

## **AMENDMENTS TO THE INTERNATIONAL RESIDENTIAL CODE, 2012 EDITION**

**Section R101.1** is amended to read as follows:

**Section R101.1 Title.** Insert the words “City of Litchfield Park” as the name of jurisdiction.

**Section R101.2, Exception 1** is hereby deleted.

**Section R102.5** is amended to read as follows:

**Section R102.5 Appendices.** Provisions in the appendices shall not apply unless specifically referenced in the adopting ordinance. The following appendices are adopted:

**APPENDIX B** SIZING OF VENTING SYSTEMS SERVING APPLIANCES EQUIPPED WITH DRAFT HOODS, CATEGORY 1 APPLIANCES AND APPLIANCES LISTED FOR USE WITH TYPE B VENTS.

**APPENDIX C** EXIT TERMINALS OF MECHANICAL DRAFT AND DIRECT-VENT VENTING SYSTEMS.

**APPENDIX G** SWIMMING POOLS, SPAS AND HOT TUBS, with the following amendments:

- Section AG102.1 General. “Swimming pool” is hereby amended as follows: Remove 24 inches (610 mm) and insert, in lieu thereof 18 inches.
- Section AG105.2 Outdoor swimming pool, Item 1. Remove 48 inches (1219 mm) regarding “top of barrier” and insert in lieu thereof 60 inches.
- Delete Item 9.2 (Section AG105.2 Outdoor Swimming Pool) in its entirety.
- Section AG105.2 Outdoor Swimming Pool, Item 9.3 is amended to read as follows: Doors with direct access to the pool through that wall shall be self-closing with self-latching devices located at least 54 inches (1372 mm) above the threshold of the door.

**APPENDIX H** PATIO COVERS, with the following amendments:

- Section AH105.1 Design loads, is hereby amended as follows:

Remove 10 pounds per square foot and insert in lieu thereof 20 pounds per square foot.

- Delete Section AH105.2 Footings in its entirety.
- Delete Section AH106 in its entirety.

## **APPENDIX J** EXISTING BUILDINGS AND STRUCTURES

- Delete Section AJ102.4 in its entirety.

**Section R102.7** is amended to read as follows:

**Section R102.7 Existing Structures.** Delete the words “the International Property Maintenance Code or” and insert “as adopted by the City of Litchfield Park and amended from time to time” after the words “International Fire Code”.

**Section R105.2** is amended to read as follows:

**Section R105.2 Work exempt from permit.** Item 2 under “**Building**” is deleted.

**Section R105.2 Work exempt from permit.** Item 7 under “**Building**” is deleted and replaced with “Prefabricated swimming pools that are less than 18 inches deep.”

**Section R105.2** Item 11 is added under “**Building**” to read as follows:

11. Reroofing, provided:

- The existing framed roof structure, including roof sheathing is not being changed or modified in any way.
- All reroofing is done in compliance with Chapter 9, I.R.C.
- The dead load of the new roofing material is equal to or less than the existing removed roofing material.

**Section R105.5** is amended to read as follows:

**Section R105.5 Expiration.** Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 180 days after its issuance, or if the work authorized on the site by such permit is suspended or abandoned. Proof that work has been suspended or abandoned shall be determined if 180 days has passed since the last scheduled building inspection. The Building Official is authorized to grant, in writing, not to exceed two (2) extensions of time, for periods not more than 180 days each. The extension shall be requested in writing and justifiable cause demonstrated.

**Section R106.1** is amended by adding the following to the end of the last paragraph:

“Approved detailed layout and isometric drawings are required for all HVAC installations, plumbing installations, including gas piping, as well as electrical installations.”

**Section R106.3.1** is amended to read as follows:

**Section R106.3.1 Approval of construction documents.** When the Building Official issues a permit, the construction documents shall be approved by stamp, as

“Reviewed”. One set of construction documents so reviewed shall be retained by the Building Official. The other set shall be returned to the applicant, shall be kept at the site of work and shall be open to inspection by the Building Official or a duly authorized representative.

**Section R107.3** is amended to read as follows:

**Section R107.3 Temporary Power.** Delete “NFPA 70” and insert in lieu thereof, “Electrical Code adopted by the City of Litchfield Park and amended from time to time”.

