

RESOLUTION 15-2925

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF LAKE HAVASU CITY, MOHAVE COUNTY, ARIZONA, DECLARING AS A PUBLIC RECORD THE "LAKE HAVASU CITY AMENDMENTS TO THE 2012 EDITION OF THE INTERNATIONAL BUILDING CODE" DATED MAY 12, 2015

IT IS RESOLVED by the Mayor and City Council of Lake Havasu City, Arizona, that the document entitled "Lake Havasu City Amendments to the 2012 Edition of the International Building Code" is declared a public record and at least three copies are on file in the City Clerk's Office for public use and inspection.

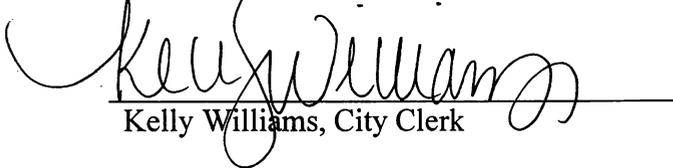
PASSED AND ADOPTED by the City Council of Lake Havasu City, Arizona, on May 12, 2015.

APPROVED:



Mark S. Nexsen, Mayor

ATTEST:



Kelly Williams, City Clerk

APPROVED AS TO FORM:



Kelly Garry, City Attorney

REVIEWED BY:



Charlie Cassens, City Manager

**LAKE HAVASU CITY AMENDMENTS TO THE 2012 EDITION OF THE
INTERNATIONAL BUILDING CODE**

May 12, 2015

Section 101.4.6 Amend to delete entire section:

Section 105.2 (9) Amend to read:

A swimming pool, spa or other contained body of water, whether belowground, aboveground, permanent or potable accessory to a Group R-3 occupancy, as applicable in section 101.2, that is less than 18 inches in depth.

Section 105.2(12) Amend entire section to read:

Window awnings supported by an exterior wall that do not project more than 54 inches (1372 mm) from the exterior wall and do not require additional support of Group R-3 and U occupancies or do not project more than 30 inches from exterior wall and do not require additional support for all other occupancies.

Section 105.3.2 Amend first sentence to read:

An application for a permit for any proposed work shall be deemed to have been abandoned 180 days after the date of filing, unless such application has been pursued in good faith or a permit has been issued; except that the building official is authorized to grant one or more extensions of time for additional periods not exceeding 180 days each.

Section 105.5 Amend first sentence to read:

Every permit issued shall become invalid unless the work authorized by such permit is commenced and a required inspection as outlined in section 110 is scheduled within 180 days from the permit issuance date.

Section 109.4 Amend entire section to read:

Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits shall be subject to an additional fee equal to the amount of the permit fee required by the applicable governing authority.

Section 109.6 Amend entire section to read:

The building official may authorize refunding of any fee paid hereunder which was erroneously paid or collected.

The building official may 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 may 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 canceled before any plan reviewing is done.

The building official shall not authorize refunding of any fee paid except on written application filed by the original permittee no later than 180 days after the date of fee payment.

Section 110.1 Amend to add second paragraph to read:

A building placement survey shall be required by the building official to verify that the structure(s) is located in accordance with the approved plans or the required setbacks for the lot.

Section 110.1 Amend to add new section 110.1.1:

Construction Site Sanitation:

Construction toilets shall be present on site prior to any required ground work inspections. Construction toilets shall be placed entirely on private property and the door shall face opposite of the public right-of-way. Such toilets shall be maintained in accordance with state OSHA standards, be secured to the ground and remain on site until the final inspection has been approved.

Exceptions:

1. Additions to existing structures with permanent fixtures available to the construction employees.
2. Adjoining construction sites may share a common facility when the local jurisdiction is supplied with documentation for the toilet supplier of the shared agreement.

Section 110.3.7 Amend to delete entire section

Section 308.3.1 Amend entire section to read:

A facility such as the above with five or fewer persons receiving such care shall be classified as Group R-3 or shall comply with the International Residential Code provided an automatic sprinkler system is installed in accordance with Section 903.3.1.3.

Section 310.5.1 Amend entire section to read:

Care facilities for five or fewer persons receiving care that are within a single-family dwelling are permitted to comply with the International Residential Code provided an automatic sprinkler system is installed in accordance with Section 903.3.1.3.

