

STANDARDIZED BUILDING AND CONSTRUCTION CODES

§ 150.20

INTERNATIONAL RESIDENTIAL CODE

(A) The International Residential Code, 2018 Edition, published on or after August 31, 2017 by the International Code Council, Inc., is proposed to be adopted.

(B) The following local amendments to the International Residential Code are proposed to be adopted:

1. Section 101.2 Scope. Exception: Remove last sentence of first paragraph and change the number of occupants from 5 to 6 in items 2. 6. Also, add the words "Provided all are capable of self preservation," to the end of .4 and .5.
2. Section 105.1 Required. The following language is added to the end of this section "In addition, Park Models require a building permit for placement. At minimum, approved hold down anchors must be installed at building corners and electrical and mechanical equipment that are hard-wired and/or exterior to the unit require a separate permit.
3. Section 105.2 (3) The section is revised so that height is measured from the top of the footing or retaining walls instead of the bottom.
4. Section 108.6 Work commencing before permit issuance. The following language is added to the 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 equal in amount to the permit that would have been required to authorize such work to be done, except that the minimum amount to be collected may be not less than \$70."
5. Section 112.2.1 Determination of substantial improvement in flood hazard area. This subsection is not adopted.
6. Section 112.2.2 Criteria for issuance of a variance flood hazard areas. This subsection is not adopted.
7. Section 113.2.2 Construction Debris. "Construction sites shall be kept reasonable clear of construction debris during the course of construction. Construction debris shall be removed or stored on the site and not be at risk of being displaced due to weather conditions".

8. Section 202 Definitions. The following definition is added “Park Model Living Unit. Any factory assembled portable unit to which is affixed an Arizona recreational vehicle seal, mounted on a chassis and wheels not more than 12 feet in width and no greater than 400 square feet in area. In addition, not less than 320 square feet in total area and permanently connected to utilities that are necessary for the operation of the installed park model living unit with no holding tank, other than an approved water heater.”
9. Table R301.2 (1) Climatic and Geographical Design Criteria. Shall be amended as follows:
 - Ground Snow Load – 48lbs/sq. ft.
 - Wind Design – 115/vult 89/asd Exposure B
 - Seismic Design Category – B
 - Weathering – Negligible
 - Frost Depth – 18”
 - No Ice Barrier Required
 - Engineering Department Deals with Flood Hazard Determination
 - Air Freezing Index – 1000
 - Mean Annual Temperature – 65/F
10. Modify Habitable Attics and Bedrooms to reflect a live load of 40. Footnote (i) is added to Table 301.5 and shall read as follows: “When attic storage trusses exceed (4) four trusses for HVAC units and exceed the limits listed elsewhere in this table, or in the footnotes, a 40 pound live load design shall be used.”
11. Section 302.6 Change the type of drywall listed from ½” to 5/8”-type X.
12. Table 302.6 printed dimension of ½” is replaced with 5/8” type X.”
13. 309.5 Fire sprinklers. The following language is added at the beginning of the section: When required by Town of Payson Ordinances”.
14. Section 310.2.1 – Delete the Exception.
15. Section 311.3.1 Exception & 311.3.2 Max height increased to 8” from 7-3/4”.
16. R302.7 Modify ½” drywall to 5/8” type X.
17. Section 313.2 One and two-family dwellings automatic fire systems. The following language is added to the end of the paragraph: “When either of the two conditions listed below exist:

1. When such buildings have more than 4800 sq. ft. of livable area.
 2. When operational procedures include provisions that more than one person not capable of self-preservation in a group home, that is unrelated to the person in control of the property occupies a residential unit for more than 30 consecutive days.
18. Section 313.2.1 Design and Installation. Strike reference to require fire sprinklers in all single-family homes, by striking the words, "and installed" from this section.
19. Section 320.1 Scope. The following language is added before the existing paragraph: "Where disabled, unrelated persons occupy a residential unit, the building and bedroom entry, main level living area and at least one bathroom to be used by such persons shall comply with the provisions of chapter 11 of the International Building Code, additionally."
20. Section 322 Flood-Resistant Construction. The Building Official may use flood resistant construction requirements in this section under his authority to determine structure construction requirements, however the Town Engineer shall use local ordinances to mandate when a flood potential exists and all benchmarks and grading must be completed in compliance with Engineering Department adopted standards.
21. Section 506.1 General. The following sentence is add to the section "Control Joints in unreinforced concrete slab floors on grade shall be provided at a maximum of 12 feet on center, in both directions."
22. Stud size, height and Spacing 602.3.1 Exception 3. Modify the roof live load from not to exceed 40 from 20 and the ground snow load not to exceed 48 from 30.
23. Section 606.6.4.1 Horizontal lateral support. Revise the section to read as follows "Minimum reinforcement requirements for masonry elements. Masonry elements shall be reinforced by at least one #4 rebar, in both the horizontal and vertical directions at no further than 4' on center. Additionally, a single #4 rebar is required within 6 inches of the top of masonry walls, placed horizontally and within 18" vertically placed, of the end of the wall and at openings."
24. The energy conservation provisions of Chapter 11 are recognized but not adopted as being required with the exception of the following:

INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENTS (a) Excerpts from Table 1102.1.2

| CLIMATE ZONE | FENESTRATION U-FACTORS (b) | SKYLIGHT (b) U-FACTOR | GLAZED FENESTRATION SHGC (b) | CEILING R-VALUE | WOOD FRAME WALL R-VALUE | MASS WALL R-VALUE (b) | FLOOR R-VALUE | BASEMENT WALL R-VALUE (c) | (d) SLAB R-VALUE & DEPTH | CRAWL (c) SPACE WALL VALUE |
|--------------|----------------------------|-----------------------|------------------------------|-----------------|-------------------------|-----------------------|---------------|---------------------------|--------------------------|----------------------------|
| 4 | 0.35 | 0.55 | 0.40 | 38 | 20 or 13+5 (h) | 8/13 | 19 | 10/13 | 10, 18" | 10/13 |

- a. R-VALUES ARE MINIMUMS. C^T-FACTORS ARE MAXIMUMS. WHEN INSULATION IS INSTALLED IN A CAVITY WHICH IS LESS THAN LABEL OR DESIGN THICKNESS OF THE INSULATION, THE INSTALLED R-VALUE OF THE INSULATION SHALL NOT BE LESS THAN THE VALUE SPECIFIED IN THE TABLE.
- b. THE FENESTRATION U-FACTOR COLUMN EXCLUDES SKYLIGHTS. THE SHGC COLUMN APPLIES TO ALL GLAZED FENESTRATION.
- c. "10/13" MEANS R-10 CONTINUOUS INSULATION ON THE INTERIOR OR EXTERIOR OF THE HOME OR R-13 CAVITY INSULATION AT THE INTERIOR OF THE BASEMENT WALL.
- d. R-5 SHALL BE ADDED TO THE REQUIRED SLAB EDGE R-VALUES FOR HEATED SLABS. INSULATION DEMI-I SHALL BE 18" BELOW GRADE.
- e. DELETED
- f. DELETED
- g. DELETED
- THE FIRST VALUE IS CAVITY INSULATION. THE SECOND VALUE IS CONTINUOUS INSULATION. THEREFORE, AS AN EXAMPLE, "13+5" MEANS R-13 CAVITY INSULATION PLUS R-5 CONTINUOUS INSULATION.

IECC Table R402.1.3 and IRC Section N1102.1.3 - Tables are amended as follows:

TABLE N1102.1.3
EQUIVELENT U-FACTORS (a)

| CLIMATE ZONE | FENESTRATION U-FACTOR | SKYLIGHT U-FACTOR | CEILING U-FACTOR | FRAME WALL U-FACTOR | MASS WALL U-FACTOR (b) | FLOOR U-FACTOR | BASEMENT WALL U-FACTOR | CRAWL SPACE WALL U-FACTOR |
|--------------|-----------------------|-------------------|------------------|---------------------|------------------------|----------------|------------------------|---------------------------|
| 4 | 0.35 | 0.55 | 0.03 | 0.057 | 0.098 | | 0.059 | 1/0 |

- a. NON-FENESTRATION U-FACTORS SHALL BE OBTAINED FROM MEASUREMENT, CALCULATION OR AN APPROVED SOURCE.
- b. WHEN MORE THAN HALF THE INSULATION IS ON THE INTERIOR, THE MASS WALL UFACTOR SHALL BE A MAXIMUM OF 0.087

