



2012 International Residential Code (IRC) Amendments

Chapter 1 Administration

Section R101.1 Title. Amend to read, “These provisions shall be known as the *Residential Code for One- and Two-family Dwellings* of **City of Yuma**, and shall be cited as such and will be referred to herein as ‘this code.’”

Section R103.1 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 R104.10.1 Flood hazard areas.

Section R105.1 Required. Add to end of section, “In addition, Park Models, as defined in the Yuma City Code, Title 15, Chapter 154, Section 15.07, require a building permit for placement. Electrical connections that are hard-wired to the unit require a separate permit. Mechanical equipment that is external to the unit requires a separate permit. Tie-down anchors are required for park models as specified in Chapter 4.”

Section R105.2 Work exempt from permit.

Add new items #11 and #12, under **Building**:

1. Window replacements of like size where framing is not altered and any required emergency egress dimensions are not diminished from existing.
2. Replacement of an existing electric water heater in the same location.

Items #11 and #12 apply only to work performed by a licensed contractor or the owner/occupant of the premises.

Add new section, “**R105.10 Toilet facilities on construction sites.** Toilet facilities shall be provided for construction workers and such facilities shall be maintained in a sanitary condition. Construction worker toilets of the non-sewer type shall conform to ANSI 266.3.”

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IRC Amendments continued...

Toilet facilities shall be required at a ratio of at least one toilet for a maximum of 15 lots under construction.”

Add new section, “R105.11 Construction Debris. Construction sites shall be kept reasonably clean of construction debris during the course of construction. Construction debris shall be removed or retained on the lot and not be at risk to be displaced from the lot by wind.”

Section R106.1.3 Information for construction in flood hazard areas. Delete item #4 in its entirety, in favor of city adopted floodplain ordinance(s).

Section R106.4 Amended Construction documents. Add to end of section, “Changes may be made without re-submittal that are not affecting code-related items, or otherwise approved by the *building official*.”

Add new section, “R108.2.1 Plan review fees. When submittal documents are required by Section R106.1, 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 R108.2 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 R108.5 Refunds. Amend to read; “The *building official* shall authorize the refunding of fees as follows:

The full amount of any fee paid hereunder that was erroneously paid or collected.

1. 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.
2. 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.”

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IRC Amendments continued...

Add the following to Section R108.6 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 R109.4 Approval required. Add to end of section; “Inspection comments shall include code section references, when requested.”

Section R110.3 Certificate issued. Amend to read; “After the *building official* inspects the building or structure and finds no violations of the provisions of this code or other laws that are enforced by the **jurisdiction**, the *building official* **may** issue a certificate of occupancy **upon request**, which shall contain the following:

1. The building *permit* number.
2. The address of the structure.
3. The name and address of the owner.
4. A description of that portion of the structure for which the certificate is issued.
5. A statement that the described portion of the structure has been inspected for compliance with the requirements of this code.
6. The name of the *building official*.
7. The edition of the code under which the *permit* was issued.
8. If an automatic sprinkler system is provided and whether the sprinkler system is required.
9. Any special stipulations and conditions of the building *permit*.”

Add the following to Section R112.1 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.”

Delete Section R112.2.1 Determination of substantial improvement in areas prone to flooding.

Delete Section R112.2.2 Criteria for issuance of a variance for areas prone to flooding.

Delete Section R112.3 Qualifications.

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IRC Amendments continued...

Section R113.4 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 provision of this code, **shall be subject to the penalty and fine described in Section ___ of this ordinance.**”

Section R114.2 Unlawful continuance. Amend to read; “Any person who shall continue any work in or about the structure after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, **shall be subject to the penalty and fine described in Section ___ of this ordinance.**”

Chapter 2 Definitions

Add definition; “Park Model-Any factory assembled portable unit, to which is affixed on Arizona recreational vehicle seal, mounted on a chassis and wheels, not more than 12 feet in width and no greater than 400 square feet nor less than 320 square feet in total area, and permanently connected to utilities that are necessary for the operation of the installed park model with no holding tank.”

Chapter 3 Building Planning

Table R301.2(1) CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

Amend table to add values applicable to this jurisdiction.

TABLE R301.2(1)
CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

GROUND SNOW LOAD	WIND DESIGN		SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP	ICE BARRIER UNDERLAYMENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP
	Speed (mph)	Topographic effects		Weathering	Frost-line depth	Termite					
0	90	No	D	Negligible	12"	Mod. to Heavy	39	No	1980, 1987, 2004, 2006	0	70

Section R302.1 Exterior walls. Add exception #6, as follows:

6. “In mobile home parks and other applicable zoning districts, attached non-habitable structures including patio covers, carports, and sheds are permitted to have a *fire separation distance* of 3 feet (914 mm), with unlimited unprotected openings, and no projections allowed.”

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IRC Amendments continued...

Section R302.1 Exterior walls. Add exception #7, as follows:

7. "In mobile home parks and other applicable zoning districts that are existing at time of this code adoption, replacement dwelling units are permitted to maintain their prior existing *fire separation distance*, subject to compliance with other city codes, but in no case shall the *fire separation distance* be less than 3 feet (914 mm), with unlimited unprotected openings, and no projections allowed."

