



Town of Marana
Building Safety Division
Proposed Amendments to the:
2012 International Building Code

Section 101.1 Title. Insert [name of jurisdiction] as “Town of Marana”.

Section [A] 101.4.7 Electrical. The provisions of the *2011 National Electrical Code* shall apply to all matters governing the design and construction of an electrical system.

Section [A] 101.4.8 Outdoor Lighting. The provisions of the *2008 Town of Marana Outdoor Lighting Code* shall apply to all new and major additions to land uses, development, buildings and structures.

Section [A] 101.4.9 Pools and Spas. *2006 Marana Pool and Spa Code* shall apply to all construction and installation of a pool or spa.

Section [A] 104.10 Modifications. REVISE section by ADDING the following to the end of the paragraph: Request for modifications shall be appealed to the Building Official as follows:

1. The applicant shall file a written appeal on the form provided by the Building Official.
2. The applicant shall provide adequate information supporting the request for modification.
3. The request for modification shall be reviewed by the Building Official with five (5) business days of receipt.

4. If the appeal is denied by the Building Official, the appellant must comply with the decision or may appeal to the Board of Appeals pursuant to Chapter 7 of the Marana Town Code.

Section 105.1.1 [A] Annual permit. REVISE section by **ADDING** the following to the end of the paragraph:

The applicant for the registered plant annual permit shall be an architect registered in the State of Arizona and who shall be directly responsible for compliance with this code with respect to all work that would otherwise require a permit. This person will need to be approved by the Building Official. All new applications need to be accompanied by a complete set of plans of the affected areas of construction with the scope of work and operations section clearly outlined. Annual registered plant permits shall not be granted for buildings or facilities not currently operating under a valid certificate of occupancy.

Fees for annual permits shall expire on December 31st of each year and will need to be renewed and approved for registered plant status to be maintained. The permit will be suspended if the registered and approved applicant becomes no longer employed by the registered plant. If this occurs, the plant will need to notify the Building Official and call for immediate inspection on any ongoing work until such time that a replacement registrant is approved by the Building Official. Annual permits may be revoked at any time by the Building Official if the applicant fails to comply with requirements.

A summary report of all work done under the registered plant registration shall be prepared by the registered architect, and submitted annually to the Building Official. Work conducted under the registered plant annual permit may be reviewed and inspected by the Building Official while the work is in progress or on an annual basis.

The following work is not to be covered within the scope of the annual permit and shall require separate permitting:

1. Any work creating a different occupancy classification or group for any or all portion of a building.
2. Any work creating a different building type for all or any portion of a building.
3. Any work that adds, alters, removes or penetrates required firewalls or barriers, exit courts, exit passageways or horizontal exits.
4. Any work that provides for the relocation of more than five sprinkler heads.
5. Any work that modifies load-bearing structures.

Section 105.2 Work exempt from permit (Building).

REVISE item number (1) to **ADD** at the end: “Any electrical, plumbing, or mechanical portions of a structure under this section will require a Building Permit.”

REVISE item number (1), by **REPLACING** “120 square foot” with “200 square foot.”

REVISE item number (2), to read: Masonry fences less than five (5) feet in height, wood fences less than eight (8) feet in height, and chain link fences less than ten (10) feet in height, measured from the lowest grade.

REVISE item number (6) by **DELETING** the fragment “Sidewalks and Driveways...” and **REPLACING** it with “Decks and non-structural flatwork...”

REVISE the Building section by **ADDING** new items number 14 – 18 as follows;

14. Any work performed by or at the direction of the United States of America or the State of Arizona.
15. Amusement devices or structures located on a site for no more than 30 calendar days.
16. Devices used in manufacturing, processing, or fabricating normally considered as included in industrial plants.
17. Temporary tents or membrane structures, provided the area does not exceed 400 square feet or 900 square feet if a minimum of two sides are open.
18. Re-roofing of existing buildings with similar materials regardless of value, with the exception of tile roofs.