25. N1103.3.1 (R403.3.1) Insulation (Prescriptive). Inclusive of Exception. Adopt Section as printed.

26. N1103.3.2 (R403.3.2) Sealing (Mandatory). Adopt section as printed.

27. Section M 1305.1 Appliance access for inspection service, repair and replacement. Only the first sentence of this subsection is adopted. Add the following at the end of the paragraph: This section does not apply to appliances located on roofs.
28. P 2904.1.1 The words “as specified in amended section 313.2 and in Townhouses” are inserted after the words dwelling unit.
29. Appendix Chapters to be adopted specifically:
 - (a) Appendix M – Home Day Care-R3 Occupancy
 - (b) Appendix Q - Tiny Houses
 - (c) Appendix R – Light Straw Clay Construction
 - (d) Appendix S – Straw Bale Construction

§ 150.21

INTERNATIONAL BUILDING CODE

(A) The International Building Code, 2018 Edition, published on or after August 31, 2017 by the International Code Council Inc., is proposed to be adopted.

(B) The following local amendments to the International Building Code are proposed to be adopted:

1. Section 101.4 Referenced Code – The last line after the words ‘code to’ is revised to read: “such codes that have been specifically adopted by the Town of Payson.”
2. Section 104.10.1 Flood hazard areas. This subsection is not adopted.
3. Insert new section 105.8 Construction Debris. “Construction sites shall be kept reasonable clear of construction debris during the course of construction. Construction debris shall be removed or stored on the site and not be at risk of being displaced due to weather conditions”.
4. Section 107.2.6.1 Design Flood Elevations: This subsection is not adopted.
5. Section 109.4 Work commencing before permit issuance add the following language to the end of this 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 equal in amount to the permit that would have initially been required to authorize such work to be done, except that the minimum amount to be collected may be not less than \$70.”

6. Section 110.3.11.1 Flood hazard documentation – Subsection is amended to read “If located in a flood hazard area, documentation of the elevation of the lowest floor as required by adopted city floodplain ordinances shall be submitted to the Town engineering department for review and approval, prior to the issuance of a Certificate of Occupancy.
7. 412.4.5 Height and Area limits. (Residential Aircraft Hangars) This subsection is not adopted.
8. 903.2.8 The following language is added to the end of the subsection “Except for single family detached and duplex structures with less than 4800 sq. ft. of livable area.
9. Table 2902.1 add Footnote (g) Drinking fountains are required for occupant loads exceeding 99 occupants.
10. Appendix Chapters are not specifically adopted.

§ 150.22

NATIONAL ELECTRICAL CODE

- (A) The National Electrical Code, 2017 Edition, effective on or after August 24, 2016, published by the National Fire Protections Association Inc., is adopted.
- (B) No local amendments to the National Electrical Code are adopted.

§ 150.23

INTERNATIONAL MECHANICAL CODE

- (A) The International Mechanical Code, 2018 Edition, published by the International Code Council, Inc., is adopted.
- (B) The following local amendments to the International Mechanical Code are adopted:

1. 401.2 Ventilation required. This section is amended to read: “Every occupied space shall be ventilated by natural means in accordance with Section 402 or by mechanical means in accordance with Section 403. Where the air filtration rate in a dwelling unit is less than 5 air changes per hour when tested with a blower door at a pressure of 0.2 inch water column (50 Pa) in accordance with Section 402.4.1.2, Building Thermal Envelope Testing Option, of the International Energy Conservation Code, the dwelling unit shall be ventilated by mechanical means in accordance with Section 403”.

§ 150.24

INTERNATIONAL FUEL GAS CODE

(A) The International Fuel Gas Code, 2018 Edition, published on or after August 31, 2017 by the International Code Council Inc., is adopted.

(B) The following local amendments to the International Fuel Gas Code are adopted:

1. 306.3 Appliances in attics. The first sentence is amended to read as follows: “Attics containing appliances shall be provided with an opening and unobstructed passageway large enough to allow removal of the largest component of the appliance.” The words ‘component of’ are added to the end of the paragraph after the word largest and before the word appliance.
2. 306.4 Appliances under floor. Same modification as 306.3.

§ 150.25

INTERNATIONAL PLUMBING CODE

(A) The International Plumbing Code 2018 Edition, published on or after August 31, 2017 by the International Code Council Inc., is adopted.

(B) The following local amendments to the International Plumbing Code is adopted.

1. 312.3 The first sentence (“plastic pipe shall not be tested using air”) is not adopted.

§ 150.26

INTERNATIONAL EXISTING BUILDINGS CODE

(A) The International Existing Buildings Code, 2018 Edition, published on or after August 31, 2017 by the International Code Council Inc., is adopted.

