



2022 CITY OF SCOTTSDALE AMENDMENTS
TO THE
INTERNATIONAL BUILDING CODE,
2021 EDITION

Ordinance No. 4550, Resolution No. 12498

**2022 City of Scottsdale Amendments
to the International Building Code, 2021 Edition**

**SCOTTSDALE REVISED CODE
CHAPTER 31 – BUILDINGS AND BUILDING REGULATIONS**

ARTICLE I. INTERNATIONAL BUILDING CODE AND SCOTTSDALE AMENDMENTS

DIVISION. 1. ADOPTED.

Sec. 31-1. International Building Code adopted and amended.

The International Building Code (IBC), 2021 Edition, including appendices G, I & J, published by the International Code Council, Inc., declared a public record by city Resolution No. 12498, are adopted as part of the city Building Code.

DIVISION. 2. AMENDMENTS TO IBC: CHAPTER 1, SCOPE AND ADMINISTRATION

Sec. 31-2. IBC SECTION 101 GENERAL - amendments.

Only the following portions of SECTION 101, SCOPE AND GENERAL REQUIREMENTS, are amended as follows:

(a) Section 101.1, Title, is amended as follows:

101.1 Title. These regulations shall be known as the “Building Code” of the City of Scottsdale, hereinafter referred to in this Article as “this code.”

(b) Section 101.4, Referenced codes, is amended to read as follows:

101.4 Referenced codes. The other codes listed in Sections 101.4.1 through 101.4.10 and referenced elsewhere in this code, as amended, shall be considered part of the requirements of this code to the prescribed extent of such reference.

101.4.1 Gas. The provisions of the *International Fuel Gas Code*, as adopted and amended in Article VI of Chapter 31 of the Scottsdale Revised Code, shall apply to the installation, alteration, repair and replacement of gas piping systems extending from the point of delivery to the inlet connections of appliances and the installation and operation of residential and commercial gas appliances and related accessories.

101.4.2 Mechanical. The provisions of the *International Mechanical Code*, as adopted and amended in Article V of Chapter 31 of the Scottsdale Revised Code, shall apply to the installation, alterations, repairs and replacement of mechanical systems, including equipment, appliances, fixtures, fittings and/or appurtenances, including ventilating, heating, cooling, air-conditioning and refrigeration systems, incinerators and other energy related systems.

101.4.3 Plumbing. The provisions of the *International Plumbing Code*, as adopted and amended in Article IV of Chapter 31 of the Scottsdale Revised Code, shall apply to the installation, alteration, repair and replacement of plumbing systems, including

equipment, appliances, fixtures, fittings and appurtenances, and where connected to a water or sewage system and all aspects of a medical gas system.

101.4.4 Property maintenance. The provisions of Chapter 18, Scottsdale Revised Code, shall apply.

101.4.5 Fire prevention. The provisions of Chapter 36, Scottsdale Revised Code, shall apply.

101.4.6 Energy. The provisions of the *International Energy Conservation Code*, as adopted and amended in Article VII of Chapter 31 of the Scottsdale Revised Code, shall apply to the design and construction of buildings for the effective use and conservation of energy over the useful life of each building.

101.4.7 Existing buildings. The provisions of the *International Existing Building Code*, as adopted and amended in Article VIII of Chapter 31 of the Scottsdale Revised Code, shall apply to the repair, alteration, change of occupancy, addition to and relocation of existing buildings.

101.4.8 Electrical. The provisions of the *National Electrical Code*, as adopted and amended in Article III of Chapter 31 of the Scottsdale Revised Code, shall apply to the installation of electrical systems, including alterations, repairs, replacement, equipment, appliances, fixtures, fittings and appurtenances thereto.

101.4.9 Green building. The provisions of the *International Green Construction Code*, as adopted and amended in Article X of Chapter 31 of the Scottsdale Revised Code, shall apply to the design and construction of buildings for site sustainability, water, energy, indoor environmental quality, material resources and plans for operations.

101.4.10 Swimming pools and spas. The provisions of the International Swimming Pool and Spa Code, as adopted and amended in Article XIII of Chapter 31 of the Scottsdale Revised Code, shall apply to the design, construction, and installation of swimming pools and spas.

Sec. 31-3. IBC SECTION 102 APPLICABILITY - amendments.

The only amendment to SECTION 102, APPLICABILITY, is the addition of Section 102.6.3.

(a) *Section 102.6.3 is added as follows:*

102.6.3 Retroactive upgrades to existing buildings. If, within a twelve (12) month period, additions, alterations, or repairs of nonresidential and multi-family dwellings exceed fifty (50) percent of the square footage valuation of the structure (based on the latest International Code Council Building Valuation Data), the entire building shall conform to the requirements for new buildings.

Sec. 31-4. IBC SECTION 104 DUTIES AND POWERS OF BUILDING OFFICIAL - amendments.

Only the following portions of SECTION 104 DUTIES AND POWERS OF BUILDING OFFICIAL, are amended.

(a) *Section 104.8.2 is added as follows:*

104.8.2 Conflict. In the case of conflict between Sections 104.8 and 104.8.1 of the International Building Code, and Scottsdale Revised Code, Section 2-178, the provisions of Scottsdale Revised Code, Section 2-178 shall govern.

(b) *Section 104.10.1, Flood hazard areas, is amended to read as follows.*

104.10.1 Flood hazard areas. The building official shall not grant modifications to any provision required in flood hazard areas as established by Section 1612.3 unless the building official determines that the modification meets the conditions for granting a variance under Scottsdale Revised Code, Chapter 37, Stormwater and Floodplain Management.

Sec. 31-5. IBC SECTION 105 PERMITS – amendments.

Only the following portions of SECTION 105 PERMITS, are amended:

(a) *Section 105.1.1, Annual permit, is amended to read as follows:*

105.1.1 Annual permit. In lieu of an individual permit for minor work on an already approved electrical, gas, mechanical or plumbing installation, the building official may issue an annual permit. The application and permit shall apply to any person, firm or corporation regularly employing one or more qualified tradespersons on the premises owned or operated by the permit applicant.