**Section R108.2** is deleted in its entirety and replaced with the following:

**Section R108.2 Schedule of permit fees.** All fees shall be in accordance with Chapter One of the International Building Code as adopted by the City of Litchfield Park and amended from time to time.

**Section R108.5** is deleted in its entirety and replaced with the following:

**Section R108.5 Refunds.** The Building Official shall be permitted to authorize refunding of a fee paid hereunder which was erroneously paid or collected.

The Building Official shall be permitted to authorize refunding of 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.

The Building Official shall be permitted to authorize refunding of 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 cancelled before any plan review examination time has been expended.

The Building Official shall not be permitted to authorize refunding of any fee paid except upon written application filed by the original permittee not later than 90 calendar days after the date of permit fee payment.

**Section R108.6** is amended to read as follows:

**Section R108.6 Work commencing before permit issuance.** The following shall be added after the last sentence:

The added fee shall be equal to the amount of the permit fee required by this code. If the required building permit is not applied for within 30 calendar days of notification to obtain permit (reference “Stop Work Order/Permit Required Notice), an additional \$100.00 per day “Failure to Respond” fee will be required. If City Design Review Board (DRB) approval is required, the 30 calendar days start at date of approval by DRB. The payment of such fee shall not exempt an applicant from compliance with all other provisions of either this code or other requirements, nor from any other penalty prescribed by law.

**Section R110.1** is amended to read as follows:

**Section R110.1 Use and Occupancy.** No building or structure shall be used, occupied, or furnished in whole or in part, and no change in existing occupancy classification of a building or structure or portion thereof be made until the Building Official has issued a certificate of occupancy therefor as provided herein.

Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other City ordinances. Certificates presuming to give authority to violate or cancel the provisions of this code or of other City ordinances shall not be valid.

**Section R112.3** is amended to read as follows:

**Section R112.3 Qualifications.** The board of appeals shall consist of five members who are qualified by experience and training to pass on matters pertaining to building construction and are not employees of the jurisdiction. Each member shall serve for two years or until they are re-appointed or replaced. At least one alternate member will be appointed who shall be called on by the Board Chairperson to hear appeals during the absence or disqualification of a member. The alternate member shall be appointed for two years, or until a successor has been appointed. The Building Official or appointee shall be an ex-officio member of said board, but shall have no vote on any matter before the board.

**Section R112.4** is added to read as follows:

**Section R112.4 Application for Appeal.** The application for appeal shall be filed in writing and submitted to the Building Official within 20 calendar days after the date of the initial “appeal” request.

**Section R112.5** is added to read as follows:

**Section R112.5 Notice of Meeting.** The board of appeals shall meet upon written notice from the Building Official or appointee, within 30 calendar days of the filing of an “appeal” application.

**Section R112.6** is added to read as follows:

**Section R112.6 Postponed Hearing.** When five board members are not present to hear an appeal, either the appellant or the appellant’s representative shall have the right to request a postponement of the hearing.

**Section R112.7** is added to read as follows:

**Section R112.7 Board Decision.** The board shall agree with, modify or reverse the decision of the Building Official or appointee by a majority vote of its members.

**Section R112.8** is added to read as follows:

**Section R112.8 Administration.** The Building Official or appointee shall take immediate action in accordance with the decision of the board.

**Section R113.2** is added to read as follows:

**Section R113.2. Notice of Violation Requirements.** Notices of violation of this Code shall be in writing and shall be served by personal service through certified mail with return receipt requested. Service shall be deemed complete upon delivery.

Notices of violation shall include, at a minimum, the following information:

- (a) Address and legal description of property in question;
- (b) Nature and extent of the violation in such detail as to allow the correction or abatement of the violation;
- (c) The name and telephone number of a city representative to contact concerning the violation;
- (d) Acceptable methods to correct or abate the violation;
- (e) Remedies available to the City to correct or abate the violation;
- (f) Procedures for the recipient to appeal the issuance of the notice.

Nothing in this Section shall preclude the Building Official from giving additional verbal or written information or notices. Nothing herein shall require the issuance of a notice of violation prior to commencement of emergency abatement or civil or criminal violation proceedings.

