

Town of Sahuarita

**AMENDMENTS TO THE
INTERNATIONAL RESIDENTIAL CODE
2006 EDITION**

The following provisions of the International Residential Code, 2006 Edition, as published by the International Code Council, Inc. are hereby revised as follows:

General.

Throughout this code, change all references to “the International Electric Code” to “the 2005 Edition of NFPA 70 entitled The National Electric Code, as amended.”

Section R101.1 Title. Add “The Town of Sahuarita” as the jurisdiction.

Add the following new section:

“Section R102.8 Fire flow and fire access. New construction under this code shall conform to the International Fire Code Sections 503 Fire Apparatus Access Roads, 508.3 Fire flow, 1410 Access for Fire Fighting, 1412 Water Supply for Fire Fighting and Appendix Fire Apparatus Access Roads.”

Section R105.2 Work exempt from permit.

Building:

#2. add to the end of this sentence “and masonry or concrete walls not over 6'-0” (1682 mm) high, which do not retain earth.”

Section 108.2 Schedule of permit fees.

Change “in accordance with the schedule as established by the applicable governing authority.” To read: “in accordance with the schedule as established by The Town of Sahuarita Code.”

Section R110.3 Certificate issued.

At the end of this section add the sentence: “The final inspection report shall be the Certificate of Occupancy for detached single family residences.”

Section R201.4 Terms not defined.

Add the following to the end of this section, “Webster’s Third New International Dictionary of the English Language, Unabridged, shall be considered as providing ordinarily accepted meanings.”

Table R301.2(1) Climatic and Geographic Design Criteria

Revise as follows:

Roof Snow Load	“Less 4,000 ft	0 psf
	4 to 5,000 ft	20 psf”
Wind Speed	“90 mph”	
Seismic Design Category	“C”	
Weathering	“Moderate”	
Frost Line Depth	“Under 4,000 ft	0 in
	Above 4,000 ft	24 in”
Termite	“Moderate to Heavy”	
Decay	“None to Slight”	

Table R301.5 Minimum Uniformly Distributed Live Loads

Attics with storage, change the Live Load from “20” to “40”.

Sleeping areas, change the Live Load from “30” to “40”.

Table R302.1 Exterior Walls

Change “25% Maximum of Wall Area” to read: “25% Maximum of Wall Area¹”
Add the following at the bottom of the table: “For all R-3 occupancies in a subdivision recorded before July 1, 2008, walls with a minimum fire separation distance of 3 feet shall be allowed unlimited openings.”

Section R309.1 Opening protection.

At the end of the first paragraph add, “Doors shall be self-closing and self-latching.”

Section R313.1 Smoke alarms.

Add item #4:

“4. Where the ceiling height of a room open to the hallway servicing bedrooms exceeds that of the hallway by 24 inches or more, smoke alarms shall be located in the hallway and in such adjacent room.”

Section R321 Site Address.

At the end of this section add: “Addressing shall be in compliance with the Pima County address display requirements.”

Table R401.4.1 Presumptive Load

Add note c. to read, “These values apply to the design of footings per Table R403.1. Isolated footings shall be designed using 1,000 psf value or the value based upon a soil investigation report.”

Figure R403.1.7.1 Foundation clearances from slopes.

Delete this figure and replace it with: “2006 International Building Code **Figure 1805.3.1 Foundation Clearance from Slopes.**”

Section R403.1 General.

Add the following at the end of the paragraph:

“Footings and monolithic foundation slab turndowns shall have minimum reinforcement consisting of one No. 4 bar located a minimum of 3 inches (76mm) clear from the top of the footing. Masonry and concrete stemwalls shall have minimum reinforcement in accordance with Section R606.1.1 and with vertical reinforcement installed in the footing with a standard hook.”

Section R602.10.3 Braced wall panel construction methods.

Delete method 1.

Section R802.11.1 Uplift resistance.

Delete this section and replace with the following:

“**Section R802.11.1 Uplift resistance.** All rafters and trusses shall be tied down to their supporting member by a metal connector with a minimum design Uplift resistance of at least 400 pounds. Load paths will be constructed to be continuous to the foundation.”