(b) *Section 105.1.2, Annual permit records, is deleted.*

(c) *Sections 105.1.2 through 105.1.7.1 are added to read as follows:*

105.1.2 Application and fees. Application for an annual permit shall be filed with the building official, along with the application fee set forth in the city fee schedule.

105.1.3 Renewal application and fee. Annual permits expire on December 31. Application to renew an annual permit shall be filed with the building official by December 15, along with the renewal application fee set forth in the city fee schedule.

105.1.4 Denial of application. If the application or renewal is denied, the fee shall be refunded. The applicant may appeal the denial to the Building Advisory Board of Appeals within 10 days after notice of the denial.

105.1.5 Suspension and revocation. The building official may suspend or revoke an annual permit upon violation of this code, including failure to apply for permits and inspections when required. Written notice of suspension or revocation shall be sent to the permit holder at least 10 days before suspension or revocation. Appeal may be made to the Building Advisory Board of Appeals within 10 days after notice of suspension or revocation. There is no fee refund if an annual permit is suspended or revoked.

105.1.6 Inspections. The building official may inspect all work, and reject work or request corrections for any work in violation of this code.

105.1.7 Annual permit records. The person to whom an annual permit is issued shall keep a detailed record of work made under the annual permit. The building official shall have access to such records at all times.

105.1.7.1 Record exceptions. Work reports are not required for:

1. Installing machines, equipment, and processes related to production or testing;
2. Repairing electrical, plumbing, or mechanical systems;
3. Moving cases, counters, and partitions not over 5 feet 9 inches tall.

(d) *Only the following portions of Section 105.2, Work exempt from permit, are amended, by replacing the portions as shown, and adding subsection 8 under Mechanical:*

105.2 Work exempt from permit. Exemptions from permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction. Permits shall not be required for the following:

Building:

1. One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area is not greater than 200 square feet (18.6m²).
2. Fences not over 3 feet (0.9144m) high.
3. Oil derricks.
4. Retaining walls that are not over 3 feet (0.9144m) high measured from the bottom of the footing to the top of the wall, unless the retaining wall (a) redirects stormwater runoff, (b) supports a surcharge or (c) impounds Class I, II or IIIA liquids.

Electrical:

1. **Repairs and maintenance:** Minor repair work, including replacing lamps; connecting approved portable electrical equipment to approved permanently installed receptacles; replacing flush or snap switches, fuses, lamp sockets, receptacles, and worn cords; and tightening connections.

Mechanical:

8. Portable fuel cell appliances that are not connected to a fixed piping system and are not interconnected to a power grid.

Plumbing:

3. Single graywater discharge line from a single-family clothes washer to exterior for landscape irrigation with a maximum discharge rate of 160 gallons per day. Graywater shall be used on the site where it is generated and comply with Arizona Department of Environmental Quality rules and guidelines.

(e) *Section 105.3.2, Time limitation of application, is amended to read as follows:*

105.3.2 Time limitation of application. An application for a permit for any proposed work shall be deemed to have been abandoned 180 days after the date of the last completed review for correction or approval, unless the application has been pursued in good faith or a permit has been issued. However, the building official is authorized to grant one or more extensions of time for additional periods not exceeding 180 days each. The extension shall be requested in writing and justifiable cause demonstrated.

(f) *Sections 105.8 through 105.8.3 are added to read as follows:*

105.8 Reactivation. Any person holding an expired permit may request the reactivation of the permit. Permit reactivation requests made up to 90 days after the permit expiration may

be granted at no charge by the building official due to justifiable cause. Permit reactivation requests made after the permit expiration of 90 days shall be charged as set forth in the city fee schedule.

105.8.1 Procedure. All reactivation requests shall be made to the building official who may require written justification for reactivation. The building official may deny any request for permit reactivation for just cause. If granted, the applicant shall:

1. File a change of record form obtained from the city records department. The form shall be completed with current owner and contractor information and submitted to the city, accompanied by proof of ownership to the building official's satisfaction.

2. Pay the applicable fee and, if required by the building official, schedule an inspection of the property.

3. Requests for copies of the city-approved plans shall be made in writing and accompanied with a notarized letter from the architect or engineer of record authorizing the city to release a copy of the plans to the applicant.

105.8.2 Stages of construction and applicable fees

Stage 1.

The structure has received approvals for all inspections UNDERSLAB (003, 004, 005, 006, 007 - and 010 if required). The structure is considered 25% complete. The permit reactivation fee shall be 75% of the full fee charged when the permit fees were paid.

Stage 2.

The structure has received approvals for all inspections through the ROOF DECK/STRAP & SHEAR (014). The structure is considered 50% complete. The permit reactivation fee shall be 50% of the full fee charged when the permit fees were paid.

Stage 3.

The structure has received approvals for all inspections up to the FINAL inspections, but has not received approvals for the FINAL inspections (026, 027, 028, 029, 030, 031, 043, 045). The structure is considered 75% complete. The permit reactivation fee shall be 25% of the full fee charged when the permit fees were paid.

Stage 4.

The structure has passed all required inspections but needs a certificate of occupancy. Once the property is found in compliance, a certificate of occupancy shall be issued. The permit reactivation fee shall be the minimum permit fee on the most current fee schedule.

105.8.3 Applicable codes

1. If a permit reactivation request is submitted after new codes have been adopted, the work may be completed under the code in place at the time the original permit was issued, if not more than 365 days have passed since the permit expiration.

2. If more than 365 days have passed, the applicant shall submit a new plan showing the current code requirements. Once plans are approved, a new permit shall be issued. All fees shall be based on the most current city fee schedule.

Sec. 31-6. IBC Sec. 107 CONSTRUCTION DOCUMENTS - amendments.

Only the following portions of SECTION 107, CONSTRUCTION DOCUMENTS, are amended.

