



2012 International Building Code (IBC) Amendments

Chapter 1 Administration

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

101.4.5 Fire prevention. Amend to read; “The provisions of the **current adopted fire code** shall apply to matters affecting or relating to structures, processes and premises from the hazard of fire and 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, automatic sprinkler systems and alarm systems or fire hazards in the structure or on the premises from occupancy or operation.”

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*.”

Delete Section 104.10.1 Flood hazard areas, in favor of city adopted floodplain ordinances.

105.2 Work exempt from permit. Add the following item under the heading, “Building:”

14. 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.

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.”

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IBC Amendments continued...

Section 107.2.2 Fire protection system 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.”

Delete Section 107.2.5.1 Design flood elevations in its entirety, in favor of city adopted floodplain ordinances.

Add new section, 109.2.1 Plan review fees. When submittal documents are required by Section [A] 107.1, 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 109.2 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.”

Add the following to Section 109.4 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 109.6 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.

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Section 109.6 Refunds. (cont...)

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.”

Section 110.3.5 Lath and gypsum board inspection. Delete exception to this section.

110.3.10.1 Flood hazard documentation. Amend to read; “If located in a *flood hazard area*, documentation of the elevation of the lowest floor as required in Section 1612.5 shall be submitted to the *building official* and the city floodplain administrator prior to the final inspection.”

Add the following to Section 113.1 General. “The membership of the Building Advisory Board, as prescribed in Section 150-175 of the Yuma City Code, will be the Board of Appeals.”

Delete Section 113.3 Qualifications.

Section 114.4 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 erects, constructs, alters or repairs 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 provisions of this code, **shall be subject to the penalty and fine described in Section ___ of this ordinance.**”

Section 115.3 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.**”

Delete Chapter 11 in its entirety. Buildings and facilities shall be designed and constructed to be accessible 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 1612 FLOOD LOADS in its entirety, in favor of the City adopted floodplain ordinance.”

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Section 1705.6 Soils. Amend exception to section to read as follows:

“Exception: Where Section 1803 does not require reporting of materials and procedures for fill placement, the special inspector shall verify that the in-place dry density of the compacted fill is not less than 90 percent of the maximum dry density at optimum moisture content determined in accordance with ASTM D 1557, **or not less than 95 percent of the maximum dry density at optimum moisture content determined in accordance with ASTM D 698 where approved by the *building official*.**”

Section 1804.5 Compacted fill material. Amend exception to section to read as follows:

“Exception: Compacted fill material 12 inches (305 mm) in depth or less need not comply with an approved report, provided the in-place dry density is not less than 90 percent of the maximum dry density at optimum moisture content determined in accordance with ASTM D 1557, **or not less than 95 percent of the maximum dry density at optimum moisture content determined in accordance with ASTM D 698 where approved by the *building official*.** The compaction shall be verified by *special inspection* in accordance with Section 1705.6”

Section 2304.9.5.1 Fasteners and connectors in contact with preservative-treated wood. Add second exception to section, as follows:

“Exception: Fasteners for *preservative-treated wood* sill plates to studs.”

Section 2512.1.2 Weep screeds. Amend second sentence of section to read as follows; “The weep screed shall be placed a minimum of 4 inches above the earth (102 mm) or $\frac{3}{4}$ ” **(19 mm)** above paved areas and be of a type that will allow trapped water to drain to the exterior of the building.”

Table 2902.1 Minimum Number of Required Plumbing Fixtures. Add second sentence to footnote “f” of table, as follows; “In other than Group A and E Occupancies, drinking fountains are not required for an occupant load of 25 or fewer.”

Section 3109.3 Public swimming pools. Amend section title and section to read as follows:

“Section 3109.3 Public, semi-public, and residential swimming pools. Public pools shall be completely enclosed by a fence not less than 6 feet (1935 mm) in height or a screen enclosure. Semi-public and residential swimming pools shall be completely enclosed by a fence not less than 5 feet (1524 mm) in height or a screen enclosure. Openings in the fence shall not permit passage of a 4”-diameter (102 mm) sphere. The fence or screen enclosure shall be equipped with self-closing and self-latching gates. The primary fence shall include a concrete ribbon curb or other approved material around the entire perimeter.”

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Section 3109.4 Residential swimming pools. Delete exception to this section in its entirety. Amend section and title to read as follows:

“Section 3109.4 Public, semi-public, and residential swimming pools. Public, semi-public, and residential swimming pools shall comply with Sections 3109.4.1 through 3109.4.3. Public and semi-public swimming pools shall also comply with applicable Arizona Statutes and ADEQ requirements which may supersede code requirements.”

Section 3109.4.1 Barrier height and clearances. Amend first sentence of section to read as follows; “The top of the barrier shall be not less than the minimum height above grade as specified in Section 3109.3, measured on the side of the barrier that faces away from the swimming pool.”

Section 3109.4.1.7 Gates. Add sentence to end of section as follows; “Where provided, card access readers for gates shall be mounted at 54 inches (1372 mm) above grade, shall be “fail-secure” on the away side of the pool in event of a power loss, and gates shall be openable from the inside for egress in the fail secure mode.”

Section 3109.4.1.8 Dwelling wall as barrier. Section is amended as follows:

1. Amend section title to read as follows: **“3109.4.1.8 Building wall as barrier”**
2. Substitute the term “*building*” for “*dwelling*” wherever it is used throughout this section.
3. Add item 4 to section as follows:
 - “4. The swimming pool shall be provided with a secondary barrier not less than 4 feet (1219 mm) in height, meeting requirements of Section 3109.4.1 through 3109.4.1.7.”

Section 3411 Accessibility for existing buildings. Delete section in its entirety, which is superseded by the 2010 ADA Standards for Accessible Design (ADAAG).

Appendices

APPENDIX A EMPLOYEE QUALIFICATIONS. Appendix A is adopted.

Section A101.1 Building official. Amend first and second sentences to read as follows, “The *building official* and deputy *building official* shall have at least 10 years’ experience or equivalent as an architect, engineer, inspector, contractor, or superintendent of construction,

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Appendices (cont...)

or any combination of these, five years of which shall have been supervisory experience. The *building official and deputy building official shall* be certified as a *building official* through a recognized certification program”

Section A104 Termination of employment. Amend first sentence to read as follows; “Employees in the position of *building official, deputy building official*, chief inspector or inspector, **and plans examiner**, shall not be removed from office except for cause after full opportunity has been given to be heard on specific charges before such applicable governing authority.”

APPENDIX B BOARD OF APPEALS. Appendix B is not adopted.

APPENDIX C GROUP U-AGRICULTURAL BUILDINGS. Appendix C is adopted.

APPENDIX D FIRE DISTRICTS. Appendix D is not adopted.

APPENDIX E SUPPLEMENTARY ACCESSIBILITY REQUIREMENTS. Appendix E is not adopted.

APPENDIX F RODENT PROOFING. Appendix F is not adopted.

APPENDIX G FLOOD-RESISTANT CONSTRUCTION. Appendix G is not adopted.

APPENDIX H SIGNS. Appendix H is not adopted.

APPENDIX I PATIO COVERS. Appendix I is adopted.

APPENDIX K ADMINISTRATIVE PROVISIONS. Appendix K is not adopted.

APPENDIX L EARTHQUAKE RECORDING INSTRUMENTATION. Appendix L is not adopted.

APPENDIX M TSUNAMI-GENERATED FLOOD HAZARD. Appendix M is not adopted.

For additional information or for specific regulations and permitting requirements, visit the Building Safety or Customer Service division located at 2351 W 26th St., Yuma, AZ 85364 or call (928) 817-5000.