(B) No local amendments to the International Existing Buildings Code are adopted.

§ 150.27 INTERNATIONAL SWIMMING POOL AND SPA CODE

(A) The International Swimming Pool and Spa Code, 2018 Edition, published on or after August 31, 2017 by the International Code Council Inc., is adopted.

(B) No local amendments to the International Swimming Pool and Spa Code are adopted.

§ 150.28 INSTALLATION OF SOLID FUEL BURNING STOVES

(A) No person shall install or operate any woodstove unless such woodstove is:

- (1) Safety listed by a recognized safety testing laboratory; and
- (2) Certified when new, to be at least as clean as the EPA Phase II Standards for wood heaters as prescribed by the U.S.E.P.A. (MSP, 40 C.F.R. Part 60, Subpart AAA), or is a fireplace, pellet stove or masonry heater; and
- (3) Is an EPA Phase II woodstove or pellet stove installation; and a permit and final inspection for such installation have been obtained from the Building Department of the Town for such installation in accordance with the applicable provisions of the International Mechanical Code or the International Residential Code adopted pursuant to this chapter.

(B) Definitions

- (1) Fireplace means a chimney connected, solid fuel or gas burning appliance, that is intended primarily for occasional recreational and aesthetic use and only secondarily for incidental heating and that ordinarily is permanently installed into the structure of a building.
- (2) Masonry heater means a vented, wood burning radiant heating system constructed primarily of masonry materials weighing at least 1,754 pounds, either site built or assembled from factory made components, that is designed to burn rapidly, capturing and storing the resultant heat energy in the mass of the appliance through internal heat exchange flue channels.
- (3) Pellet stove means a safety listed appliance designed to burn only wood pellets or any naturally pelleted fuel that is incapable of burning cord wood and may or may not be certified 40 C.F.R., Section 60.

- (4) Woodstove means an airtight wood-heater, either freestanding or inserted into a fireplace.

§ 150.29 ENERGY STANDARDS

(A) The following minimum energy values shall apply for all residential and commercial buildings:

Roof R-38
 Wall R-20
 Basement Walls 13
 Floor R-19
 Window U-Factor .35
 Skylight U-factor .55

(B) The International Energy Code, 2018 Edition, published by the International Code Council Inc., is adopted as an optional/non- required standard with the amendments set forth in subsection (C) below. If an applicant requests to follow the code at the time of plan submission and the construction complies with the code, the Town shall note such compliance on the Certificate of Occupancy.

(C) The following local amendments to the International Energy Code are adopted:

1. IECC Table R402.1.1 and IRC Section NI 102.1.1 – Tables are amended as follows:

TABLE N1102.1.1

INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENTS (a)

| CLIMA ZONE | FENESTRATION U. FACTORS (b) | SKYLIGHT FACTOR | GLAZED FENESTRATION SHGC (b) (e) | CEILING VALUE | WOOD FRAME WALL R. VALUE | MASS WALL R- VALUE (i) | FLOOR VALUE | BASEMENT WALL R-VALUE | SLAB (d) VALUE DEPTH | CRAWL (c) SPACE WALL VALUE |
|---------------|--------------------------------|--------------------|--|------------------|-----------------------------------|------------------------------|----------------|-----------------------------|-------------------------------|-------------------------------------|
| 4 | 0.35 | 0.55 | 0.4 | 38 | 20 or 13+5 (h) | 8/13 | 19 | 10/13 | 10, 18' | 10/13 |

- h. R-VALUES ARE MINIMUMS. C-FACTORS ARE MAXIMUMS. WHEN INSULATION IS INSTALLED IN A CAVITY WHICH IS LESS THAN LABEL OR DESIGN THICKNESS OF THE INSULATION, THE INSTALLED R-VALUE OF THE INSULATION SHALL NOT BE LESS THAN THE R-VALUE SPECIFIED IN THE TABLE.
- i. THE FENESTRATION U FACTOR COLUMN EXCLUDES SKYLIGHTS. THE SHGC COLUMN APPLIES TO ALL GLAZED FENESTRATION.
- j. "10/13" MEANS R-10 CONTINUOUS INSULATION ON THE INTERIOR OR EXTERIOR OF THE HOME OR R-13 CAVITY INSULATION AT THE INTERIOR OF THE BASEMENT WALL.
- k. R-5 SHALL BE ADDED TO THE REQUIRED SLAB EDGE R. VALUES FOR HEATED SLABS. INSULATION DEMI-1 SHALL BE 18' BELOW GRADE.