(a) *Section 107.2, Construction documents, is amended to read as follows:*

107.2 Construction documents. Construction documents shall be in accordance with Sections 107.2.1 through 107.2.11.

(b) *Sections 107.2.1.1 and 107.2.1.2 are added to read as follows:*

107.2.1.1 Cover sheet. On the cover sheet or site plan, building code data (separate from planning, zoning and other non-building code data) shall include:

1. City construction codes and edition dates;
2. Number of buildings for this project and construction of any fire walls;
3. Occupancy groups, mixed occupancies or non-separated occupancies;
4. Type of construction;
5. Actual floor area and allowable floor area of each story;
6. Actual and proposed height and number of stories and allowable height and number of stories;
7. Fire sprinkler classifications;
8. Scope of work;
9. Occupant load(s) of rooms and number of exits per tenant and per story;
10. Live loads for each floor or portion thereof of a nonresidential building that is or has been designed to exceed 50psf (2.40kN/m²);
11. Information on any modifications approved for the building(s);
12. Any special occupancies listed in IBC Chapter 4; and
13. Any buildings classified by IBC Section 510, Special Provisions.

107.2.1.2 Included plans. Construction documents shall include:

1. Supporting data, calculations, dimensioned site plans indicating required yards, imaginary and actual property lines.
2. Plans indicating how required structural and fire-resistive integrity will be maintained where penetrations are made for electrical, mechanical, plumbing and communication conduits, pipes and similar systems.
3. An egress plan showing the length of common path of travel from the most remote point in the rooms, proposed exit paths, travel dimensions, exit access travel distances, and accessible egress.
4. A fully dimensioned architectural site plan showing accessible routes from accessible parking spaces and passenger loading zones to the entrances and exits of the building(s), including slopes at grade along the accessible routes (i.e. 1:50, 1:20, 1:12).

5. Where non-separated occupancies are applied, an analysis for the entire building shall be provided to demonstrate compliance with Section 508.3.
6. For plans related to detached dwellings, identify braced wall lines and show all pertinent information including: bracing methods, location and length of braced wall panels, foundation requirements, and design details at top and bottom of braced wall panels.

(c) Section 107.2.2, *Fire protection system shop drawings*, is amended to read as follows:

107.2.2 Fire protection system shop drawings. The provisions of the Fire Code as adopted and amended in the Scottsdale Revised Code, Chapter 36, shall apply.

(d) Section 107.2.6.1, *Design flood elevations*, is amended to read as follows:

107.2.6.1 Design flood elevations. Where design flood elevations are not specified, they shall be established in accordance with Section 1612.3.1.

For buildings and structures located in flood hazard areas, construction documents shall include:

1. Delineation of flood hazard areas, floodway boundaries and flood zones.
2. Design flood elevation.
3. In Special Flood Hazard Areas, the elevation of the lowest floor, including basement, above the highest adjacent grade; in other areas, elevation of the lowest floor, including basement.
4. If design flood elevations are not included on the city's Flood Insurance Rate Map (FIRM), the building official may approve design flood elevations and floodway data from other sources.
5. Building plans for construction required to meet the flood plain requirements.

(e) Sections 107.2.9 through 107.2.11 are added to read as follows:

107.2.9 Energy information. The *construction documents* shall include the information specified in IECC Section C103.2.

107.2.10 Building commissioning plan. The *construction documents* shall provide a commissioning plan as specified in IECC Section C408.2.1.

107.2.11 Standard plans. An applicant may submit a standard plan, which is a single-family residential construction plan used two or more times, with optional features. If approved, only modifications not shown on the standard plan must be submitted for review. All modifications shall be clearly identified by clouded symbols, deltas, or other appropriate means. The review fee for modifications only, will be hourly in accordance with city fee schedule. If, in building official's judgement, the modifications are excessive or inadequately defined, the full plan review fee will be charged.

(f) Section 107.3.1, *Approval of construction documents*, is amended to read as follows:

107.3.1 Approval of construction documents. When the building official issues a permit, the construction documents shall be approved, in writing or by stamp. One set of construction documents shall be retained by the building official. One set shall be returned

to the applicant. Approved plans and manufacturer's installation instructions, shall be kept at the site of work and shall be open to inspection by the building official.

Sec. 31-7. IBC SECTION 109 FEES – amendments.

Only the following portion of SECTION 109, FEES, is amended.

(a) *Section 109.4, Work commencing before permit issuance, is amended to read as follows:*

109.4 Work commencing before permit issuance.

1. 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 a fee double the permit fee that would have been owed if the permit had been issued before the work began. Emergency work is exempt from penalties if a permit is obtained at the beginning of the next business day.

2. If a Notice to Comply/Stop Work Order is issued for work that would have been a “no fee” permit, the fee shall be double the permit fee that would have been owed if the City Council had not reduced or waived the fee.

Sec. 31-8. IBC SECTION 110 INSPECTIONS - amendments.

Only the following portions of SECTION 110, INSPECTIONS, are amended.

(a) *Section 110.3.9, Energy efficiency inspections, is amended to read as follows:*

110.3.9 Energy efficiency inspections. Inspections shall be made to determine compliance with IECC Section C105 and shall include, but not be limited to, inspections for: envelope insulation *R*- and *U*-values, *fenestration U*-value, duct system *R*-value, and HVAC and water-heating equipment efficiency.

(b) *Section 110.3.10, Other inspections, is amended to read as follows:*

110.3.10 Other inspections. In addition to the inspections specified in Sections 110.3.1 through 110.3.9, the building official is authorized to make or require other inspections of any construction work to ascertain compliance with the provisions of this code and other laws that are enforced by the department of building safety. A complete list of required inspections can be found on the city website and on job cards.

(c) *Section 110.3.11, Special inspections, is amended to read as follows:*

110.3.11 Special inspections. For special inspections, see Chapter 17. The building official may require special inspections for complex electrical installations, such as:

- a. Lightning protection systems.
- b. Extensive grounding grid installations.
- c. An electrical installation that cannot be visually inspected at the time of installation.

Sec. 31-9. IBC SECTION 111 CERTIFICATE OF OCCUPANCY - amendments.

Only the following portions of SECTION 111, CERTIFICATE OF OCCUPANCY, are amended.

(a) *Section 111. 3, Temporary Occupancy, is amended to read as follows:*

111.3 Temporary occupancy.

The building official may issue a temporary certificate of occupancy for a building or structure as outlined below.

