residential Advisory Board, as prescribed in Section 150-175 of the Yuma City Code, will be the Board of Appeals for Residential appeals (one-and two-family dwellings). The membership of the Building Advisory Board, as prescribed in Section 150-016 of the Yuma City Code, will be the Board of Appeals for Commercial appeals.”

**Delete Section 112.3 Qualifications.**

**Section 113.4 Violation penalties.** Amend to read; “Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who *repairs* or alters or changes the occupancy of a building or structure in violation of the approved construction documents or directive of the *building official* or of a permit or certificate issued under the provision of this code, **shall be subject to the penalty and fine described in Section \_\_\_ of this ordinance.**”

**Section 114.3 Unlawful continuance.** Amend to read; “Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, **shall be subject to the penalty and fine described in Section \_\_\_ of this ordinance.**”

### *Chapter 4 Prescriptive Compliance Method*

**Delete Section 403.2 Flood hazard areas,** in favor of adopted city floodplain ordinances.

**Delete Section 404.5 Flood hazard areas,** in favor of adopted city floodplain ordinances.

**Delete Section 410 Accessibility for existing buildings,** in its entirety.

Accessibility provisions for maintenance, *change of occupancy, additions and alterations to existing buildings and facilities,* including those identified as *historic buildings,* shall be in accordance with Arizona Revised Statutes, Title 41, Chapter 9, Article 8, Public Accommodations and Services, The Arizonans with Disabilities Act, R10-3-401 through R10-3-404, which includes – 28 CFR 35 and 28 CFR 36 and Americans with Disabilities Act Accessibility Guidelines for Buildings and Facilities (ADAAG).

### *Chapter 6 Repairs*

**Delete Section 606.2.4 Flood hazard areas,** in favor of city adopted floodplain ordinances.

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## IEBC Amendments continued...

### *Chapter 7 Alterations—Level 1*

**Delete Section 705 Accessibility**, in its entirety.

A *facility* that is altered shall be in accordance with Arizona Revised Statutes, Title 41, Chapter 9, Article 8, Public Accommodations and Services, The Arizonans with Disabilities Act, R10-3-401 through R10-3-404, which includes – 28 CFR 35 and 28 CFR 36 and Americans with Disabilities Act Accessibility Guidelines for Buildings and Facilities (ADAAG).

**Section 706.3.2 Roof diaphragms resisting wind loads in high-wind regions.** Amend first sentence to read; “Where roofing materials are removed from more than 50% of the roof diaphragm or section of a building located where the basic wind speed is greater than **115 mph (per IBC Figure 1609A)** or in a special wind region, as defined in Section 1609 of the *International Building Code*, roof diaphragms, connections of the roof diaphragms to roof framing members, and roof-to-wall connections shall be evaluated for the wind loads specified in the *International Building Code*, including wind uplift.”

### *Chapter 8 Alterations—Level 2*

**Section 801.1 Scope.** Amend exception to section as follows:

“**Exception:** Buildings in which the reconfiguration is exclusively the result of accessibility improvements shall be permitted to comply with Chapter 7.”

**Section 805.4.4 Panic Hardware.** Amend to read; “In any *work area*, and in the egress path from any *work area* to the exit discharge, in buildings or portions thereof of Group A assembly occupancies **and Group E educational occupancies** with an occupant load greater than **50**, all required exit doors shall be equipped with approved panic hardware.”

**Delete Section 806 Accessibility**, in its entirety.

A building, *facility*, or element that is altered shall be in accordance with Arizona Revised Statutes, Title 41, Chapter 9, Article 8, Public Accommodations and Services, The Arizonans with Disabilities Act, R10-3-401 through R10-3-404, which includes – 28 CFR 35 and 28 CFR 36 and Americans with Disabilities Act Accessibility Guidelines for Buildings and Facilities (ADAAG).

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## IEBC Amendments continued...

### *Chapter 9 Alterations—Level 3*

**Section 901.1 Scope.** Amend exception to section as follows:

**“Exception:** Buildings in which the reconfiguration of space affecting exits or shared egress access is exclusively the result of accessibility improvements shall not be required to comply with this chapter.”