The City of Litchfield Park may record a notice of violation with the Maricopa County Recorder. A recorded notice of violation shall run with the land. Failure to record a notice of violation shall not affect the validity of the notice as to persons who receive the notice. When the property is brought into compliance, a satisfaction of notice of violation shall be filed at the request of the owner or responsible party at the requester's expense. A recorded notice of violation shall not constitute a lien against the property

**Section R114.2** is amended to read as follows:

**Section R114.2 Unlawful continuance.** Any person who shall continue any work after having been served with a "Stop Work Order/Permit Required Notice", except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to penalties as specified in Section 108.6. In addition, the City of Litchfield Park may record a notice of violation with the Maricopa County Recorder. A recorded notice of violation shall run with the land. Failure to record a notice of violation shall not affect the validity of the notice as to persons who receive the notice. When the property is brought into compliance, a satisfaction of notice of violation shall be filed at the request of the owner or responsible party at the requester's expense. A recorded notice of violation shall not constitute a lien against the property.

**Section R201.4** The following sentence is added to the end of this paragraph:

Webster’s dictionaries of the English language shall be considered as providing “ordinary accepted meanings”.

**Table R301.2 (1)**, insert the following:

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

GROUND SNOW LOAD	WIND DESIGN		SEISMIC DESIGN CATEGORY <sup>f</sup>	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP <sup>g</sup>	ICE BARRIER UNDERLAYMENT REQUIRED	FLOOD HAZARDS <sup>g</sup>	AIR FREEZING INDEX	MEAN ANNUAL TEMP <sup>j</sup>
	Speed (mph)	Topographic Effects <sup>k</sup>		Weathering <sup>a</sup>	Frost line depth <sup>b</sup>	Termite <sup>c</sup>					
N/A	90 mph Exposure C	NO	B	Negligible	12"	Moderate to Heavy	34° F	N/A	National Flood Insurance Program 040049	N/A	71.2° F

**Table R301.5** is amended to read as follows:

USE	LIVE LOAD
Sleeping rooms	40
Habitable attics and attics with fixed stairs	40

**Section R302.5.1** is amended to read as follows:

**Section R302.5.1 Opening Protection.** Add the following to the end of the last sentence of the Section:

“that is self-latching.”

**Section R302.6** is deleted in its entirety and replaced with the following:

**Section R302.6 Dwelling/garage fire separation.** The private garage shall be separated from the dwelling unit and its attic area by means of a minimum 5/8-inch Type X gypsum board or equivalent applied to the garage side. Garages beneath habitable rooms shall be separated from all habitable rooms above by not less than 5/8-inch Type X gypsum board or equivalent. All horizontal separation supporting elements including bearing walls shall be protected with not less than 5/8-inch Type X gypsum board or equivalent. Garages located less than three (3) feet from a dwelling unit on the same lot requires 5/8 - inch Type X gypsum board or equivalent applied to the interior side of the exterior walls of the garage that are located within the three foot separation.

**Table R302.6** is deleted in its entirety.

**Section R303.4** is amended to read as follows:

**Section R303.4 Mechanical ventilation.** All newly constructed dwelling units shall be provided with a whole-house mechanical ventilation system in accordance with Section

M1507.3. Existing dwelling units where the building thermal envelope will be modified, such as exterior wall extensions and/or building additions, the Building Official may require a test to determine the resulting air infiltration rate. Where the air infiltration rate of the modified dwelling unit is less than 5 air changes per hour (when tested with a blower door at a pressure of 0.2 inch w.c. in accordance with Section N1102.4.1.2), the dwelling unit shall be provided with a whole-house mechanical ventilation system in accordance with Section M1507.3.

**Section R305.1** The first paragraph is deleted in its entirety and replaced with the following:

**Section R305.1 Minimum height.** Habitable spaces shall have a ceiling height of not less than 7 feet 6 inches. Hallways, bathrooms, toilet rooms, laundry rooms and portions of basements containing these spaces shall have a ceiling height of not less than 7 feet. The required height shall be measured from the finish floor to the lowest projection from the ceiling.

**Section R308.4.5** is amended by adding the following to the end of the “Exception”:

“...or outer edge of shower pan.”