(b) *Sections 111.3.1 through 111.3.5 are added to read as follows:*

111.3.1 Non-single-family residential.

If the building official finds no substantial hazard will result from occupancy of any nonresidential building or structure, or portion thereof, before it is completed, a temporary certificate of occupancy may be issued if the applicant agrees to the following conditions:

1. The applicant shall diligently pursue and complete the required work before the temporary certificate of occupancy expires and request a final inspection.
2. The temporary certificate of occupancy will expire at the time stated in the certificate, not to exceed 180 days, and power will be de-energized. Upon expiration of the temporary certificate of occupancy, the building or structure shall be immediately vacated.
3. Neither the city nor the utility company is liable for any damages or delays if power is de-energized.
4. The applicant shall pay a deposit to the city for the temporary certificate of occupancy, as provided in Section 111.3.5.

111.3.2 Single-family dwelling.

If the applicant provides justifiable cause, the building official may issue a temporary certificate of occupancy for a single-family dwelling if the applicant agrees to conditions 1. through 4. of Section 111.3.1, except that the temporary certificate of occupancy shall not be valid for more than 90 days.

111.3.3 Extension of temporary certificate of occupancy.

The building official may extend a temporary certificate of occupancy upon the applicant's written request, showing that circumstances beyond the applicant's control have prevented the completion of the project.

111.3.4 Applicant.

The applicant shall be the owner or the owner's authorized agent. If the applicant is the owner's authorized agent, the owner shall provide authorization to the satisfaction of the building official. The applicant shall inform the city of any changes to the application.

111.3.5 Deposit.

A cash deposit is required for each temporary certificate of occupancy. The amount of the deposit is the total of all permit fees for the project (including foundation, building, electrical, mechanical and plumbing permit fees), or twenty-five hundred dollars (\$2,500.00), whichever is greater. If the building or structure is occupied without a valid certificate of occupancy, the deposit is forfeited to the city. Otherwise, within 30 days of the issuance of the final certificate of occupancy, the deposit, less \$200.00 administrative fee, will be refunded to the owner.

Sec. 31-10. IBC SECTION 112 SERVICE UTILITIES - amendments.

Only the following portions of SECTION 112, SERVICE UTILITIES, are amended.

(a) Section 112.2, Temporary connection, is amended by adding the following Sections 112.2.1 through 112.2.5:

112.2.1 Temporary electrical clearance.

The building official may authorize temporary power to provide construction power and lighting, and to test equipment, after the applicant passes Building Inspection #024, if the applicant agrees to the following conditions:

1. The power shall not be used for any purpose other than construction or testing. The building official may de-authorize power at any time, when in the building official's judgement, the power is used for purposes other than authorized.
2. The applicant shall diligently pursue and complete the required work before the temporary power expires and request a final inspection.
3. The temporary power will expire at the time stated in the certificate.
4. Neither the city nor the utility company is liable for any damages or delays if power is de-energized.
5. The applicant shall pay a deposit to the city for the temporary power, as provided in Section 112.2.4.

112.2.2 Extension of temporary power.

The building official may extend temporary power upon the applicant's written request, showing that circumstances beyond the applicant's control have prevented the completion of the project.

112.2.3 Applicant.

The applicant shall be the owner or the owner's authorized agent. If the applicant is the owner's authorized agent, the owner shall provide authorization to the satisfaction of the building official. The applicant shall inform the city of any changes to the application.

112.2.4 Deposit.

A cash deposit is required for each temporary electrical clearance. The amount of the deposit is the total of all permit fees for the project (including foundation, building, electrical, mechanical and plumbing permit fees), or twenty-five hundred dollars (\$2,500.00), whichever is greater. If the building or structure is occupied without a valid certificate of occupancy, or the power is used for purposes other than authorized, the deposit is forfeited to the city and the power de-authorized. Otherwise, within 30 days of the issuance of the final certificate of occupancy, the deposit, less \$200.00 administrative fee, will be refunded to the owner.

112.2.5 Lock out/tag out safety program

1. To apply for temporary electrical clearance, the permit holder shall provide the building official the following information on the form provided:
 - a. Project address and permit number.
 - b. Description of equipment being energized.

- c. The safety plan to be implemented on the project to ensure the safety of all workers on the site.
 - d. The name, phone number and email address of the permit holder.
2. The form shall be:
- a. Signed by the permit holder, acknowledging responsibility for safety.
 - b. Distributed to and signed by all workers on the site.
 - c. Posted on the site.
 - d. Kept on site, along with copies of the form signed by all workers on the site.

Sec. 31-11. IBC SECTION 113 MEANS OF APPEALS - amendments.

Only the following portions of SECTION 113, MEANS OF APPEALS, are amended.

- (a) *The title of SECTION 113 is amended to read as follows:*

SECTION 113 – BUILDING ADVISORY BOARD OF APPEALS

- (b) *Section 113.1 General, is amended to read as follows:*

113.1 General. In order to hear and decide appeals of orders, decisions or determinations made by the building official relative to the application and interpretation of this code, there shall be and is hereby created a Building Advisory Board of Appeals consisting of seven (7) members. The building official shall be an ex officio member of the Board and shall act as secretary to the Board. The Building Advisory Board of Appeals shall be appointed by the applicable governing authority and shall hold office at its pleasure. The Board shall adopt rules of procedure for conducting its business.

- (c) *Section 113.3, Qualifications, is amended to read as follows:*

113.3 Qualifications. The Building Advisory Board of Appeals shall consist of members who are qualified by experience and training to pass on matters pertaining to building construction and are not employees of the City of Scottsdale.

Sec. 31-12. Additional IBC amendments – CONSTRUCTION ACTIVITY.

The following sections are added to CHAPTER 1, SCOPE AND ADMINISTRATION, of the International Building Code:

SECTION 117 – CONSTRUCTION ACTIVITY

117.1 Working hours. All construction and related work (including using manual or power tools or equipment, and vehicles for excavation and material delivery) is restricted to the hours stated herein.

117.1.1 Summer hours. April 1st through October 31st: no work shall begin before 6:00am or continue after 7:00pm Monday through Friday; or before 7:00am or continue after 7:00pm on Saturday.

117.1.2 Winter hours. November 1st through March 31st: no work shall begin before 7:00am or continue after 5:00pm Monday through Friday; or before 8:00am or continue after 5:00pm on Saturday.