Section N1101.6 Installation.

At the end of the first paragraph add, “The insulation shall be installed with no gaps, no voids, no compression, no air intrusion and in completed contact with the structure’s air barrier.”

Section R1305.1.1

Change “**Section R1305.1.1 Central furnaces.** Central Furnaces within compartments or alcoves...” to read “**Section R1305.1.1 Furnaces and Air Handlers.** Furnaces and Air Handlers within compartments or alcoves...”

Section M1307 Appliance Installation

Add the following:

“Section M1307.6 Liquefied Petroleum Gas (LPG)

LPG appliances shall not be installed in an attic, pit or other location that would cause a ponding or retention of gas fumes.”

Section M1403.2 Foundations and supports

Change “for the outdoor unit of a heat pump shall be raised 3 inches (76mm) above ground” to read, “for the outdoor unit of mechanical systems shall be raised 3 inches (76mm) above finish grade”.

Section M1411.3.2 Drain pipe materials and sizes.

Add the following to the end of the paragraph:

“Condensate disposal shall be allowed to terminate as follows:

1. Into an approved fixture tailpiece, funnel drain, waste air gap fitting, floor sink, slop sink and laundry tray.
2. At or below grade outside the building in an area capable of absorbing the condensate flow without surface drainage.
3. Over roof drains that connect to drainage pipes, provided they terminate at or above grade in an area capable of absorbing the condensate flow without surface drainage.

Equipment Capacity Minimum Condensate Pipe Diameter

Up to 10 tons of refrigeration $\frac{3}{4}$ inch

11 to 20 tons 1 inch

When two or more units are tied together, the minimum drain size shall be 1”.

ADD the following after “uniform slope”, “not less than 307.1”

Section M1503.3 Kitchen exhaust rates.

Delete this paragraph and replace it with:

“Domestic kitchen cooking appliances are required to be equipped with ducted range hoods or down draft exhaust systems. The fans shall be sized in accordance with Section M1507.3.

Section M2006.1 General.

After the paragraph, add “Gas fired pool heaters shall be located no less than four feet from a property boundary and from openings in accordance with the appliance listing.”

Section G2415.9 (404.9) Minimum burial depth.

Delete this section and replace it the following:

“Section G2415.9 (404.9) Minimum burial depth.

Underground piping systems shall be installed a minimum depth of 12 inches (304.8 mm) below grade for metal piping and 18 inches (457 mm) for plastic piping with caution tape 6 inches (152.5 mm) above plastic pipes.”

Section G2415.9.1 (404.9.1) Individual outside appliances.

Delete this section in its entirety.

Section P2503.6 Water- supply system testing.

Delete the phrase: “, for piping systems other than plastic,” from this section.

Section P2603.1 Sewer depth.

Change: “[number] inches (mm)” with “12 inches (305 mm)” in both places.

Add the following new section:

“Section P2803.6.2 Replacement water heaters. Replacement water heaters shall comply with the following when it is not feasible to run the Temperature and Pressure relief valve line to the exterior of the residence:

1. A drain pan shall be installed under the water heater.
2. The temperature relief valve shall be set to a maximum of 210 degrees and the pressure relief valve to 150psi with a line draining into the pan.
3. A pressure relief valve set at no greater than 125psi shall be installed at the main water supply connection outside the dwelling.”

Section P3008.1 General.

Delete this section and replace with the following:

“Where the finish floor elevation is less than 12 inches above the elevation of the next upstream manhole cover in the public sewer, a backwater valve shall be installed in the building drain or branch of the building drain serving that floor. Fixtures located where the finish floor elevation is at least 12 inches above the elevation of the next upstream manhole cover in the public sewer shall not discharge through the backwater valve.”

Section E3306.3 Minimum size of conductors.

Delete “and 12 AWG aluminum” and replace it with: “ and 6 AWG aluminum”.

Section E3603.1 Branch circuits for heating.

Revise as follows:

Add a sentence to the end of the paragraph:

“Evaporative cooler fan and pump motors shall be permitted to be connected to the same branch circuit as central heating.”

