

City of Tucson Amendments to the 2018 2024 International Building Code

Section 101.1 Title. Insert:[name of jurisdiction] as “City of Tucson, AZ”.

Section 101.4 Referenced codes. REVISE Section by DELETING the paragraph and REPLACING it with the following:

The other codes listed in Sections 101.4.1 through 101.4.11, as locally amended, and referenced elsewhere in this code shall be considered part of the requirements of this code and governed by the administrative provisions of this code to the prescribed extent of each such reference.

Section 101.4.3 Plumbing. REVISE Section by DELETING the last sentence.

Section 101.4.4 Property maintenance. REVISE Section by DELETING Section in its entirety.

ADD new Section 101.4.8 as follows:

Section 101.4.8 Electrical. The provisions of the *National Electrical Code* shall apply to the installation of electrical systems, including alterations, repairs, replacement, equipment, appliances, fixtures, fittings and appurtenances thereto.

ADD new Section 101.4.9 as follows:

Section 101.4.9 Outdoor lighting. The provisions of the City of Tucson/Pima County Outdoor Lighting Code shall apply to all new construction, additions and alterations to land uses, developments, buildings, structures and light fixtures.

ADD new Section 101.4.10 as follows:

Section 101.4.10 Swimming Pools, Spas and Hot Tubs. The provisions of the *International Swimming Pool and Spa Code* shall apply to all private **residential** swimming pools.

INSERT Section 103.1 Creation of enforcement agency. Insert: [name of jurisdiction] as “City of Tucson, AZ”.

Section ~~104.10~~ 104.2.4 Modifications. REVISE Section by ADDING the following to the end of the paragraph:

Requests for modification 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 and accompanied by a non-refundable fee (refer to the fee schedules adopted by the jurisdiction by separate ordinance).
2. Adequate information shall be provided by the applicant to fully describe the conditions in question.
3. The appeal will be considered by the Building Official within ten (10) business days of receipt.
4. If an appeal is denied by the Building Official, the appellant must comply with the decision or may appeal to the Board of Appeals within ten (10) days from the date of the decision pursuant to Section 113 of this Code and Section 6-17(1) - (4) of the Tucson City Code.

Section 105.1. Required. AMEND Section by ADDING the following sentence to the end of the paragraph to read:

See amendments to Section 3303 for demolition permit requirements.

Section 105.1.1 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 or an engineer registered in the State of Arizona and who shall be directly responsible for compliance with this code with respect to all work which would otherwise require a permit. This person ~~will need to~~ shall be approved by the Building Official. All new applications need to be accompanied by a complete set ~~of outlining the~~ plans of affected buildings with a 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 shall 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 shall 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. The Building Official may revoke an annual permit at any time for failure to comply with the annual permit requirements.

A summary report of all work ~~done performed~~ under the registered plant registration shall be prepared by the registrant 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. An annual permit shall not exempt the need for other permits such as but not limited to those required by the International Fire Code.

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 group for all or any portion of a building.
2. Any work creating a different building type for all or any portion of a building.
3. Any work which adds, alters, removes or penetrates required fire walls or barriers, exit courts, exit passageways or horizontal exits.
4. Any work which modifies load bearing ~~structures~~ components.

Section 105.2 Work exempt from permit (Building).

REVISE item number 1 to REPLACE “120 square feet (11m²)” with “200 square feet (18.58m²).”

REVISE item number 5 by ADDING a second sentence to read: “Water tanks no greater than 1000 gallons, directly supported on grade, regardless of aspect ratio.”

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

REVISE item number 9 by DELETING the phrase fragment “24 inches (610 mm)” and REPLACING it with “18 inches”.

REVISE the Building Section by ADDING new items number 14 to 19 as follows:

14. Any work accomplished under the auspices of and owned and controlled by 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 involved~~ used in industrial plants.
17. Tents or membrane structures provided the area does not exceed 400 square feet or ~~900~~ 700

- square feet if a minimum of two sides are open.
18. Re-roofing of existing buildings with similar materials regardless of value.
 19. Detached ramadas/gazebos not greater than 200 square feet and not containing any electrical, mechanical, plumbing or stairs.
 20. Residential window and door replacements in buildings legally permitted. Existing safety glazed windows shall be replaced with safety glazed windows. Existing emergency escape and rescue windows shall be same size or larger as window being replaced.

Section 105.2 Work exempt from permit (Electrical). REVISE the Electrical Section by ADDING a new fourth paragraph Section as follows:

4. Other items:

1. Repair or replacement of fixed motors and transformers of the same type and rating in the same location.
2. Temporary decorative lighting.
3. Repair or replacement of current-carrying parts of any switch, receptacle, contactor, control device, or overcurrent device of the required capacity in the same location.
4. Electrical wiring, devices, appliances, apparatus or equipment operating at less than 25 volts and not capable of supplying more than 50 volt-amperes of energy.
5. Devices used in manufacturing, processing or fabricating.