117.1.3 Sunday hours. No Sunday work is allowed unless the applicant demonstrates, in writing to the building official, justifiable cause for the work.

117.1.4 Homeowner hours. Homeowners doing general maintenance may work Saturday hours on Sunday.

117.1.5 Other hours. The city may establish other hours based on the location of the jobsite in relation to surrounding occupancies, buildings and structures.

117.2 Working hours modifications. The building official may grant a modification of working hours for justifiable cause.

117.2.1 Application. An application shall be submitted to the building official at least seven (7) days before the work is to be done. The application shall be in writing and demonstrate that work must be done outside the prescribed time period, such as pouring concrete during summer hours.

117.2.2 Notification. The applicant shall notify the adjacent property owners in writing of intended work and duration of time, including contact information for questions. Proof of this notification shall be filed with the application.

117.2.3 Criteria and conditions. No modification shall be granted for work that can be completed during working hours, for convenience only, or for more than 30 days. If a longer timeframe is necessary, additional applications shall be made. The modification shall state the permit number, address, type of work, time period of the work and the duration of the modification.

117.3 Dust, dirt and debris control. The property owner shall control dust, dirt and debris created by workers, construction and construction vehicles. Controls shall include:

1. Watering to minimize airborne dust.
2. Immediate removal of construction dirt, debris, scraps and trash deposited on adjacent property and public right-of-way.
3. An on-site area to contain dirt, debris, scraps and trash until they can be removed.

117.3.1 Enforcement. Any city enforcement officer may enforce this section to control dust, dirt and debris. A compliance notice shall be in writing and shall be given to the owner of the property involved, the owner's authorized agent or the person performing the work, stating what actions are required in what time period. Noncompliance may result in a stop work order. The city is not liable for construction delays caused by noncompliance with these requirements.

Sec. 31-13. Additional IBC amendments – CONSTRUCTION NOISE.

The following sections are added to CHAPTER 1, SCOPE AND ADMINISTRATION, of the International Building Code:

SECTION 118 – CONSTRUCTION NOISE

118.1 Purpose. This section regulates construction noise where a construction site may impact a residential occupancy, or where, in the building official's judgement, construction noise will cause complaints.

Exception: Where, in the building official's judgement, construction noise will not cause complaints, the building official may waive the requirements of this Section.

118.2 Definitions.

The following definitions apply to Section 118.

APPLICABILITY TO NEARBY RESIDENTIAL OCCUPANCY. A building for long-term or short-term residency, including single and multi-family dwellings, hotels, motels, apartments, nursing homes, retirement homes, assisted living, and other similar residences, within seven hundred fifty (750) feet or less of a construction site.

CONSTRUCTION NOISE. Sound created by construction work, including:

1. Vehicle back-up alarms.
2. Equipment such as generators or concrete pumps.
3. Amplified sounds generated by devices such as:
 - a. AM/FM car radios or stereos;
 - b. Boom boxes;
 - c. Cassette, CD and DVD players;
 - d. I-pods or MP3 players;
 - e. Public address systems;
 - f. Loud speakers; and
 - g. Similar equipment that amplifies sound.

CONSTRUCTION WORK. Work described in Section 101.2, including grading, excavation, backfilling; importing or exporting fill material; loading and unloading construction equipment or materials; and idling vehicles.

Exceptions:

1. Termite pre-treatment.
2. Landscaping work for which a permit is not required.

WORKING HOURS. Hours described in Section 117.1.

118.3 Regulations. Except as allowed by an approved Noise Mitigation Plan, construction noise is prohibited at residential occupancies.

Exception: 2-way radios on the jobsite are permitted.

118.4 Notice to affected neighborhoods. The property owner of the construction site may be required to have one or more neighborhood meetings to discuss noise mitigation strategies. Neighborhood notification shall be door-to-door or through a homeowners association. The information discussed with the neighborhood shall include:

1. What kind and volume of noise to expect,
2. Construction schedules (including daily timeframes and anticipated completion date), and
3. Names and phone numbers of jobsite contacts who can address complaints immediately.

118.5 Noise Mitigation Plan. In response to the neighborhood meetings, the property owner shall develop a Noise Mitigation Plan. The Plan shall include:

1. Project name and address.
2. Names and phone numbers of jobsite contacts who can address complaints immediately.
3. Anticipated date of job completion.
4. Anticipated date of concrete pours.
5. Location and type of sound barriers, if required or used.
6. Work proposed to be performed outside working hours.
7. Noise mitigation strategies.
8. Methods to keep affected persons updated and informed.
9. Other information as required by the building official.

118.6 Noise mitigation strategies. The Noise Mitigation Plan shall include the following mitigation strategies:

1. Sundays as quiet days; and
2. As required by the building official:
 - a. Smart alarms in lieu of back-up beepers.
 - b. Flagmen in lieu of backup alarms as allowed by OSHA Standards 29 CFR 1926.601(b)(4)(i) and 1926.601(b)(4)(ii).
 - c. Amplified sounds (described in Section 118.2, in the definition of construction noise) only permitted between 9:00am and 5:00pm Monday through Friday.
 - d. Other reasonable noise mitigation methods.

118.7 Noise mitigation plan submission and review. The Noise Mitigation Plan shall be submitted as a separate document with the building plan submittal, and subject to approval, before any permits are issued.

118.8 Property owner responsibilities. After approval of the Noise Mitigation Plan, the property owner of the construction site shall:

1. Notify the building official and affected persons immediately of any delays or changes in schedules.
2. Apply for any proposed working hours modifications.
3. Make adjustments in Noise Mitigation Plan as needed in consultation with, or at the direction of, the building official.
4. Keep affected persons updated and informed.
5. Enforce the Noise Mitigation Plan.

118.9 Exemptions. No Noise Mitigation Plan is required for construction work to:

1. Protect the health, safety or welfare of persons or property in an emergency,
2. Construct city capital projects except projects to construct buildings, or
3. Restore utilities, cable or phone service.

Sec. 31-14. Additional IBC amendments – FIRE DAMAGED PROPERTY.

The following sections are added to CHAPTER 1, SCOPE AND ADMINISTRATION, of the International Building Code:

SECTION 119 – FIRE DAMAGED PROPERTY

119.1 Assessment required. When the structural components of a building have been subjected to fire, the city requires an assessment of structural damage from an architect or engineer registered in Arizona.