**Section R310.1** is amended by adding the following:

A minimum 36 inch obstructed exit/access width shall be maintained clear and unobstructed from each required “emergency escape and rescue opening” to the nearest adjacent public way. This would include exit ways and access ways around exterior mounted mechanical equipment (i.e. HVAC, pool, etc.) located in side yards.

**Section R310.2.2, Exception** is hereby deleted.

**Section R311.5.2** is added to read as follows:

**Section R311.5.2 Under stair protection.** Enclosed accessible space under stairs shall have walls, under stair surface and any soffits protected on the enclosed side with ½-inch (13mm) gypsum board.

**Section R312.2** is hereby deleted in its entirety and replaced with the following:

**Section R312.2 Window fall protection.** In dwelling units, where the opening of an operable window is located more than 72 inches (1829 mm) above the finished grade or exterior surface below, the lowest part of the clear opening of the window shall be a minimum of 24 inches (610 mm) above the finished floor of the room in which the window is located.

**Section R313.1.2** is added to read as follows:

**Section R313.1.2 Special requirements for townhouses.** There shall be no deletions in bathrooms, closet areas containing any electrical or mechanical equipment, foyers, attached garages, accessible areas under interior stairs or landings, exterior balconies, covered patios or exterior landings.

**Section R313.2.2** is added to read as follows:

**Section R313.2.2 Special requirements for one-and two-family dwellings.** There shall be no deletions in bathrooms, closet areas containing any electrical or mechanical equipment, foyers, attached garages or accessible areas under interior stairs or landings.

**Section R314.3** is amended to read as follows:

**Section R314.3 Item 4 Location.** Is added to read as follows:

4. Where adjacent ceiling heights vary 24 inches or more, or where door openings and archways drop down 24 inches or more from the adjoining ceiling height.

**Section R319.1** is amended to read as follows:

**Section R319.1 Address numbers.** New and existing buildings shall have address numbers, building numbers or building identification placed in a position that is plainly legible and visible from the street or road fronting the property. Landscaping or structures cannot obscure addresses or required signage. Height, stroke and contrasting background of address numbering shall comply with Section 505, I.F.C., as amended or as approved by the Fire Code Official.

**Section R324** is added to read as follows:

**Section R324 Sound Attenuation.** Buildings shall meet the following minimum acoustic design requirements for the exterior envelope:

1. Exterior wall penetrations by pipes or conduits shall be caulked.
2. Mailboxes shall not be used through the door or wall.
3. Windows shall have a sound transmission rating of STC-28. All operable windows shall be weather stripped and airtight in accordance with ASTM E-283-65-T Standard. Perimeter window frames shall be sealed to airtight specifications.
4. All non-glazed portions of exterior side-hinged doors shall be solid-core wood or insulated hollow metal or at least one and three-quarters inch thick and fully weather stripped. The perimeter doorframes shall be sealed to airtight specifications.
5. Fireplaces shall be provided with well-fitting dampers, unless otherwise prohibited elsewhere in the Code.
6. Exterior wall shall be at least four inches in nominal depth and shall be finished on the outside with block, siding, sheathing, or stucco on one-inch Styrofoam.

- Fiberglass or cellulose insulation at least three and on-half inches thick shall be installed continuously throughout the cavity space behind the wall. Total insulation R-value of the exterior wall assembly shall be R-18.
7. Attics and roof rafter spaces shall be insulated with a minimum insulation R-value of at least R-38.

For existing buildings, the following criteria shall be used:

1. Additions may be made to existing buildings without making the entire building comply with all requirements for new construction, based on the following...
2. If the gross floor area of a building is expanded by less than fifty percent, the requirements of this Section apply only to the area of expansion. If the gross floor area of a building is expanded by fifty percent or more, the requirements of this Section apply to the entire building.

If the specified requirements of this Section are not met, the Building Official may approve as an alternative, a certification by an architect or engineer to achieve a maximum interior noise level of forty-five (45) decibels at time of final construction.

**Section R403.1.3** is amended to read as follows:

**Section R403.1.3 Seismic reinforcing.** Add Seismic Design Category B to this Section and delete the "exception" following the fourth paragraph.