Section 105.2 Work exempt from permit (Electrical). **REVISE** the Electrical section by **ADDING** a new fourth paragraph section to read:

1. Power for amusement devices and carnival rides in place on a site for less than (30) calendar days.
2. Repair or replacement of fixed motors and transformers of the same type and rating in the same location.
3. Temporary decorative lighting.
4. Repair or replacement of current-carrying parts of any switch, conductor, control device, or over-current device of the required capacity in the same location.
5. Electrical wiring, devices, appliances, apparatus or equipment operating at less than 25 volts and not capable of supplying more than 50 volts of energy except lighting devices that must meet the requirements of the lighting code.

Section 105.2 Work exempt from permit (Mechanical). **REVISE** the Mechanical section by **ADDING** new item number 8 as follows:

8. Replacement of evaporative coolers with like coolers.

Section 105.3 Application of permit. REVISE section by **ADDING** a new item (8) to read:

8. Identify the names of the persons or the contractor who will perform the work. When a licensed contractor is required by Arizona law, identify the state license number and Marana Business license number of the general contractor and the sub-contractors.

Section 105.3.2 Time limitation of application. REVISED section by **DELETING** the phrase fragments “180 days” and “90 days” and respectively **REPLACING** these with “365 days” and “180 days”.

Section 105.5 Expiration. REVISE section by **DELETING** all occurrences of the phrase fragment “180 days” and **REPLACING** them with “365 days”.

Section 106.3.2 Previous approvals. REVISE section by **DELETING** the phrase fragment “180 days” and **REPLACING** it with “365 days”.

ADD new section 108.3.1 to read:

Section 108.3.1 Model plans. When two or more buildings, structures, or systems of regulated equipment are to be built without substantial modifications as defined by the Building Official, an applicant may apply for a model plan permit. This permit shall be charged plan review fees with additional fees for each exterior design elevation. The Building Official shall determine the number and type of accepted revisions/ options per model plan. The model plan shall be designed for a specific subdivision(s) and may be used in that subdivision(s) without being subject to renewal until that subdivision is built out. Models designed to be used in any location allowed by soil condition shall be valid only until the next code change as adopted by the Town.

Section 108.4 Work commencing before permit issuance. REVISE section by **ADDING** a new sentence at the end of the paragraph to read:
The additional fee shall be equal to the required permit fee.

Section 110.1 Use and occupancy. REVISE section by **ADDING** a second paragraph to read:
A valid certificate of occupancy shall be required for all buildings, excluding *International Residential Code* structures, currently in use within jurisdiction. This includes structures placed in operation prior to being subject to building code regulations.

Section 110.2 Certificate issued. REVISE section by ADDING an exemption to the paragraph to read:

Exemption: Approved final inspection for International Residential Code and group "U" occupancy structures shall constitute the certificate of occupancy.

ADD new section 111.2.1 to read:

Section 111.2.1 Construction power. Construction power is a privilege granted under jurisdiction for conveniences during construction. Construction power may be from either temporary power poles or through the permanent power panel. Each 120 volt circuit used for construction power shall be GFCI protected. The Building Official may revoke construction power at any time, upon just cause.

Section 115.5 Restoration. REVISE section by REPLACING the last sentence with: "All repairs to the structure shall be in accordance with the currently adopted Building Codes. Repairs must begin within one year from the date of notice of violation or unsafe condition. All structures that are left in an unsafe condition for more than a year will be issued a notice of condemnation and an order to demolish. The Town may take any action under the law to insure unsafe structures are removed and the site made safe".

Chapter 2

Section 202 Definitions.

ADD Temporary. A period of time not to exceed 30 consecutive days.

Swimming Pool. REVISE section by DELETING the fragment "24 inches" and REPLACING it with "18 inches".

Chapter 3

Section 308.3 Group I-1. REVISE section by DELETING the number "16" and REPLACING with "10".