Add the following new section:

“Section E3603.7 Dishwasher and garbage disposer branch circuits – Dwelling units. Dishwasher and garbage disposal may be on the same 20-ampere branch circuit.”

Add the following new section:

“Section E3702.7 Earthen material wiring method. Type UF Cable shall be permitted to be used in mortar joints of adobe construction in occupancies where the use of Nonmetallic Sheathed Cable is permitted by this code.”

Section E3802.7 Laundry, utility, and bar sink receptacles.

Replace “wet bar sink” with “any bar sink, wash basin, tub or shower”

Section E3808.7 Load-side equipment.

After the first paragraph, add, “FPN, this section requires that equipment that utilizes a grounded conductor must have a separate grounding conductor, such as ranges, dryers, and ovens. This requires a 4 wire conductor be brought to the appliance.”

Section E3808.8.1 Flexible metal conduit.

Delete this section in its entirety.

Table E3701.4 Allowable Applications for Wiring Methods. Revise as Follows:

Allowable Applications (application allowed where marked with an 'A')	AC	EMT	ENT	FMC	IMC RMC RNC	LFC ^a	MC	NM	SR	SE	UF	USE
Services		A	A ^h	A ⁱ	A	A ⁱ	A			A		A
Feeders	A	A	A	A	A	A	A	A		A ^b	A	A ^b
Branch circuits	A	A	A	A	A	A	A	A	A	A ^c	A	
Inside a building	A	A	A	A	A	A	A	A	A	A	A	
Wet locations exposed to sunlight		A	A ^h	A ^d	A	A	A			A	A ^e	A ^e
Damp locations		A	A	A ^d	A	A	A			A	A	A
Embedded in noncinder concrete in dry location		A	A		A							
In noncinder concrete in contact with grade		A	A ^f		A ^f							
Embedded in plaster not exposed to dampness	A	A	A	A	A	A	A			A	A	
Embedded in masonry		A	A		A ^f	A	A				A ^f	
In masonry voids and cells exposed to dampness or below grade line		A ^f	A	A ^d	A ^f	A	A			A	A	
Fished in masonry voids	A			A		A	A	A		A	A	
In masonry voids and cells not exposed to dampness	A	A	A	A	A	A	A	A		A	A	
Run exposed	A	A	A	A	A	A	A	A	A	A	A	A
Run exposed and subject to physical damage					A							
For direct burial		A			A ^g	A	A				A	A
Embedded in earthen material wall systems with full head and bed joints		A ^f	A	A	A ^f	A	A ^f				A	
Embedded in Straw Bale walls		A ^f	A	A	A ^f	A	A ^f	A			A	

For SI: 1 foot = 304.8 mm

- a. Liquid-tight flexible nonmetallic conduit without integral reinforcement within the conduit wall shall not exceed 6 feet in length.
- b. The grounded conductor shall be insulated except where used to supply other buildings on the same premises. Type USE cable shall not be used inside buildings.
- c. The grounded conductor shall be insulated.
- d. Conductors shall be a type approved for wet locations and the installation shall prevent water from entering other raceways.
- e. Shall be listed as "Sunlight Resistant".
- f. Metal raceways shall be protected from corrosion and approved for the application.
- g. RNC shall be Schedule 80 when exposed outside or when exposed to physical damage inside.
- h. Shall be listed as "Sunlight Resistant" where exposed to the direct rays of the sun.
- i. Conduit shall not exceed 6 feet in length.
- j. Type UF cable shall be permitted to be used in mortar joints of adobe construction in occupancies where the use of nonmetallic cable is permitted by this code.

Section E3808.8.1 Flexible metal conduit.

Replace all text in this section with the following:

“Flexible metal conduit shall not be permitted as a grounding means. An equipment grounding conductor, sized in accordance with Table E3808.12, shall be installed in all flexible metal conduits. Where an equipment bonding jumper is required around flexible metal conduit, it shall be installed in accordance with Section E3808.20.

Exception: *Listed and labeled factory assembled (pre-wired) fixtures and equipment with flexible metal conduit will not require the addition of the grounding conductor in the pre-wired raceway.”*

Section E3808.8.2 Liquid-tight flexible metal conduit.