Section R302.1 Exterior walls. Add exception #8, as follows:

8. "For existing dwellings and other structures having legal, nonconforming setbacks at time of this code adoption, where approved by the Zoning Administrator and the *building official*, additions are permitted to comply with the existing nonconforming setbacks, provided the minimum *fire separation distance* is 3 feet (914 mm), with unlimited unprotected openings, and no projections allowed."

Section R313.2 One and two-family dwellings automatic fire systems. Delete section in its entirety. (Preemption by ARS 9-807).

Section R313.2.1 Design and installation. (Clarification: This section is to remain).

Section R317.3.1 Fasteners for preservative-treated wood. Add a third exception to this section, as follows:

- "3. Fasteners for preservative-treated wood attaching studs to sill plates."

Section R318.1 Subterranean termite control methods. Add to section; "Method 3 or 4 shall be incorporated per Section R317.1, regardless of other methods or combination of methods utilized."

Section R322 Flood-resistant Construction. Delete section in its entirety, in favor of City of Yuma Floodplain Management Ordinance(s) provisions referenced in Table R301.2(1).

Chapter 4 Foundations

Section R401.2 Requirements. Add the following to end of section, "Engineered fill building pads shall be placed in 12-inch lifts, compacted to not less than 95% Density, per ASTM D698 or 90% density for ASTM D1557. The building pads shall extend a minimum of 3-feet beyond the footprint of the building."

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IRC Amendments continued...

Section R401.2 Requirements. Add to end of section; “Park Model installations shall be provided with tie-downs using approved manufactured housing tie-down anchors. As a minimum, tie-down anchors shall be installed at each corner of the unit and intermediately spaced at maximum 12 feet (3658 mm) on-center.”

Section R401.2 Requirements. Add exception to section, as follows:

“**Exception:** Fills depths 12-inches or less may not require testing subject to determination by the *building official*.”

Section R403.1.2 Continuous footing in Seismic Design Categories D₀, D₁ and D₂. Amend to read; “The *braced wall panels* at exterior walls of buildings located in Seismic Design Categories D₀, D₁ and D₂ shall be supported by continuous footings. **Interior *braced wall panels* shall be supported by continuous footings at intervals not exceeding 60 feet (18 288 mm) in both directions.**”

Section R403.1.4 Minimum depth. Amend first sentence to Read; “All exterior footings shall be placed at least 12 inches (305 mm) below the undisturbed ground surface, **or 12 inches (305 mm) into engineered pad.**”

Section R403.1.6.1 Foundation anchorage in Seismic Design Categories C, D₀, D₁ and D₂. Add item #7 to this section, as follows:

7. “Interior *braced wall panels* when not supported by a continuous foundation shall be attached to the concrete slab on ground using ½ inch (12.7 mm) diameter anchor or expansion bolts spaced at not more than 6 feet (1829 mm) on center, or an equivalent method such as approved pneumatic anchor pins as per manufacturer requirements. Cut nails or adhesives shall not be permitted.”

Section R408.7 Flood Resistance. Delete section in its entirety, in favor of City of Yuma Floodplain Management Ordinance(s) provisions referenced in Table R301.2(1).

Chapter 5

Section R506.1 General. Add sentence to end of this section; “Control joints in unreinforced concrete slab-on-ground floors shall be provided at maximum 12 feet (3658 mm) on center in both directions.”

Section R506.2.3 Vapor retarder. Delete section in its entirety.

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IRC Amendments continued...

Chapter 6 Wall Construction

Section R602.3.2 Top Plate. Amend exception to this section, as follows:

“Exception: A single top plate may be installed in stud walls, provided the plate is adequately tied at joints, corners and intersecting walls by a minimum **2 ½- inch by 16-inch by a 0.036-inch-thick (64 mm by 406 mm by 0.914 mm) galvanized steel strap or plate** that is nailed to each wall or segment of wall by **six 10d nails** on each side, provided the rafters or joists are centered over the studs with a tolerance of no more than 1 inch (25 mm). The top plate may be omitted over lintels that are adequately tied to adjacent wall sections with steel straps or plates or equivalent as previously described.”

Section R602.10.1.3 Spacing of braced wall lines. Add an exception to section, as follows:

“Exception: As an exception to *braced wall line* spacing of Table R602.10.1.3, in detached one- and two-story *dwelling*s, for seismic bracing, spacing between *braced wall lines* may be up to 30 feet (9 144 mm) x 45 feet (13 716 mm) for one single room and one attached garage, each not exceeding 1,350 square feet (125.42 m²) per *dwelling unit*. When this exception is taken all the following shall apply:

- 1.1 Wall bracing at *braced wall lines* surrounding the single room and one attached garage shall be Method CS-WSP of Section R602.10.4.
- 1.2 *Braced wall panel* locations shall be as per Sections R602.10.2.2 and R602.10.2.2.1, and length of bracing provided as per Sections R602.10.3 and R602.10.5.
- 1.3 The entire length of *braced wall lines* surrounding the single room and garage shall be continuously sheathed with wood structural panel sheathing (CS-WSP).
- 1.4 *Braced wall panel* locations at the single room and garage shall have a maximum 3 1/2:1 height-width ratio, **except for methods ABW and PFH of Section R602.10.4.**
- 1.5 *Braced wall lines* surrounding the single room and garage shall be supported by continuous foundations around the entire *braced wall lines*.
- 1.6 Spacing of all other interior *braced wall lines* **shall not exceed 25 feet.”**

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