Section 406.3.4 Amend to add number 4:

4. Carports for other than single family residential use which are open on all sides and constructed entirely of noncombustible materials, except for an approved fascia, shall not exceed three thousand (3,000) square feet and shall be located no closer than three (3) feet to an adjacent property line nor closer than six (6) feet to the furthest projecting element of a building or structure. The edge of the carport roof shall be used to measure the distance to property lines, buildings, and projecting elements of buildings or structures.

Section 903.2 Amend first sentence to read:

Approved automatic sprinkler systems in new buildings and structures shall be provided in the locations described in section 903.2.1 through 903.2.12 and Lake Havasu City Code section §12.12.093.

Section 1101.2 Amend entire section to read:

Buildings and facilities shall be designed and constructed to the most restrictive requirements of this code, ICC A117.1 or Title 41, Chapter 9, Article 8 of the Arizona Revised Statutes (Arizonans with Disabilities Act)

Section 1104.4 Amend first sentence in exception 1 to read:

1. A vertical accessible route is not required in facilities that are less than three stories or that have less than 3000 square feet per story.

Section 1107.6.2.1.1 Amend to add exception 3 to read:

3. Condominium units intended for private individual ownership shall comply with Type B units per section 1107.6.2.1.2. The applicant must submit a letter of intent establishing ownership requirements for the project.

Chapter 13 Amend to delete entire chapter

- Section 2308.4** Amend to delete entire section
- Section 2308.4.1** Amend to delete entire section
- Section 2308.4.2** Amend to delete entire section
- Section 3109** Amend to delete entire section

Appendix section J101.1 Amend first sentence to read:

The provisions of this chapter apply to grading, excavation and earthwork construction, including fills and embankments on sites intended for construction of buildings or structures complying with the International Residential Code and/or International Building Code.

Appendix section J102.1 Amend to insert after Key:

Site: Is any lot or parcel of land or contiguous combination thereof, under the same ownership, where grading is performed or permitted.

Appendix section J103.2 Amend exception 1 to read:

1.) An excavation that is less than 2 feet in depth or a fill less than 1 foot in depth and placed on natural terrain with a slope flatter than 1 unit vertical in 5 units horizontal or less than 3 feet in depth, located in an area where structures are not allowed, that does not exceed 50 cubic yards on any one lot and does not obstruct a drainage course.

Appendix section J104.3 Amend entire exception to read:

Exception: Grading involving less than 5,000 cubic yards shall not require a soils report unless site is intended for and essential facility per IBC Table 1604.5.

Appendix section J108.1 Amend to add an exception to read:

Exception: One and two family dwelling are not required to comply with Figure J108.1 pursuant to the following conditions:

1. The top of cut slopes may be made at the site boundary line. Drainage must be directed away from on-site structures.
2. The toe of a fill slope may be made at a site boundary line. A minimum six inch high by sixteen inch wide compacted berm shall be provided at the top of the slope to divert drainage from adjacent properties.

Appendix section J108.2 Amend to add an exception to read:

Exception: One and two family dwellings.

Appendix section J110.1 Amend entire exception to read:

On one and two family dwelling lots, cut and fill slopes no steeper than 2 horizontal to 1 vertical and not subject to site drainage shall not require erosion control.

Section J112 Amend to add new appendix section J112 – Grading Fees - to read:

Section J112.1 General. Fees shall be assessed in accordance with the schedule as established by the applicable governing authority.

Section J112.2 Plan Review Fees. When a plan or other data are required to be submitted, a plan review fee shall be paid at the time of submitting plans and specifications for review. Said plan review fee shall be set forth in the schedule as established by the applicable governing authority. Separate plan review fees shall apply to retaining walls or major drainage structures as required elsewhere in this code. For excavation and fill on the same site, the fee shall be based on the volume of excavation or fill whichever is greater.

Section J112.3 Grading Permit Fees. A fee for each grading permit shall be paid to the building official as set forth in the schedule as established by the applicable governing authority. Separate permits and fees shall apply to retaining walls or major drainage structures as required elsewhere in this code. There shall be no separate charge for standard terrace drains and similar facilities.

Exception: Grading permit fees are not required when grading is done in conjunction with a building permit for one and two family dwelling projects.

Section K111.4

Amend to delete entire section