- I. FIRST VALUE IS CAVITY INSULATION, SECOND IS CONTINUOUS INSULATION OR INSULATED SIDING, SO + s MEANS R-13 CAVITY INSULATION PLUS CONTINUOUS INSULATION OR INSULATED SIDING. IF STRUCTURAL SHEATHING COVERS 40 PERCENT OR LESS OF THE EXTERIOR, CONTINUOUS INSULATION R-VALUE SHALL BE PERMITTED TO BE REDUCED BY NO MORE THAN R.3 IN LOCATIONS WHERE STRUCTURAL SHEATHING IS USED TO MAINTAIN A CONSISTENT TOTAL SHEATHING THICKNESS.

2. IECC Table R402.1.3 and IRC Section N1102.1.3 - Tables are amended as follows:

TABLE N1102.1.3
EQUIVALENT U-FACTORS (a)

| CLIMATE ZONE | FENESTRATION U-FACTOR | SKYLIGHT FACTOR | CEILING FACTOR | FRAME WALL FACTOR | MASS WALL FACTOR | FLOOR FACTOR | BASEMENT FACTOR | CRAWL SPACE WALL U FACTOR |
|--------------|-----------------------|-----------------|----------------|-------------------|------------------|--------------|-----------------|---------------------------|
| 4 | 0.35 | 0.55 | 0.03 | 0.057 | 0.098 | | 0.059 | 1/0 |

- c. NON-FENESTRATION U^T-FACTORS SHALL BE OBTAINED FROM MEASUREMENT, CALCULATION OR AN APPROVED SOURCE.
- d. WHEN MORE THAN HALF THE INSULATION IS ON THE INTERIOR, THE MASS WALL UFACTOR SHALL BE A MAXIMUM OF 0.087

3. IECC R402.3.3 and IRC NI 102.3.3 Glazed Fenestration Exemption. Replace the printed area of “up to 15 square feet” with “up to 25 square feet” of glazed fenestration per dwelling unit shall be permitted to be exempt from U-factor and SHGC requirements in N 1102.1.1, exemption does not apply to U-factor alternative or total alternative approach.
4. IECC R402.4.1.1 and IRC NI 102.4.1.1 Installation components of the building thermal envelope as listed in Table R402.4.1.1 shall be installed in accordance with the manufacturer’s instructions and the criteria listed in Table R402.4.1.1 as applicable to the method of construction. The code official shall recognize the provisions listed in Table R402A.1.1 as a visual alternative to building or dwelling unit testing in R402.4.1.2.
5. IECC R402.4.1.2 and IRC NI 102.4.1.2 Building Thermal Envelope Air Leakage Testing option the building or dwelling unit shall be tested and verified as having an air leakage rate of 5 air changes per hour.

§ 150.30 MANUFACTURED HOME CONSTRUCTION AND SAFETY STANDARDS

- (A) Manufactured home construction and safety standards adopted by the U.S. Department of Housing and Urban Development (HUD), pursuant to the National Manufactured Housing Construction and Safety Standards Act of 1974, 42 USC 5401 *et seq.*, and amendments thereto, are hereby adopted as manufactured home construction and safety standards for the Town. Three copies of 42 USC 5401 are hereby maintained in the Town Clerk's office and are hereby adopted by this reference.
- (B) The Building Official shall not issue a building permit for installation of a manufactured home within the town unless the manufactured home can be proven to comply with those standards set forth in division (A) above. This prohibition shall also apply to any manufactured home unit installation permit sought to be issued for the relocation of any manufactured home unit within the Town.
- (C) It shall be the responsibility of permit applicants to demonstrate to the Building Official that any manufactured home for which an installation permit is requested is in compliance with the standards set forth in division (A) above. Proof of compliance shall include: a label certifying that the manufactured home unit has been inspected and constructed in accordance with the requirements of the U.S. Department of Housing and Urban Development (HUD) in effect at the date of manufacture wherein such date shall not have been prior to June 15, 1976. Additionally proof that the manufactured home roof construction complies with a 40lb/sq. ft. snow load capacity prior to issuance.