**Section R404.1.9.4** is amended to read as follows:

**Section R404.1.9.4 Seismic Design of Masonry Piers.** Add Seismic Design Category B to this Section.

**Section R501.3** is amended to read as follows:

Remove "gypsum wallboard membrane" and insert in lieu thereof "gypsum ceiling board (sag-resistant) membrane."

**Table R507.2.1 Footnote "A"** is amended by adding the following:

Shall provide quality materials and workmanship to ensure that no lumber splits exist and/or are created in either the deck ledger or the band joist.

**Section R703.6.2.1** is amended by adding the following:

**Section R703.6.2.1 Weep screeds.** As an alternate to the 2 inch clearance requirement above paved areas, a deco drain directly below the weep screed may be used.

**Section R806.1 Exception** is hereby deleted.

**Section N1101.5** is amended with an added paragraph to read as follows:

**Section N1101.5 Compliance materials.** The Building Official shall be permitted to approve specific computer software, worksheets, compliance manuals and other similar materials that meet the intent of this code. In addition, the Building Official shall be permitted to approve a self-certification energy compliance report. The report shall demonstrate compliance with all applicable energy efficiency regulations and shall be signed and dated by the builder, builder's representative or registered design professional.

The following testing and inspection protocol shall be required as components of this report:

- Copy of the signed and dated thermal envelope air leakage test conducted by an approved third party in compliance with Section N1102.4.1.2.
- Copy of the signed and dated "Air Barrier and Insulation Installation Checklist Certificate" in compliance with Table N1102.4.1.1 and conducted by an approved third party.
- Copy of the signed and dated "rough-in" ductwork sealing test conducted by an approved third party in compliance with Section N1103.2.2.
- Copy of the signed and dated "post-construction" ductwork sealing test conducted by an approved third party in compliance with Section N1103.2.2.
- All other requirements identified as "mandatory" in Chapter 11, I.R.C., shall be met.

**OR** the report shall use the "RESNET" approach in compliance with amended Sections N1101.7.1 and N1101.7.2.

**Section N1101.7.1** is hereby added to read as follows:

**Section N1101.7.1 RESNET approach.** A Home Energy Rating System ("HERS") Index of 73 or less, confirmed in writing by a Residential Energy Services Network certified rater. The certified rater shall comply with the RESNET testing and inspection protocol as required in amended Section N1101.7.2.

**Section N1101.7.2** is hereby added to read as follows:

**Section N1101.7.2 RESNET Testing and Inspection Protocol.** The Residential Energy Services Network (RESNET) using Mortgage Industry National Home Energy Rating System Standards Protocol for third party testing and inspections shall be deemed to meet the requirements of Sections N1102.4.1.1, N1102.4.1.2 and N1103.2.2 and shall meet the following conditions:

1. Third party testing and inspections shall be completed by RESNET certified raters or rating field inspectors and shall be subject to RESNET quality assurance field review procedures.
2. Sampling in accordance with Chapter 6 of the RESNET standards shall be performed by raters or rating field inspectors working under a RESNET accredited sampling provider.

3. Third party testing is required for the following items:
  - a. N1102.4.1.1 – Building Envelope – Thermal and Air Barrier Checklist
  - b. N1102.4.1.2 – Testing – Air Leakage Rate
  - c. N1103.2.2 – Sealing – Duct Tightness
4. All other requirements identified as “mandatory” in Chapter 11 shall be met.
5. Alternate testing and inspection programs and protocols shall be allowed when approved by the Building Code Official.

**Section N1101.15** is amended to read as follows:

**Section N1101.15 Compliance.** Projects shall comply with Sections identified as “mandatory” and with either Sections identified as “prescriptive” or the performance approach in Section N1105. Other compliance options for projects include those as listed in Section N1101.5 (i.e. self-certification energy compliance report) and in Section N1101.7.1 (RESNET approach).

**Section N1102.4.1.2** is amended to read as follows:

**Section N1102.4.1.2 (R402.4.1.2) Testing.** Where required by the Building Official, the building or dwelling unit shall be tested and verified as having an air leakage rate of not exceeding 5 air changes per hour in Zones 1 and 2, and 3 air changes per hour in Zones 3 through 8. Testing shall be conducted with a blower door at a pressure of 0.2 inches w.g. (50 Pascals). Testing shall be conducted by an *approved* third party. A written report of the results of the test shall be signed by the party conducting the test and provided to the Building Official. Testing shall be performed at any time after creation of all penetrations of the *building thermal envelope*.