**Delete Section 906 Accessibility,** in its entirety.

A building, *facility*, or element that is altered shall be in accordance with Arizona Revised Statutes, Title 41, Chapter 9, Article 8, Public Accommodations and Services, The Arizonans with Disabilities Act, R10-3-401 through R10-3-404, which includes – 28 CFR 35 and 28 CFR 36 and Americans with Disabilities Act Accessibility Guidelines for Buildings and Facilities (ADAAG).

### *Chapter 10 Change of Occupancy*

**Delete Section 1012.8 Accessibility,** in its entirety.

*Existing buildings* that undergo a change of group or occupancy classification shall be in accordance with Arizona Revised Statutes, Title 41, Chapter 9, Article 8, Public Accommodations and Services, The Arizonans with Disabilities Act, R10-3-401 through R10-3-404, which includes – 28 CFR 35 and 28 CFR 36 and Americans with Disabilities Act Accessibility Guidelines for Buildings and Facilities (ADAAG).

### *Chapter 11 Additions*

**Delete Section 1103.5 Flood hazard areas,** in favor of city adopted floodplain ordinances.

**Delete Section 1105 Accessibility,** in its entirety.

Accessibility provisions for new construction shall apply for additions, and shall be in accordance with Arizona Revised Statutes, Title 41, Chapter 9, Article 8, Public Accommodations and Services, The Arizonans with Disabilities Act, R10-3-401 through R10-3-404, which includes – 28 CFR 35 and 28 CFR 36 and Americans with Disabilities Act Accessibility Guidelines for Buildings and Facilities (ADAAG).

### *Chapter 12 Historic Buildings*

**Delete Section 1201.4 Flood hazard areas,** in favor of city adopted floodplain ordinances.

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## IEBC Amendments continued...

### *Chapter 12 Historic Buildings (cont...)*

**Delete Section 1204.1 Accessibility Requirements** in its entirety.

Accessibility provisions for *historic buildings* that undergo *alterations*, shall be in accordance with Arizona Revised Statutes, Title 41, Chapter 9, Article 8, Public Accommodations and Services, The Arizonans with Disabilities Act, R10-3-401 through R10-3-404, which includes – 28 CFR 35 and 28 CFR 36 and Americans with Disabilities Act Accessibility Guidelines for Buildings and Facilities (ADAAG).

**Delete Section 1205.15 Accessibility** requirements in its entirety.

Accessibility provisions for *historic buildings* that undergo a *change of occupancy*, shall be in accordance with Arizona Revised Statutes, Title 41, Chapter 9, Article 8, Public Accommodations and Services, The Arizonans with Disabilities Act, R10-3-401 through R10-3-404, which includes – 28 CFR 35 and 28 CFR 36 and Americans with Disabilities Act Accessibility Guidelines for Buildings and Facilities (ADAAG).

**Delete Section 1401.2.5 Accessibility** requirements in its entirety.

Accessibility provisions for buildings or portions of buildings proposed for *change of occupancy*, shall be in accordance with Arizona Revised Statutes, Title 41, Chapter 9, Article 8, Public Accommodations and Services, The Arizonans with Disabilities Act, R10-3-401 through R10-3-404, which includes – 28 CFR 35 and 28 CFR 36 and Americans with Disabilities Act Accessibility Guidelines for Buildings and Facilities (ADAAG).

**Delete Section 1401.3.3 Compliance with flood hazard provisions**, in favor of city adopted floodplain ordinances.

### *Appendices*

**APPENDIX A GUIDELINES FOR THE SEISMIC RETROFIT OF EXISTING BUILDINGS.** Appendix A is adopted.

**APPENDIX B SUPPLEMENTARY ACCESSIBILITY REQUIREMENTS FOR EXISTING BUILDINGS AND FACILITIES.** Appendix B is not adopted.

**APPENDIX C GUIDELINES FOR THE WIND RETROFIT OF EXISTING BUILDINGS.** Appendix C is not adopted.