

RESOLUTION 15-2926

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 RESIDENTIAL 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 Residential 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:



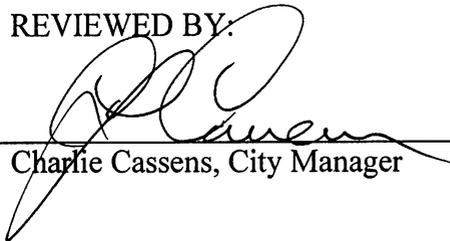
Kelly Williams, City Clerk

APPROVED AS TO FORM:



Kelly Garty, City Attorney

REVIEWED BY:



Charlie Cassens, City Manager

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

May 12, 2015

Section R105.2 (1) Amend to read:

One-story detached accessory structures, provided the floor area does not exceed 200 square feet.

Section R105.2 (2) Amend to read:

Fences not over 6 feet high.

Section R105.2 (7) Amend to read:

A swimming pool, spa or other contained body of water, whether belowground, aboveground, permanent or potable, that is less than 18 inches in depth.

Section R105.5 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 R109 is scheduled within 180 days from the permit issuance date.

Section R108.5 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80 percent of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or canceled before any plan reviewing is done.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 not later than 180 days after the date of fee payment.

Section 109.1 Amend to add second paragraph to read:

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

Section R110.1 Amend exceptions 1 and 2 to read:

Exception: Certificates of occupancy are not required for Group U occupancies, work exempt from permits under section R105.2 and additions or conversions to Group R, Division 3 occupancies.

Section R110.4 Amend to delete entire section

Section R301.1.3 Amend to delete second sentence

Section R301.3 Amend last sentence of the last paragraph to read:

Where the story height limits of this section are exceeded, the design of the building to resist wind and seismic loads shall be in accordance with the International Building Code.

Section R302.1 Amend entire section to read:

Construction, projections, openings, and penetrations of exterior walls of dwellings and accessory buildings shall comply with Table R302.1(1); or dwellings equipped throughout with an automatic sprinkler system installed in accordance with NFPA 13D shall comply with Table R302.1(2).

Table R302.1(1) Amend projection requirements to:

Allow stucco in lieu of 1 hour on the underside.

Table R302.1(2) Amend projection requirements to:

Allow stucco in lieu of 1 hour on the underside.

Section R303.4 Amend to delete entire section

Section R309.1 Amend to delete second paragraph

Section R309.5 Amend to delete entire section

Section R310.1 Amend first sentence to read:

Basements in dwelling units, habitable attics and all habitable rooms shall have at least one operable emergency escape and rescue opening.

Section R310.1 Amend to add second paragraph to read:

For the purpose of determining emergency escape or rescue, existing bedrooms may be added to without requiring additional escape/rescue openings from existing bedrooms provided all of the following conditions are met:

1. The new addition is added directly to the bedroom.
2. The new addition is used solely for bedroom purposes.
3. The new addition provides direct access to the exterior of the building, meeting the minimum escape/rescue requirement of all applicable code sections.
4. One half the area of the common wall between the existing bedroom and new bedroom addition is open and unobstructed without doors with a minimum opening of 25 square feet. The required open area shall extend from the floor to a minimum 6 feet 8 inches above the floor.

Section R310.1 Amend to add exception to read:

Exception: Habitable rooms not classified as sleeping rooms need not have emergency escape or rescue openings when there is direct access to an approved exit without intervening doors. Cased openings are required.

Section R311.3.2 Amend first paragraph to read:

Landings or finished floors at exterior doors other than the required egress door shall not be more than 1 ½ inches (38mm) lower than the top of the threshold.

Section R313 Amend to delete entire section

Section R403.1.3 Amend to delete

Section R403.1.7 Amend section to read:

The placement of buildings, pools and structures on or adjacent to slopes steeper than one unit vertical in three units horizontal (33.3 percent slope) shall conform to Sections R403.1.7.1 through R403.1.7.5.