Section 308.3.1 Five or fewer persons receiving care. REVISE section by DELETING the phrase fragment "...or with Section P2904 of the *International Residential Code*."

Section 308.3.2 Six to sixteen persons receiving care. REVISE section by DELETING "sixteen" and "16" and REPLACING them with "ten" and "10" respectively.

Section 308.4.1 Five or fewer persons receiving care. REVISE section by DELETING the phrase fragment “or shall comply with the *International Residential Code* provided an automatic sprinkler system is installed in accordance with Section 903.3.1.3 or with Section P2904 of the *International Residential Code*.”

Section 310.5.1 Care facilities within a dwelling. REVISE section by DELETING current text and REPLACING with the following:

Care facilities for five or fewer persons receiving care that are within a single-family dwelling are required to comply with the *International Building Code*.

Section 310.6 Residential Group R-4. REVISE section by DELETING the number “16” and REPLACING it with “10”.

ADD new section to read:

Section 1609.5.1.1 Uplift resistance to minimize microburst effects. In addition to requirements in ASCE 7, minimum uplift resistance shall be determined by either method 1 or 2 below:

[section moved from Ch 23]

1. Design-based wind uplift criteria

Wind uplift requirements shall be determined by using the design wind value of 110mph within Table 2308.10.1 for the continuous load path transmitting the uplift forces from the rafter ties to the foundation.

2. Prescriptive-based wind uplift criteria

(Please note that the requirements of this section are in addition to those required for the structural connection of wood members).

2.1 Conventionally-framed wood or cold-formed steel structures

All bearing wall vertical connections shall be clipped with either approved structural sheathing or approved clips to provide a continuous load path from the joist or truss through the ledger or top plate to the bottom wall plate. Where clips are used, they shall be minimum Simpson H2.5 (A34 at ledger), or equivalent load capacity, of configuration to match connection and spaced at intervals not to exceed 24”. At openings, lower cripple studs do not require clipping but king/trimmer studs require double clips at bottom and upper cripples require both full clipping to header as well as header to king studs. All platform framing requires either strapping listed for the purpose or continuous sheathing over rim joist from stud to stud vertically at each floor level. All non-bearing exterior walls shall be clipped as above except that the spacing may be extended not to exceed every other stud.

2.2 Masonry or concrete structures

If lateral design requires larger anchors or more conservative spacing, these may be used in lieu of those called out in this section.

2.2.1 Roof bearing on wall top plate

Top plates shall be secured to masonry or concrete walls with minimum ½" anchor bolts embedded minimum 7" and spaced at intervals not to exceed 48". Each joist or truss shall be clipped to plate at bearing with minimum Simpson H2.5clip or equivalent load capacity and of configuration to match connection. Gable end joist or trusses shall be clipped at intervals not to exceed 48".

2.2.2 Roof bearing on wall ledger

Joist or trusses both parallel or perpendicular to a wall ledger shall be secured to masonry or concrete walls with minimum Simpson PAI23 purlin anchors or equal with equivalent load capacity listed for the application and embedded into wall per listing at interval not to exceed 48" o.c.

2.3 Structural Steel structures

Structural steel buildings shall have roof members attached by either welds, bolt or other similarly approved connections at intervals not to exceed 48". Ledger designs shall connect to roof trusses with strapping listed for the purpose at intervals not to exceed 48" on all diaphragm sides. If lateral design requires larger anchors or more conservative spacing, these may be used in lieu of those called out in this section.

Section 1907.1 General. REVISE section by **ADDING** the following after the first sentence in exception 5:

In the absence of a geotechnical report, vapor barriers are not required, provided a minimum 4" aggregate base course is installed beneath the on-grade slab.

Section 2308.10.1 Wind uplift. REVISE section by **DELETING** the first sentence and **REPLACING** with the following:

Uplift resistance shall comply with section **1609.5.1.1**.