Replace all text in this section with the following:

“Liquid-tight flexible metal conduit shall not be permitted as a grounding means. An equipment grounding conductor, sized in accordance with Table E3808.12, shall be installed in all liquid-tight flexible metal conduits. Where an equipment bonding jumper is required around liquid-tight flexible metal conduit, it shall be installed in accordance with Section E3808.20.

Exception: *Listed and labeled factory assembled (pre-wired) fixtures and equipment with liquid-tight flexible metal conduit will not require the addition of the grounding conductor in the pre-wired raceway.”*

Add the following new section:

“Section E4202.3 Location of power supplies and transformers. *Class 1, Class 2, and Class 3 power supplies and transformers shall be accessible. Class 1, Class 2, and Class 3 power supplies and transformers shall be prohibited in any closet or space within 6 inches of the front of the shelf.”*

All Appendix Requirements are adopted with the following exceptions:

Appendix E Manufactured Housing used as Dwellings

Replace all text in this appendix with the following:

See State Office of Manufactured Housing Regulations.

Appendix F Radon Control Methods

Is not adopted.

Appendix G Swimming Pools, Spas and Hot Tubs.

Add the following new section:

“Section AG 101.1 Pool, spa and hot tub covers. *All new and remodeled exterior installed swimming pools, spas and hot tubs shall be required to be provided with a cover to prevent evaporation, prior to final inspection approval.”*

Section AG102 Definitions

Change **“Swimming Pool.** *Any structure intended for swimming or recreational bathing that contains water over 24 inches (610mm) deep.”*

To read: **“Swimming Pool.** *Any structure intended for swimming or recreational bathing 18 inches (475.5mm) or more in depth at any point and 8 feet (2440 mm) or more in length or width, containing water.”*

Section AG105.2 Outdoor swimming pool. 1.

Change the first sentence, "The top of the barrier shall be at least 48 inches (1219 mm) above grade measured on the side of the barrier that faces away from the swimming pool." To read: "The top of the barrier shall be at least 60 inches (1524 mm) above grade measured on the side of the barrier that faces away from the swimming pool. The space on the outside of the enclosure which falls within the area described by a radius 60 inches (1524 mm) in length and centered at the top of the enclosure must be maintained free of all natural or man made objects which could be use to gain access into the enclosure."

Section AG106.2 Suction fittings.

Delete this paragraph and the exception and replace it with the following:

"Fully submerged pool and spa suction outlets including main drain and channel drain systems shall have covers conforming to ANSI/ASME A112.19.8M.

Exception: surface skimmers.

Section AG106.3 Atmospheric vacuum relief system required. Delete this section in its entirety.

Section AG106.4 Dual drain separation.

Delete this paragraph and the exception and replace it with the following:

"A minimum of two suction outlets shall be provided for each pump or pumps in the suction outlet system, separated by a minimum of three feet measured from center to center of suction pipes or located on two different planes; i.e., one on the bottom and one on a vertical wall , or one each on two vertical walls. The tee feeding from the common line between the suction outlets to the pump shall be located approximately midway between the outlets with flow out of the branch. These suction outlets shall be plumbed such that the water is drawn through them simultaneously through a common line to the system. The flow rating of each cover/grate and branch pipe shall be at least equal to the system's maximum flow rate. When two outlets are flowing, the maximum velocity in the piping connecting them shall be 3 fps (0.91mps). The pipe from the branch of the last tee, carrying the combined flow of multiple outlets shall be limited to 8fps (2.43mps).

Exception: One or more channel grates where the size of the uniformly perforated area is 4 inches (102mm) or greater in width and 31 inches (787mm) or greater in length."

Appendix I Private Sewage Disposal.

Is not adopted.

Appendix J Existing Buildings and Structures

Is not adopted.

Appendix K Sound transmission

Is not adopted.

Appendix L: Permit fees:

Delete this Appendix in its entirety and replace it with "Fees are in accordance with the Sahuarita Town Code Title 3."

Appendix O is adopted as a reference only. DEQ regulations apply to all installations.

Appendix M Home Day Care-R-3 Occupancy

Is not adopted.