Section R403.1.7.1 Amend to add exception to read:

Exception: One and two family dwellings, townhouses and accessory structures shall be placed no closer than three feet from the toe of an ascending slope or inside face of retaining wall.

Section R403.1.7.2 Amend to add exception to read:

Exception: One and two family dwellings, townhouses and accessory structures shall be placed no closer than three feet from the top of a descending slope or inside face of retaining wall.

Section R403.1.7.5 Amend to add section R403.1.7.5 and to read:

The setback between pools regulated by this code and slopes shall be equal to one-half the building footing setback distance required by this section. That portion of the pool wall within a horizontal distance of 7 feet (2134 mm) from the top of the slope shall be capable of supporting the water in the pool without soil support.

Section R506.1 Amend to add second paragraph to read:

Slabs using plain concrete shall be constructed with control joints, having a depth of at least ¼ inch. Joints shall be spaced at intervals not more than 30 feet in each direction and slabs not rectangular in shape shall have control joints across the slab at points of offset, if offset exceeds 10 feet.

Section R602.10. Amend second paragraph to read:

Where a building, or portion thereof, does not comply with one or more of the bracing requirements in this section, the entire structure shall be designed and constructed in accordance with accepted engineering practice.

Table R602.10.4 Amend to delete method LIB from all seismic design categories or wind speed

Table R602.10.5 Amend to delete method LIB from all seismic design categories or wind speed

Chapter 11 Amend to delete entire chapter

Section 1401.3 Amend to delete entire section

Section M1502.4.5 Amend entire section to read:

Where the exhaust duct is concealed within the building construction, the equivalent length of the exhaust duct shall be identified on a permanent label or tag. The label or tag shall be located within 6 feet (1829 mm) of the exhaust duct connection. The label or tag shall indicate the total length and total number of 90 degree and 45 degree turns of the dryer exhaust system. The owner and/or the supplier shall verify that any new or replacement dryer meets the exhaust specifications shown.

Section P2904 Amend to delete entire section

Section P2503.4 Amend to read:

The building sewer shall be tested by insertion of a test plug at the point of connection with the public sewer and filling the building sewer with water.

Section P2603.5.1 Amend to insert 12 into brackets

Section P3008.1 Amend entire section to read:

Where plumbing fixtures are installed on a floor with a finish floor elevation below the elevation of the manhole cover of the next upstream manhole in the public sewer, such fixtures shall be protected by a backwater valve installed in the building drain, or horizontal branch serving such fixtures.

Section E3601.6.2 Amend first sentence to read:

The service disconnecting means shall be installed at a readily accessible location outside of a building nearest the point of entrance of the service conductors.

Section E3608.1 Amend first sentence and new second sentence to read:

In new construction the electrode specified in section E3608.1.2 shall be required for the grounding electrode system. Electrodes specified in sections E3608.1.1, E3608.1.2 and E3608.1.3 and any made electrodes specified in section E3608.2 shall be bonded together to form the grounding electrode system

Section E3608.1.2 Amend entire section to read:

An electrode encased by at least 2 inches of concrete, located within and near the bottom of a concrete foundation or footing that is in direct contact with earth, consisting of at least 20 feet of bare copper conductor not smaller than 4 AWG.

Section E4204.2 (2.1) Amend entire section to read:

Structural reinforcing steel. Structural reinforcing steel shall be provided at 24" o.c. each way and connected to the pool, spa or hot tub shell at four equal points along the perimeter. Structural reinforcing steel shall be bonded in accordance with Item 1.1.

Section E4204.2 (2.2.1) Amend entire section to read:

At least one minimum 8 AWG bare solid copper conductor shall be provided. Such conductor shall be connected to the pool, spa or hot tub conductive shell at four equal points along the perimeter. For non-conductive pool shells, bonding at four points shall not be required. Connections shall be made as required by E4204.2.