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 for Permit. REVISE Section by ADDING new items 8 as follows:

8. Identify the name of the person or contractor who will perform the work. When a licensed contractor is required by A.R.S., identify the license number or state the exemption of A.R.S. 32-1121 claimed which exempts the requirement for a licensed contractor to do the proposed work.

Section 105.3.2 Time Limit of Application. DELETE Section in its entirety and REPLACE as follows:

Section 105.3.2 Time Limit of Application. Application for which no permit is issued within 180 days following the date of application shall expire by limitation, and plans and other data submitted for review may thereafter be returned to the applicant or destroyed by the Building Official. The Building Official may extend the time for action by the applicant for a period not exceeding 180 days on written request by the applicant showing that circumstances beyond the control of the applicant have prevented action from being taken. An application shall not be extended more than once. An application shall not be extended if this code or any other pertinent laws or ordinances have been amended subsequent to the date of application. In order to renew action on an application after expiration the applicant shall resubmit plans and pay a new plan review fee.

Section 107.3.2 Previous approvals. REVISE Section by ADDING new text at the end of the last sentence to read: "...as evidenced by a recorded inspection demonstrating progress."

ADD new Section 107.6 as follows:

Section 107.6 Model plans. As defined by the building official, when ~~When~~ two or more buildings, structures, or systems of regulated equipment are 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 number and type of accepted revisions/options per model plan shall be as determined by the Building Official.

A model plan approved by a jurisdiction having an Intergovernmental Agreement with the City of Tucson may be accepted for approval by the Building Official and assessed an administrative fee of 25 percent of the building plan review fee.

Section 109.4 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 at least equal to the required building permit fee.

ADD new Section 109.5.1 as follows:

Section 109.5.1. Plan Review Fees. When submittal documents are required by Section 107.1, a plan review fee shall be paid at the time of acceptance of the submittal documents for plan review. Said fee shall be in accordance with the fee schedule adopted by this jurisdiction.

The plan review fees are separate from and in addition to the permit fees specified in Section 109.2

When submittal documents are incomplete or changed so as to require additional plan review or when the project involves deferred submittal items as defined in Section 107.3.4.1, an additional plan review fee shall be charged in accordance with the fee schedule adopted by this jurisdiction.

Section 109.6 Refunds. DELETE Section in its entirety and REPLACE as follows:

Section 109.6 Fee Refunds. The Building Official may authorize full refund of a fee paid hereunder, which was erroneously paid or collected, and may authorize:

1. 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.
2. Refunding of not more than 80 percent of the plan review fee paid when an applicant for a permit for which a plan review fee has been paid is withdrawn or cancelled before any examination time has been expended
3. The Building Official shall not authorize the refunding of any fee paid except upon written application filed by the original permittee not later than 180 days after the date of fee payment

111.2 Certificate issued. REVISE Section by ADDING the following to the end of the Section:

Exception: Approved final inspections for *International Residential Code* and group “U” occupancy structures shall constitute the certificate of occupancy.

ADD new Sections 111.4.1, 111.4.2, 111.4.3, 111.4.4 as follows:

Section 111.4.1 Notice of Hearing. Except as provided by Section 110.4.3, no Certificate of Occupancy shall be revoked prior to ten (10) days after delivery to both the owner and occupant of written notice of intent to revoke said Certificate of Occupancy. During this 10-day period the owner and occupant may appeal the decision to the Advisory/Appeals Board. The Building Official shall schedule the hearing within fifteen (15) days after receipt of the appeal and payment of the fee prescribed in the fee schedule. The Board may affirm, modify, or reverse the Building Official’s action. A decision of the Advisory/Appeals Board, made at a duly scheduled and publicly noticed meeting, unless otherwise stated by the Advisory/Appeals Board in the body of said decision, shall be final. No further appeal is available to City boards of officials. Persons aggrieved by final decisions of the Advisory/Appeals Board must file their appeals in Superior Court.

Section 111.4.2 Posting. In addition to the delivery of the notice to revoke the Certificate of Occupancy,

a copy thereof shall be posted in a conspicuous place on the outside of the premises concerned.

Section 111.4.3 Immediate Hazards. If, in the opinion of the Building Official, an immediate hazard to life or limb exists in any occupancy for any reason, the Certificate of Occupancy may be revoked immediately and such shall be accomplished when notice is given the person in charge of the premises. After such revocation, the owner or occupant may set the matter for hearing with the Advisory/Appeals Board in accordance with Section 113.

Section 111.4.4 Utilities. Upon revocation of the Certificate of Occupancy, utility connections for the premises involved shall be disconnected or discontinued by the utility company when ordered by the Building Official until the Certificate of Occupancy is restored.

ADD new Section 112.1.1 as follows:

Section 112.1.1 Service conductors. All service conductors, power and communication, shall be installed underground for all new construction. The requirement for underground conductors may be waived by the Building Official where:

1. Existing buildings on the block are served with overhead conductors or where a lot to be constructed upon is one of three or fewer abutting vacant lots making up less than 40 percent of the total acreage of the block (not including street or right-of-way) or where a vacant area is less than 60,000 square feet.
2. The installation, when compared to the use of overhead conductors, would create a hazard or not be feasible. A feasibility study will be required at the time the request for waiver is made.

ADD new Section 112.2.2 as follows:

Section 112.2.2 Construction power. Construction power is a privilege granted under the jurisdiction for convenience during construction. Construction power may be from either temporary power poles or through the permanent power panel. A surety bond will not be required for construction power except in cases where the construction power privilege has been previously revoked. Each 120 Volt circuit used for construction power shall be GFCI protected. Construction power may be revoked at any time upon cause by the Building Official.

Section 113 Board of Appeals. ADD a new Section 113.4 as follows:

Section 113.4 Court Review of Board Decision. A decision of the Advisory/Appeals Board, made at a duly scheduled and publicly notice meeting, unless otherwise stated by the Advisory/Appeals Board in the Body of said decision, shall be final. No further appeal is available to City or County boards or officials. Persons aggrieved by final decisions of the Advisory/Appeals Board must file their appeals in the Superior Court.

Section 202 Definitions: Swimming Pool. REVISE Section by DELETING the fragment “24 inches (610mm)” and REPLACING it with “18 inches”.

Section 903.2.3 Group E. REVISE Section by DELETING in its entirety and REPLACING as follows: An automatic fire sprinkler system shall be provided throughout all Group E Occupancies.

Exception: One story buildings when each room used for instruction has at least one exit door directly to the outside at ground level, and when rooms used for assembly purposes have at least one-half of the required exits directly to the exterior ground level, an automatic sprinkler system need not be provided.

Section 903.2.4 (Item 2) Group F-1. REVISE Section by REPLACING the word “three” with the word

“two”.

Section 903.2.7 (Item 2) Group M. REVISE Section by REPLACING the word “three” with the word “two”.

Section 903.2.9 (Item 2) Group S-1. REVISE Section by REPLACING the word “three” with the word “two”.

Section 903.3.1.1.1 Exempt Locations. REVISE Section by DELETING item number 4 in its entirety.

Section 904.12.2 System Interconnection. REVISE Section by ADDING the following to the end of the first sentence:

“and to all electrical receptacles located under the protected exhaust hood.”

Section 907.2.9.2 Smoke Alarms. REVISE Section by DELETING Section in its entirety and REPLACING as follows:

Smoke alarms and detection shall be provided per *International Fire Code* as amended.

Section 907.2.9.3 Group R-2 college and university buildings. REVISE Section by DELETING Section in its entirety.

Section 912.6 Backflow Protection. DELETE this Section in its entirety.

Section 1609.1.1 Determination of Wind Loads. REVISE Section by ADDING the following after the last paragraph:

Per the Basic Wind Speed Figures, use the following:

Risk Category I – 100 mph

Risk Category II – 105 mph

Risk Category III – 110 mph

Risk Category IV – 115 mph

ADD new Section 1609.5.1.1 as follows:

Section 1609.5.1.1 Uplift Resistance to Minimize Microburst Effects. In addition to requirements in ASCE7, minimum uplift resistance shall be determined by either method 1 or 2 below:

1. Design-based Wind Uplift Criteria

Wind uplift requirements shall be determined by using the design wind value of 110 mph within Table 2308.7.5 for the continuous load path transmitting the uplift forces from the rafter or truss 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~~ connected by an approved structural sheathing or approved **elips connector** to provide a continuous load path from the joist or truss through the ledger or top plate to the bottom wall plate. Where **elips connectors** 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 connectors** but king/trimmer studs require double **elips connectors** at bottom and upper cripples require both full **clipping connectors** to header as well as

header to king stud. 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~~ connected 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 0.5" anchor bolts embedded minimum 7" and spaced at intervals not to exceed 48". Each joist or truss shall be ~~clipped~~ connected to plate at ~~each~~ bearing location with minimum Simpson H2.5 or equivalent load capacity and of configuration to match connection. Gable end joists or trusses shall also be ~~clipped~~ connected at intervals not to exceed 48".

2.2.2. Roof Bearing on Wall Ledger

Joists or trusses bearing on 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 intervals not to exceed 48". Nonbearing roof diaphragm edges shall have the outermost joist or truss likewise anchored to the wall through blocking.

2.3. Structural Steel Structures

Structural steel buildings shall have roof members attached by either welds, bolts, screws 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 the lateral design requirements~~ shall be used in lieu of those called out in this Section.

ADD new Section 1610.1.1 as follows:

Section 1610.1.1 Presumptive Active Pressure: For typical unsaturated soils in Pima County, a presumptive active lateral pressure of 35 psf per foot of depth may be used without a geotechnical report for walls not exceeding 7 feet in height. Level backfill is assumed with this active pressure. Surcharges shall be applied as necessary.

Section 1612.3 Establishment of Flood Hazard Areas. INSERT: [name of jurisdiction] as "The Flood Insurance Study for the City of Tucson" and INSERT: [date of issuance] as "August 2, 1982."

Section 1705.4 Masonry Construction. REVISE Section by ADDING a new exception 4 as follows:

Exception 4: Nonessential facilities designed in accordance with Section 2107 with allowable masonry stresses reduced by one half and the maximum value of f_m limited to 1500 psi for concrete or clay masonry. The following limitations shall apply to this exception:

1. The unsupported height (or length)-to-thickness ratio of a building wall shall not exceed 20.
2. The soil retaining height for a retaining wall shall not exceed 4'-0" measured from the top of footing for an 8-inch-thick wall or 6'-0" for a 12-inch-thick wall.
3. The height-to-thickness ratio shall not exceed 10 for a cantilevered masonry fence or

combination masonry fence and retaining wall as measured from the top of footing to the top of wall. If a combination retaining/fence wall consists of more than one wall thickness, the smallest thickness shall be used in determining the height-to-thickness ratio.

Any portion or portions of a structure in which the design masonry stresses exceed one half the allowable masonry stresses, shall require Special Inspection for that portion or portions of the structure.

ADD NEW Section 1806.2.1 as follows:

Section 1806.2.1 Presumptive Coefficient of Friction:

For typical unsaturated soils in Pima County, a presumptive coefficient of friction of 0.30 for lateral sliding resistance may be used without a geotechnical report. Friction resistance may be used in conjunction with passive pressure to resist sliding forces.

Section ~~2308.7.5~~ 2308.11.4 Wind uplift. REVISE Section by DELETING first sentence and REPLACING with the following:

Uplift resistance shall comply with Section 1609.5.1.1.

Section 3109 Swimming Pools, Spas and Hot Tubs. DELETE Section 3109.1 in its entirety and REPLACE as follows:

Section 3109.1 General. The design and construction of Public and Semipublic pools, spas, and hot tubs shall comply with Arizona Administrative Code, Title 18, Chapter 5, Article 2. Public and Semipublic Swimming Pools and Spas as well as A.R.S. §36-1681 is hereby adopted by reference and subject to the requirements of this code.

ADD new Section 3303.1.1 as follows:

Section 3303.1.1 Notice. At least fifteen (15) days prior to the start of demolition, the applicant shall provide notice to the adjacent property owners of the proposed demolition. Confirmation of the notice may be submitted with the application.

Section 3303.4 Vacant Lot. Add a sentence to the end of the Section to read:

No later than thirty (30) days following demolition, all building debris, trash, junk, dead organic materials, rodent harborage, combustible material, and any other material that may constitute a threat to public health and safety will be removed from the site and the site shall be stabilized to provide protection from safety and environmental hazards, including stabilization of the soil to prevent erosion or dust.

ADD new Section 3303.8 as follows:

Section 3303.8 Bond. The Building Official may require a bond to be posted in an amount sufficient to insure that the site will be stabilized following the demolition.

ADD new Section 3303.9 as follows:

Section 3303.9 Emergency Demolition. If a structure has been determined by the Building Official to be an imminent hazard to public safety and repairs would be impractical, emergency demolition procedures to be followed will be in accordance with the requirements for such sites and structured of Chapter 6 of the Tucson Code. Refer to for information on these procedures.

ADOPT Appendices E (Supplemental Accessibility Requirements), **G** (Flood-Resistant Construction), **I** (Patio Covers), **and J** (Grading).

Appendix J Grading. REVISE this Section by ADDING a second paragraph to **J109.1 General** to read: Unless otherwise recommended by a registered design professional, drainage facilities and terracing shall be provided in accordance with the requirements of this Section.

The City of Tucson Technical Standard Section 2-01.1.0 is hereby adopted into Appendix J.

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