During testing:

1. Exterior windows and doors, fireplace and stove doors shall be closed, but not sealed, beyond the intended weather stripping or other infiltration control measures;
2. Dampers including exhaust, intake, makeup air, backdraft and flue dampers shall be closed, but not sealed beyond intended infiltration control measures;
3. Interior doors, if installed at the time of the test, shall be open;
4. Exterior doors for continuous ventilation systems and heat recovery ventilators shall be closed and sealed;
5. Heating and cooling systems, if installed at the time of the test, shall be turned off; and
6. Supply and return registers, if installed at the time of the test, shall be fully open.

**Section N1103.2.1** is amended to read as follows:

**Section N1103.2.1 Insulation (Prescriptive).** Supply and return ducts in attics shall be insulated to a minimum of R-8. All other ducts shall be insulated to a minimum of R-6.

**Exception:** Ducts or portions thereof located completely inside the building thermal envelope.

**Section M1403.2** is deleted in its entirety and replaced with the following:

**Section M1403.2 Foundations and supports.** Supports and foundations for the outdoor mechanical systems shall be raised at least 3 inches (76mm) above finished grade and shall conform to the manufacturer's installation instructions.

**Section M1502.4.4.** is deleted in its entirety and replaced with the following:

**Section M1502.4.4 Duct length.** The maximum allowable exhaust duct length shall be determined as specified in Section M1502.4.4.1.

**Section M1502.4.4.2** is deleted in its entirety.

**Section M2005.2** is deleted in its entirety and replaced with the following:

**Section M2005.2 Prohibited locations.** Fuel-fired water heaters shall not be installed in a clothes closet, storage closet, bedroom or bathroom.

**Section M2301.2.2** is amended by adding the following:

A City anchoring certification form filled out and signed by the installer shall be required for all roof mounted photovoltaic panels and modules.

**Section M2302.2.1** is amended by adding the following:

A City anchoring certification form filled out and signed by the installer shall be required for all roof mounted photovoltaic panels and modules.

**Section M2302.2.3** is amended by adding the following:

A City grounding certification form filled out and signed by the installer shall be required for all roof mounted photovoltaic equipment which requires grounding.

**Section M2302.3** is amended by adding the following:

For panel/module location requirements, reference Section 605.11, International Fire code.

**Section G2406.2** is amended by deleting Item 5 in its entirety.

**Section G2414.5 (403.5)** is amended by deleting the words "seamless copper."

**Section G2414.5.2 (403.5.2)** is deleted in its entirety.

**Section G2415.12** is deleted in its entirety and replaced with the following:

**Section G2415.12 (404.12) Minimum burial depth.** Underground piping systems shall be installed a minimum depth of 12 inches (305mm) below grade for metallic piping and a minimum depth of 18 inches (unless listed for a greater depth) (457mm) below grade for plastic piping. In addition, plastic piping must be installed per manufacturer's specifications (for below grade gas piping), including an installed "tracer" line.

**Section G2439.5.5** is amended by deleting the reference to Section G2439.5.5.2.

**Section G2439.5.5.2** is deleted in its entirety.

**Section P2803.6.1** is amended by deleting Item 2 and re-writing Item 3, to read as follows:

3. Not be smaller than the diameter of the outlet of the valve served and shall discharge full size to point of termination.

**Section P2904.1.1** is amended by adding the following at the end of the word "Exceptions"

“,unless otherwise required in amended Section R313.1.2 or amended Section R313.2.2:”

**Section E3901.6** is amended by adding the following:

A 125-volt, 15 ampere-rated (ground-fault circuit-interrupter protected) receptacle outlet shall be installed in an accessible location under each bathroom lavatory to allow for the operation of a point-of-service hot water recirculating pump. If a central hot water recirculating pump is installed at the time of final inspection, the outlets will not be required.

**Appendix J Existing Buildings and Structures** is amended as follows:

**Section AJ102.4 Replacement Windows** is deleted in its entirety.