§ 150.45 INTERNATIONAL FIRE CODE

- (A) The International Fire Code, 2018 Edition, published on or after August 31, 2017 by the International Code Council Inc., is adopted.
- (B) The following local amendments to the International Fire Code are adopted:
1. Section 108 is deleted in its entirety. The Towns Building Advisory Board, organized pursuant to Section 33, 35, et. Seq., shall act as the Board of Appeals.
 2. Section 503.5.1 This section is amended to read as follows: "When required, gates and barricades shall be secured in an approved manner with a Knox box lock to facilitate access by fire department personnel, roads, trails, and other access ways that have been closed or obstructed in the manner prescribed by

Section 503.5 shall not be trespassed on or used unless authorized by the owner and the fire code official.”

3. Section 503.6 Security Gates – Is amended by adding:

The installation of security gates across a fire apparatus access road shall be approved by the fire code official. Where security gates are installed, they shall have an approved *KNOX Brand padlock* for means of emergency operation.

The installation of security gates across a fire apparatus road shall be approved by the fire code official. Security gates and their emergency operation shall be maintained operational. The security gates and the emergency operation shall be maintained at all times. Electric gate operators, where provided, shall be listed in accordance with UL 325. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F2200. *Electric access gates installed in residential applications shall be equipped with an approved override key switch and shall be listed in accordance with UL 325. All electric gates installed for access control in residential subdivision and commercial applications shall be equipped with an “Opticom” rapid entry system and an approved key override system and shall comply with all applicable standards.*

4. Section 505.1 Address identification – *Section 505.1.1 – One and two-family residential – New and existing One-and two-family residential buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out.*
5. Section 505.1.2 All buildings except one and two family – *Address numbers on buildings shall be a minimum of 6 inches high with a 1-inch brush stroke on a contrasting background.*

New and existing buildings more than 200 feet long or set back from the road more than 100 feet, shall be identified with building address numbers that are a minimum of 24 inches high with a 4 inch brush stroke of a contrasting color.

Building address shall be visible from all accessible directions.

Suite numbers are required for multi-tenant complexes and shall be located over the front door and on the rear door with 6 inch high by 1-inch brush stroke on a contrasting background. Numbering larger than 6 inch may be required by the fire code official to obtain adequate visibility of the premises identification.

The following is designed to replace the “Fire Flow Requirements” as listed in Ord. 833, Exhibit A,
Amended Section 507 entitled “Fire Protection Water Supplies”, by adding:

6. Section 507.5 Fire Hydrant Systems – Fire hydrant systems shall comply with Sections 507.5.1 through 507.5.6
7. 507.5.1 Where required – Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.

Exceptions:

1. For Group R-3 and Group U occupancies, the distance requirement shall be 600 feet.
2. For buildings equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2, the distance requirement shall be 600 feet.
3. *Individual One-and two-family dwellings with a livable area of 1500 feet or less.*

Amended Section 901.6.3 entitled “Records”, by adding:

8. Section 901.6.3 Records. Records of all system inspections, tests and maintenance required by the referenced standards shall be maintained.
9. Section 901.6.3.1 Records information. Initial records shall include the name of the installation contractor, type of components installed and manufacturer of the components, location and number of components installed per floor. Records shall include the manufacturers’ operation and maintenance instruction manuals. Such records shall be maintained for the life of the

installation. *Records of all system inspections, tests and maintenance required by the referenced standards shall be maintained on the premises for a minimum of three years, annual or semiannual reporting and deficiencies shall be copied to the authority having jurisdiction electronically within thirty (30) business days.*

Amended Section 903 entitled "Automatic Sprinkler Systems", by adding:

10. Section 903.1 General. Automatic sprinkler systems shall comply with this section.
11. Section 903.1.1 Alternative protection. Alternative automatic fire-extinguishing systems complying with Section 904 may be permitted instead of automatic sprinkler protection where recognized by the applicable standard and approved by the fire code official.
12. Section 903.2 Where required. Approved automatic sprinkler systems in new buildings and structures shall be provided in the locations described in Sections 903.2.1 through 903.2.12. *In addition to the requirements of the fire codes as listed below, an approved automatic monitored sprinkler system shall be installed throughout all levels of all new Group B, E, F, M, U and S occupancies 4800 square feet or greater and install buildings over 3 stories in height regardless of the total square footage.*

Exception: Spaces or areas in telecommunications buildings used exclusively for telecommunications equipment, associated electrical power distribution equipment, batteries and standby engines, provided that those spaces or areas are equipped throughout with an automatic smoke detection system in accordance with Section 907.2 and are separated from the remainder of the building by not less than 1-hour fire barriers constructed in accordance with Section 707 of the International Building Code or not less than 2-hour horizontal assemblies constructed in accordance with Section 711 of the International Building Code, or both.