Structural calculations, including engineered truss design by an approved manufacturer, are required for all structural replacements or modifications. All truss designs shall be keyed to the roof framing plan. The city may require calculations to substantiate the adequacy of charred or damaged structural framing. In computing the effective section modulus, the charred wood and 1/4 inch depth below the char shall be discounted. Testing may be required to determine the adequacy and structural strength of damaged structural elements.

119.2 Permits. Plans and building permits are required when building components, including electrical, plumbing, and mechanical systems are repaired or replaced.

Sec. 31-15. Additional IBC amendments – OFFICE OF MANUFACTURED HOUSING.

The following sections are added to CHAPTER 1 SCOPE AND ADMINISTRATION, of the International Building Code:

SECTION 120 – OFFICE OF MANUFACTURED HOUSING

120.1 General. The Arizona Office of Manufactured Housing maintains standards of quality and safety for: manufactured homes, factory-built buildings, mobile homes and accessory structures; and installation of manufactured and mobile homes, factory-built buildings and accessory structures. See Arizona Revised Statutes, Title 41, Chapter 16, Article 2.

120.2 State enforcement. The Arizona Office of Manufactured Housing enforces the standards.

120.3 Document submittal. The following information shall be submitted to the city to install a manufactured home, factory-built building, mobile home or accessory structure:

1. Plans and other documents to resolve all planning, zoning and civil engineering issues.
2. Architectural plans indicating the location and use of all buildings on the property, and the location of utilities, septic systems, driveways and other improvements.
3. Water meter calculation for the property.
4. Electrical calculation for each service on the property.
5. Fire sprinkler plans.

Sec. 31-16. Additional IBC Amendments – BARRIERS FOR POOLS, SHAFTS, PITS AND EXCAVATIONS.

The following sections are added to CHAPTER 1, SCOPE AND ADMINISTRATION, of the International Building Code:

SECTION 121 – BARRIERS FOR POOLS, SHAFTS, PITS AND EXCAVATIONS

121.1 Barriers required. An owner of property where there is a swimming pool; or mining shaft, test hole, well, pit, or similar excavation which exceeds six (6) feet in any horizontal dimension and three (3) feet in depth shall:

1. Cover, fence or provide equivalent barriers for the hazard, and
2. Maintain the barriers.

121.2 Barrier required for swimming pools. The barrier required in Section 31-68, Scottsdale Revised Code, for swimming pools is an equivalent barrier.

[Sections 31-17 – 31-19: Reserved]

DIVISION 3. AMENDMENTS TO IBC: CHAPTER 4 TO END

Sec. 31-20. IBC CHAPTER 4 SPECIAL DETAILED REQUIREMENTS BASED ON OCCUPANCY AND USE – amendments.

Only the following portion of CHAPTER 4, SPECIAL DETAILED REQUIREMENTS BASED ON OCCUPANCY AND USE, is amended.

(a) Section 406.3.3.2. Carport separation – non-single-family dwelling, is added to read as follows:

406.3.3.2 Carport separation – non-single-family dwelling. Carports which are open on all sides, for other than single-family dwellings, and constructed entirely of noncombustible materials, except for an approved fascia, shall not exceed three thousand (3,000) square feet and

1. Be located at least three (3) feet horizontally from the property line;
2. Be located at least six (6) feet horizontally from the furthest projecting element of a building or structure; and
3. Where adjacent building eaves are greater than ten (10) feet above the carport eave, the carport separation may be measured to the face of the adjacent building.

Sec. 31-21. IBC CHAPTER 9 FIRE PROTECTION SYSTEMS AND LIFE SAFETY – amendments.

SECTION 903, AUTOMATIC SPRINKLER SYSTEMS, is amended to read as follows:

SECTION 903 AUTOMATIC SPRINKLER SYSTEMS.

See Scottsdale Revised Code, Chapter 36, for automatic sprinkler system requirements.

Sec. 31-22. IBC CHAPTER 11 ACCESSIBILITY – amendments.

(a) A new Section 1101.2, Other laws, regulations, guidelines, and standards, is added as follows:

1101.2 Other laws, regulations, guidelines, and standards.

The following statutes, regulations, and documents are adopted by reference as part of the city Building Code:

- (1) Americans With Disabilities Act of 1990, Pub. L. No. 101-336, 104 Stat. 328 (1990), as amended from time to time, and its implementing regulations (28 CFR Parts 35 and 36).
- (2) Arizonans with Disabilities Act (Arizona Revised Statutes, Title 41, Chapter 9, Article 8), as it may be amended from time to time, and its implementing rules, as they may be amended from time to time (Arizona Administrative Code, Title 10, Chapter 3, Article 4).

(3) ICC A117.1–2009, Accessible and Usable Buildings and Facilities, as published by the International Code Council and declared a public record by City of Scottsdale Resolution No. 10630, and adopted and incorporated as an amendment to the city Building Code as though fully set forth herein.

(4) “2010 ADA Standards for Accessible Design,” as published by the United States Department of Justice, Civil Rights Division and declared a public record by City of Scottsdale Resolution No. 10631, and adopted and incorporated as an amendment to the city Building Code as though fully set forth herein.

(b) *Exception 1 of Section 1104.4, Multistory buildings and facilities, is amended to read as follows:*

Exceptions:

1. An *accessible* route is not required to *stories, mezzanines* and occupied roofs that have an aggregate area of not more than 3,000 square feet (278.7 m²) or are located above and below accessible levels. This exception shall not apply to:

Remainder of exception remains unchanged

Sec. 31-23. IBC CHAPTER 12 INTERIOR ENVIRONMENT – amendments.

Only the following portion of CHAPTER 12, INTERIOR ENVIRONMENT, is amended.

(a) *Section 1203.1, Equipment and systems, is amended to read as follows:*

1203.1 Equipment and systems. Interior spaces intended for human occupancy shall be provided with heating per Section 1203.1.1 and cooling per Section 1203.1.2.

