



Yuma County Department of Development Services

2351 W. 26th Street, Yuma, AZ 85364

Yuma County Comprehensive Building Safety Code 2018 International Building Code (IBC) Amendments

Release Date: 05/2019
Change/Amended Date: New
Review Date: _____
Next Review Date: 05/2020

Approval Signature



 Chief Building-Fire Code Official

Chapter 1 Administration

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

Section [A] 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.”

Section [A] 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.”

Section [A] 104.10.1 Flood hazard areas. Delete section in its entirety in favor of adopted City flood-plain ordinances.

Section [A] 105.2 Work exempt from permit. Add the following additional 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.”

Section [A] 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. The extension shall be requested in writing and justifiable cause demonstrated.”

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Section [A] 105.8 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. Debris shall not be allowed to transfer to adjacent lots or City rights of way.

If the Building Official determines that the construction site is not in compliance with this section or the debris presents a safety hazard for inspection personnel, inspections shall not be performed until the construction site is cleaned.

Section [A] 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) to also include a current fire flow test within the past 12 months, 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."

Section [A] 107.2.6.1 Design flood elevations. Delete section in its entirety in favor of adopted City floodplain ordinances.

Create new section, [A] 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 [A] 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 Section [A] 109.4 Work commencing before permit issuance. Add to end of section, "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 [A] 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.

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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.”

Section [A] 110.3.5 Lath and gypsum board inspection. Delete exception to section.

Section [A] 110.3.11.1 Flood hazard documentation. Amend to read, “If located in a flood hazard area, documentation of the elevation of the lowest floor as required in adopted City floodplain ordinances shall be submitted to the building official and the City floodplain administrator prior to the final inspection.”

Section [A] 113.1 General. Add to end of section, “The membership of the Building Advisory Board, as prescribed in Section 150-008 of the Yuma City Code, will be the Board of Appeals.”

Section [A] 113.3 Qualifications. Delete section in its entirety.

Section [A] 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 this ordinance.”

Section [A] 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 this ordinance.”

Delete entire text of Chapter 11 and amend to read, “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).”

Section 1609.3 Basic design wind speed. Add to end of Section, “The basic design wind speed, V, for all locations in City of Yuma, shall be as follows:

Risk Category I: 93 mph

Risk Category II: 99 mph

Risk Category III: 106 mph

Risk Category IV: 110 mph”



SECTION 1612 FLOOD LOADS. Delete section in its entirety in favor of adopted City floodplain ordinances.

Section 1613.2.5 Determination of seismic design category. Add to end of section, "Regardless of design methodology utilized, all locations in City of Yuma shall be classified as Seismic Design Category D."

Section 1611.1 Design rain loads. Add to end of section, "Design hourly rainfall for all locations in City of Yuma shall be taken as 2.25 inches (56 mm)."

Section 1705.6 Soils. Amend exception to read: "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 1804.6 Compacted fill material. Amend exception to read: "Exception: Compacted fill material 12 inches (305 mm) in depth or less need not comply with an approved report, provided that 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 2304.10.5.1 Fasteners and connectors for preservative-treated wood. Add second exception to section:

"2. Fasteners for preservative-treated wood sill plates to studs in areas not normally subjected to high moisture."

Section 2512.1.2 Weep screeds. Amend second sentence to read, "The weep screed shall be placed not less than 4 inches (102 mm) above the earth 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."

Section 2902.6 Small Occupancies. Add to end of section, "In other than Assembly uses and Educational facilities, drinking fountains are not required for an occupant load of 25 or fewer."

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

Create new section, 3304.2 Dust Control. Prior to construction, a plan shall be submitted to the building official outlining the steps that will be taken throughout construction to minimize and control dust associated with the project.

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Section J107.5 Compaction. Amend to read, “All fill material shall be compacted to 90 percent of maximum density as determined by ASTM D 1557, Modified Proctor, or 95 percent of maximum density as determined by ASTM D 698, Standard Proctor where approved by the building official, in lifts not exceeding 12 inches (305 mm) in depth, or as recommended in the certified geotechnical report.”

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, 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 J GRADING. Appendix J 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.

APPENDIX N REPLICABLE BUILDINGS Appendix N 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.