13. Section 903.2.1 Group A. An automatic sprinkler system shall be provided throughout buildings and portions thereof used as Group A occupancies as provided in this section.
14. Section 903.2.1.1 Group A-1. An automatic sprinkler system shall be provided throughout stories containing Group A-1 occupancies and throughout all stories from the Group A-1 occupancy to and including the

levels of exit discharge serving that occupancy where one of the following conditions exists:

1. The fire area exceeds *4800 square feet*.
2. The fire area has an occupant load of 300 or more.
3. The fire area is located on a floor other than a level of exit discharge serving such occupancies.
4. The fire area contains a multiple-theater complex.

15. Section 903.2.1.3 Group A-3. An automatic sprinkler system shall be provided throughout stories containing Group A-3 occupancies and throughout all stories from the Group A-3 occupancy to and including the levels of exit discharge serving that occupancy where one of the following conditions exists:

1. The fire area exceeds *4800 square feet*.
2. The fire area has an occupant load of 300 or more.
3. The fire area is located on a floor other than a level of exit discharge serving such occupancies.

16. Section 903.2.1.4 Group A-4. An automatic sprinkler system shall be provided throughout stories containing Group A-4 occupancies and throughout all stories from the Group A-4 occupancy to and including the levels of exit discharge serving that occupancy where one of the following conditions exists:

1. The fire area exceeds *4800 square feet*.
2. The fire area has an occupant load of 300 or more.
3. The fire area is located on a floor other than a level of exit discharge serving such occupancies.

17. Section 903.2.7 Group M. An automatic sprinkler system shall be provided throughout buildings containing a Group M occupancy where one of the following conditions exists:

1. A Group M fire area exceeds *4800 square feet*.
2. A Group M fire area is located more than three stories above grade plane.
3. A Group M occupancy used for the display and sale of upholstered furniture or mattresses exceeds *4800 square feet*.

18. Section 903.2.9 Group S-1. An automatic sprinkler system shall be provided throughout all buildings containing a Group S-1 occupancy where one of the following conditions exists:

1. A Group S-1 fire area exceeds *4800 square feet*.
2. A Group S-1 fire area is located more than three stories above grade plane.
3. A Group S-1 fire area used for the storage of commercial motor vehicles where the fire area exceeds *4800 square feet*.
4. A Group S-1 occupancy used for the storage of upholstered furniture or mattresses exceeds *2,500 square feet*.

19. Amended Sections 903.2 and 907.2. To read "Where an approved system is required, an approved KNOX brand security box shall be installed at a location determined by the AHJ (Authority Having Jurisdiction)."

20. An applicant may seek an exemption from a provision of the International Fire Code through the installation of sprinklers if (i) sprinklers are not otherwise required;

(ii) the use of sprinklers would mitigate any danger addressed by such

Code provision;

(iii) the exemption request is initiated by the applicant; and (iv) such exemption is not in contravention of State Law. The approval of any such request shall be within the discretion of the Fire Chief.

21. D103.2 Grade. Fire apparatus access roads shall not exceed 15 percent in grade.

Exception: Grades steeper than 15 percent as approved by the fire code official.

22. Table D103.4. Length 501-750 shall be changed to 24 feet from 26 feet.

23. Table 6104.3 footnote d is amended and shall read as follows: "At a consumer site, the aggregate water capacity of a multi-container installation, comprised of individual LP-gas containers having a water capacity of less than 125 gallons, where the total volume equals 125 gallons or more, the minimum distance shall comply with the appropriate portion of Table 6104.3, applying the aggregate capacity rather than the capacity per LP-gas container. If more than one such installation is made, each installation shall be separated from other installations by at least 25 feet."

Propose - Delete Administrative (Admin) Policies

- A414a
- A701
- Ordinance 833

Propose - Adoption Appendixes B, C, D, F, H & N

Adopt Appendix L with a threshold of 48 foot tall buildings or 5 stories whichever is less.

§ 150.99

PENALTY

Any person violating this Chapter or the codes adopted under this Chapter shall be guilty of a separate offense for each and every day or portion of every day during which any violation is committed, continued, or permitted. Such violations shall be punished pursuant to Section 10.99.