1203.1.1 Heating. Heating facilities shall be provided, capable of maintaining room temperature at 68°F (20°C) in all habitable rooms, bathrooms and toilet rooms, based on the winter design temperature of 34°F (01°C) for Phoenix, per Appendix D of the International Plumbing Code. Cooking appliances shall not be used to provide space heating to meet the requirements of this section.

Exceptions: Heating systems are not required for:

1. Interior spaces where the primary purpose of the space is not associated with human comfort.
2. Group F, H, S or U occupancies.

1203.1.2 Cooling

Cooling facilities shall be provided, capable of maintaining room temperature at 85°F (29°C) in all habitable rooms, bathrooms and toilet rooms, based on the summer design temperature of 107°F (42°C) for Phoenix, per Appendix D of the International Plumbing Code.

Exceptions: Cooling systems are not required for:

1. Interior spaces where the primary purpose of the space is not associated with human comfort.
2. Group F, H, S or U occupancies.

Sec. 31-24. IBC CHAPTER 16 STRUCTURAL DESIGN – amendments.

Only the following portion of CHAPTER 16, STRUCTURAL DESIGN, is amended.

(a) 1612.3, *Establishment of flood hazard areas*, is amended to read as follows:

1612.3 Establishment of flood hazard areas. The city has established flood hazard areas. The flood hazard areas include, at a minimum, areas shown on the adopted Flood Insurance Rate Map (FIRM). The adopted FIRM, Flood Insurance Study, and related supporting data, all as amended, are hereby adopted by reference and declared to be part of this section. See Scottsdale Revised Code, Chapter 37, Stormwater and Floodplain Management, for further requirements.

Sec. 31-25. IBC CHAPTER 18 SOILS AND FOUNDATIONS – amendments.

Only the following portions of CHAPTER 18, SOILS AND FOUNDATIONS, are amended.

(a) TABLE 1806.2, *PRESUMPTIVE LOAD-BEARING VALUES*, is amended in part so that the *Vertical Foundation Pressure for Class 4 Materials shall be 1500 psf.*

(b) Section 1809.4, *Depth and width of footings*, is amended to read as follows:

1809.4 Depth and width of footings. The minimum depth of footings below the undisturbed ground surface shall be 18 inches (457 mm). Where applicable, the requirements of Section 1809.5 shall also be satisfied. The minimum width of footings shall be 16 inches (407 mm) for foundation walls and 24 inches (610 mm) for isolated columns.

Sec. 31-26. IBC CHAPTER 21 MASONRY – amendments.

CHAPTER 21, MASONRY, is amended by adding the following:

(a) **SECTION 2115 CLEAN BURNING FIREPLACES, WOODSTOVES AND SOLID FUEL BURNING DEVICES**

2115.1 General. The requirements of Section 2115 apply to multi-family dwellings.

2115.2 Purpose. This Section regulates fireplaces, woodstoves, and other solid fuel burning devices to reduce air pollution caused by particulate matter and carbon monoxide.

2115.3 Installation restrictions.

1. Only the following fireplaces, woodstoves and solid fuel burning devices are permitted:

1.1 A fireplace with a permanently-installed gas or electric log insert.

1.2 A fireplace, woodstove, or solid fuel burning device certified by the United States Environmental Protection Agency as conforming to 40 Code of Federal Regulations Part 60, Subpart AAA, as amended.

1.3 A fireplace, woodstove or solid fuel burning device listed by a nationally-recognized testing agency as meeting performance standards equivalent to 40 Code of Federal Regulations Part 60, Subpart AAA, as amended.

1.4 A fireplace, woodstove or other solid fuel burning device determined by the Maricopa County Air Quality Department as meeting performance standards equivalent to 40 Code of Federal Regulations Part 60, Subpart AAA, as amended.

1.5 A fireplace with a permanently-installed woodstove insert which complies with paragraph 1.2, 1.3, or 1.4 above.

2. The following are not regulated by these requirements:

- 2.1 Furnaces, boilers, incinerators, kilns, and similar space-heating equipment.
- 2.2 Industrial process equipment.
- 2.3 Cook-stoves, barbecue grills, and similar appliances designed primarily for cooking.

2115.4 Alterations prohibited.

1. No permanently-installed gas or electric log insert, or woodstove insert, in a fireplace, shall be altered or removed to convert the fireplace to burn wood or other solid fuel.
2. No alteration shall be made to a fireplace, woodstove or solid fuel burning device to void its certification or remove its compliance with this section.

2115.5 Permits required. Construction, installation and alteration of all fireplaces; woodstoves; and gas, electric and solid fuel burning devices and equipment, are subject to the requirements, permits and inspections of this code.

(b) SECTION 2116 CHIMNEYS AND FIREPLACES

2116.1 General. The requirements of Section 2116 apply to multi-family dwellings.

2116.2 Outdoor wood-burning devices. Outdoor fireplaces, woodstoves, fire pits and other devices capable of burning wood shall be installed:

1. At least 8 feet from any property line that abuts another property; or
2. At least 10 feet from any property line in a zero lot line subdivision.

Exceptions:

1. When a property line abuts a street or alley, the setback for these devices shall comply with the Zoning Ordinance.
2. The building official may allow a smaller setback if safety standards are met.

2116.3 Outdoor gas devices.

Outdoor fireplaces, fire pits and other devices that burn gas only shall be vented as required by the International Fuel Gas Code.

2116.4 Chimneys and flues.

Fireplaces, woodstoves, fire pits and other devices with a chimney or flue shall comply with Section 2113.9 Termination.

2116.5 Code compliance.

1. Construction, installation and alteration of all outdoor fireplaces; woodstoves; fire pits and similar gas, electric and solid fuel burning devices and equipment, are subject to the requirements, permits and inspections of this code.

Exception: No permit is required for the masonry surround for outdoor fireplaces; woodstoves; fire pits and similar gas, electric, and solid fuel burning devices.

2. A site plan shall be submitted for all outdoor fireplaces indicating the location of the device and its proximity to the property line, alley, public right-of-way and all structures on the property.

Sec. 31-27. IBC CHAPTER 23 WOOD – amendments.

Only the following portion of CHAPTER 23, WOOD, is amended.

(a) Section 2308.5.2.1, Anchoring, is added to read as follows:

2308.5.2.1 Anchoring. Bearing and exterior walls shall have a framing anchor or tie-down connecting every other stud to top and bottom plates, unless the wall is sheathed with structural paneling which extends from the top to bottom plates with nailing per Table 2304.10.2. Framing anchors, mechanical fasteners and structural sheathing shall be installed to provide continuous ties from the roof to the foundation.

Sec. 31-28. IBC CHAPTER 24 GLASS AND GLAZING – amendments.

Only the following portion of CHAPTER 23, GLASS AND GLAZING, is amended.

(a) Section 2403.2.1, Permitted glass, is added as follows:

2403.2.1 Permitted glass. The following thicknesses of fully tempered glass may be used in butt-glazed, vertical fixed glass windows, when supported by two edges, without further analysis:

1. 60 inch (1524 mm) span or less - 1/4 inch thick (64 mm)
2. 80 inch (2032 mm) span or less - 5/16 inch thick (80 mm)
3. 96 inch (2438 mm) span or less - 3/8 inch thick (95 mm)

Heat strengthened glass is not allowed for butt-glazed installations.

Sec. 31-29. IBC CHAPTER 25 GYPSUM BOARD, GYPSUM PANEL PRODUCTS AND PLASTER – amendments.

Only the following portion of CHAPTER 25, GYPSUM BOARD, GYPSUM PANEL PRODUCTS AND PLASTER, is amended.

(a) Section 2512.1.2, Weep screeds, is amended by adding the following:

Exception: Weep screeds are not required to maintain a 2-inch (51 mm) clearance above paved areas where located at doors provided with an overhang which projects at least 36 inches (914 mm) wide. They shall be installed per manufacturer's instructions.

Sec. 31-30. IBC CHAPTER 31 SPECIAL CONSTRUCTION – amendments.

Only the following portions of CHAPTER 31, SPECIAL CONSTRUCTION, are amended.

(a) Section 3103.1.2, Permit required, is amended to read as follows:

3103.1.2 Permit required. Temporary structures that cover an area greater than 200 square feet (18.58 m²), including connecting areas or spaces with a common means of egress or entrance which are used or intended to be used for the gathering together of 10 or more persons, shall not be erected, operated or maintained for any purpose without obtaining a permit from the building official.

(b) Section 3103.2, Construction documents, is amended to read as follows:

3103.2 Construction documents. A permit application and construction documents shall be submitted for each installation of a temporary structure, temporary tent or other membrane structure. The construction documents shall include:

1. A site plan indicating the size and location of the temporary structure(s), accessible parking and accessible routes.
2. A floor plan showing accessible seating, exit locations, exit pathways and exit width.
3. Occupant load.
4. Information describing any electrical, mechanical and plumbing systems.

5. An affidavit of flame resistance treatment.
6. Bleacher plans complying with ICC300.

(c) *Section 3103.5, Temporary Canopies, – residential, is added as follows:*

3103.5 Temporary Canopies – residential. Canopies rented and used on private residential property are not subject to the above requirements if all the following requirements are met:

1. The canopy is not larger than 400 square feet.
2. Maximum occupant load: 26 with tables and chairs; or 57 with unfixed chairs.
3. The canopy is open on two or more sides.
4. The canopy is removed within 7 days of installation.
5. Electrical, mechanical and plumbing systems shall comply with permit and inspection requirements.
6. The canopy has flame resistance as required by the International Fire Code.
7. The canopy shall comply with city fire and zoning requirements.

Sec. 31-31. IBC CHAPTER 33 SAFEGUARDS DURING CONSTRUCTION – amendments.

Only the following portions of CHAPTER 33, SAFEGUARDS DURING CONSTRUCTION, are amended.

(a) *Section 3303.1, Construction documents, is amended to read as follows:*

3303.1 Construction documents and permit. Construction documents and a schedule for demolition shall be submitted when required by the building official. When such information is required, no work shall be done until the construction documents or schedule, or both, are approved.

3303.1.1 Permit. A demolition permit shall be obtained from the building official before beginning any demolition of a building or structure.

Exception: Demolition may be included as part of the work authorized by a building permit if no demolition begins before obtaining the building permit.

(b) *The following sections are added to SECTION 3303, DEMOLITION:*

3303.8 Dust, debris and excavation. Exterior demolition work shall be kept adequately wet to minimize dust. All debris shall be removed after demolition. Any excavation remaining after debris removal shall be filled or protected as required by this code.

3303.9 Security. Demolition sites shall be kept secured from public entry at all times.

3303.10 Asbestos. The owner of property subject to demolition shall comply with the Maricopa County Rule 370 301.8 regarding asbestos. A copy of the notice of intent to demolish submitted to Maricopa County shall accompany the application for a demolition permit.

[Sections 31-32 – 31-39: Reserved]

DIVISION 4. ADOPTION AND AMENDMENTS TO IBC: APPENDICES

Sec. 31-40. Appendices to IBC.

The following appendices are adopted:

APPENDIX G – FLOOD RESISTANT CONSTRUCTION

APPENDIX I – PATIO COVERS

APPENDIX J – GRADING

Sec. 31-41. APPENDIX G – FLOOD RESISTANT CONSTRUCTION – amendments.

Only the following portion of APPENDIX G – FLOOD RESISTANT CONSTRUCTION is amended.

(a) Section G106.1, General, is amended to read as follows:

G106.1 General. The Floodplain Board shall hear and decide requests for variances. The Floodplain Board shall comply with Scottsdale Revised Code, Chapter 37, Stormwater and Floodplain Management, as amended.

Sec. 31-42. APPENDIX J – GRADING – amendments.

Only the following portion of APPENDIX J – GRADING is amended.

(a) Section J103.2, Exemptions, is amended to read as follows:

J103.2 Exemptions. A grading permit shall not be required for the following:

1. Cemetery graves.
2. Refuse disposal sites controlled by other regulations.
3. Mining, quarrying, excavating, processing or stockpiling rock, sand, gravel, aggregate or clay controlled by other regulations, provided such operations do not affect the lateral support of, or significantly increase stresses in, soil on adjoining properties.
4. Exploratory excavations performed under the direction of a registered design professional.

Exemption from the permit requirements of this appendix shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction.