

- **Title 15 - BUILDINGS AND CONSTRUCTION**
- **Chapter 15.04 - BUILDING OFFICIAL**
- **15.04.010 - Designated.**

The building official and administrative authority, as such may be referenced in any section of this chapter for all matters pertaining to any building, plumbing, electrical or any other inspections, shall be vested in the office of the manager, provided that the council may authorize such deputies as needed to perform any inspection work or other functions that may be required by this chapter.

- **Chapter 15.08 - BUILDING CODE**
- **15.08.010 - Administration of the International Building Code, 2024 Edition—Adopted.**

There is hereby adopted by reference, that certain document known as Chapter 1 Administration of the International Building Code, 2024 Edition, as published by the International Code Council. Said document is hereby amended and adopted as the administrative building code for the City of Cottonwood for regulating and governing the conditions and maintenance of all property, buildings and structures; by providing the standards for supplied utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary and fit for occupation and use; and the condemnation of buildings and structures unfit for human occupancy and use and the demolition of such structures as herein provided; providing for the issuance of permits and collection of fees therefor; and each and all of the regulations, provisions, penalties, conditions, and terms of the various technical codes and ordinances. Providing procedures for enforcement thereof; providing the severability of each and all conditions and terms of the City of Cottonwood Administrative Building Code are hereby referred to, adopted, and made a part hereof as set forth herein, excepting such portions as are hereinafter deleted, modified or amended.

- **15.08.020 - International Building Code, 2024 Edition—Adopted.**

There is hereby adopted by reference, that certain document known as the International Building Code, 2024\_Edition, including Appendices C, G, H, I, and J as published by the International Code Council. Said document is hereby amended and adopted as the building code for the City of Cottonwood providing for the regulation of the erection, construction, enlargement, alteration, repair, moving, demolition, conversion, occupancy, and each and all such regulations, provisions, penalties, conditions and terms of the International Building Code, 2024 Edition, including Appendices C, G, H, I and J are hereby referred to, adopted, and made a part hereof as set forth herein, excepting such portions as are hereinafter deleted, modified or amended.

- **15.08.021 - Amendments made in the International Building Code.**

The International Building Code is amended as follows:

A. *Section 101.1 Title.*

These regulations shall be known as the Building Code of City of Cottonwood, hereinafter referred to as, "this code".

B. *105.2 Work exempt from permit.*

Building:

1. One-story detached, non-habitable accessory structures used as tool and storage sheds, playhouses, and similar uses, provided the floor area is not greater than 200 square feet and the building height does not exceed twelve feet (12') at the highest point of the roof or wall.

*SECTION 105.1—REQUIRED PERMITS is hereby amended by adding the following subsection:*

SECTION 105.1.3 TENANT OCCUPANCY PERMIT. Prior to opening a business, except U occupancies, a Tenant Occupancy Permit shall first be obtained. Tenant Occupancy Permits that result in a change of use shall conform to the respective code requirements and shall obtain the required permits as specified in Section 105.1. Where the change of use alters the existing occupant load, a new certificate of occupancy shall be issued. At the discretion of the building official, an evaluation by a licensed design professional may be required to ensure compliance with the adopted codes.

*SECTION 107.2.1—Information on Construction Documents is hereby amended by inserting the following text at the end of the paragraph:*

Submitted documents shall identify the scope of work (project summary) and reference the City's adopted design codes and criteria.

*SECTION 107.1—General is hereby amended by inserting the following text after the first sentence:*

The construction documents shall be prepared by a registered design professional as required by ARS 32-144 and the State of Arizona Board of Technical Registration.

*SECTION 110.5 Inspection Requests is hereby amended by adding the following subsection:*

SECTION 110.5.1, *ELEVATED WORK AND ROOFTOP INSPECTIONS*. For all elevated work and rooftop inspections, adequate fall protection measures shall be in place to ensure the safety of inspectors prior to requesting an inspection. The permit holder or contractor shall provide and maintain approved fall protection systems, including but not limited to:

1. Guardrails – Installed in accordance with OSHA and building code requirements.
2. Safety Nets – Positioned and maintained to prevent falls where guardrails are not feasible.
3. Personal Fall Arrest Systems – Properly anchored and utilized when required.
4. Other alternate safety method approved by the Building Official.

The permit holder or contractor is responsible for ensuring compliance with all applicable safety regulations before an inspection is conducted. If fall protection cannot be provided, the permit holder or property owner must sign a liability indemnification waiver, indemnifying and holding the City and its inspectors harmless from any injuries or claims arising from the inspection. The Building Official reserves the right to deny or postpone inspections if adequate safety measures are not in place.

*SECTION 111.3—Temporary Occupancy is hereby amended by adding the following:*

The issuance of Temporary Certificates of Occupancy is not customary and shall be reviewed by the Director of Community Development after the submittal of a written request identifying the hardship(s) not caused directly or indirectly by the applicant, property owner, design professionals, or contractors. Upon approval of the Director of Community Development to allow issuance of a Temporary Certificate of Occupancy, the owner shall submit to the Building Official for review and approval a letter requesting temporary occupancy for a period of time to be approved by the Building Official and include with the request:

- An itemization of all work authorized and required by the building and grading permits that must be completed to permanently occupy the building.
- An irrevocable bond or other financial deposit acceptable to the Building Official and payable to the City of Cottonwood in the event construction is not completed before the expiration of the Temporary Certificate of Occupancy. The amount of the bond or deposit shall equal 100 percent of the construction cost to complete the work required by the permits.
- For the purpose of this section, construction cost shall include all labor, materials, equipment, sales tax, permit fees, and contractors' profit and overhead plus a twenty percent (20%) contingency amount for unforeseen construction expenses and City administration in the event the City undertakes the completion of the project. The Building Official may require written proposals or estimates from contractors to substantiate the amount of the bond or deposit.
- The payment of a non-refundable fee for the Temporary Certificate of Occupancy shall be \$200.00 for single-family dwellings and \$500.00 for commercial projects.
- A written agreement that the bond or deposit is forfeited by the owner to the City in the event all required work is not completed before the expiration of the Temporary Certificate of Occupancy and authorization for the City to undertake and complete construction with the forfeited funds.

If the City undertakes the completion of the project with the forfeited funds, any unexpended amount shall be returned to the owner or bonding agent as applicable. If costs to complete the project exceed the amount of the bond or deposit, the City may file a lien against the subject property and take appropriate action as necessary to recover all the additional expenses incurred completing the construction.

The Building Official may extend the time period of an original Temporary Certificate of Occupancy or issue one or more additional temporary certificates if conditions beyond the control of the owner prevent project completion by the expiration of the original Temporary Certificate. Extensions and additional temporary certificates shall be requested by the owner before the

expiration of the original certificate and approved by the Building Official in the same manner as the original certificate. The owner shall provide a bond or deposit and pay a new fee for each extension or additional certificate.

*EXCEPTION: Public schools are not required to provide a bond or deposit for the completion of work or pay temporary certificate fees.*

#### **SECTION 115—STOP WORK**

*SECTION R115.2, Issuance is hereby amended by adding the following text after the first sentence:*

Posting of the Stop Work order on the structure or property in question shall be deemed proper notification to the owner or owner's authorized agent.

*SECTION 115.4, Failure to comply, is hereby amended to read as follows:*

Any person who removes a posted Stop Work order or continues any work after having been served with a Stop Work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to fines established by the authority having jurisdiction.

#### **SECTION 116--UNSAFE STRUCTURES AND EQUIPMENT**

*SECTION 116.3, Notice, is hereby amended by adding the following text at the end of the section:*

Structures deemed an immediate hazard will be posted with an “Unsafe to Occupy” order. Removal of such posted orders shall be subject to fines established by the authority having jurisdiction.

*SECTION 202.2—Definitions is hereby amended by adding the following definition:*

**ELEVATED WORK.** A walking/working surface (horizontal and vertical surface) with an unprotected side or edge which is 6 feet (1.8 m) or more above a lower level

#### **SECTION 1101.1—Scope is hereby amended as follows:**

The provisions of this chapter and the Arizona Revised Statutes ARS sections 41-1492 through 41-1492.12 shall control the design and construction of facilities for accessibility for individuals with disabilities.

*SECTION 1102.1—Design is hereby deleted in its entirety and revised to read as follows:*

**1102.1—Design.** Buildings and facilities shall be designed and constructed to the more restrictive of the following adopted regulations and technical codes:

1. The 2010 Standards for State and local governments, which consist of Title II regulations of 28 CFR 35.15 and 2004 ADAAG of 36 CFR part 1191, appendices B and D;
2. The 2010 Standards for public accommodations and commercial facilities, which consist of the Title III regulations of 28 CFR 36 subpart D and the 2004 ADAAG of 36 CFR part 1191, Appendices B and D;
3. This code;
4. ICC A117.1-17

*SECTION 1705--REQUIRED SPECIAL INSPECTIONS AND TESTS is amended to include the following subsections:*

1705.21, Electrical Special Inspections. The types of equipment or installations noted below shall be tested or inspected by a special inspector or licensed design professional.

1. Ground-fault protection performance tests for equipment provided with ground-fault protection as required in Section 230.95(C) of the National Electrical Code.
2. Switchboards, panelboards, motor control centers, and other equipment rated at 1,000 amperes or more, or over 600 volts.
3. Transformers rated 100 KVA or more, single phase; or 300 kVA or more, three phase.
4. Conductors that supply equipment rated at 1,000 amperes or more, or over 600 volts.
5. Emergency and legally required standby power systems, including switchboards, panelboards, distribution boards, transfer equipment, power source, conductors, fire pumps, and exhaust and ventilation fans.
6. Selective Coordination - This includes verification of the installation in accordance with the required selective coordination study.
7. Installation or alteration of that portion of health care facility electrical systems that falls within the scope of Article 517 of the National Electrical Code, including such systems installed in facilities where outpatient surgical procedures are performed
8. Installation or alteration of electrical systems within locations classified as hazardous by provisions of the National Electrical Code, except for gasoline dispensing installations and systems located within storage garages, repair garages or lubricitoriums.
9. Special cases – Work which, in the opinion of the building official, involves unusual hazards or conditions.

Exception: The building official may waive the requirement for special inspection if the construction is of a minor nature.

1705.22 Mechanical Special Inspections. The types of equipment or installations noted below shall be tested or inspected by a special inspector or licensed design professional:

1. Duct smoke detectors for air distribution systems as required by International Mechanical Code section 606.5.
2. Fire, fire/smoke, radiation, and smoke damper operation for dampers required by International Mechanical Code section 607.2.

3. Installation of grease duct enclosure alternative systems allowed under the exceptions to the International Mechanical Code section 506.3.11.

4. Special cases—Work which, in the opinion of the building official, involves unusual hazards or conditions.

5. Test and Balance report for air balance of ventilation systems installed in ambulatory care and I-2 occupancies designed and installed in accordance with ASHRAE 170 as required by International Mechanical Code section 407.1.

Exception: The building official may waive the requirement for special inspection if the construction is of a minor nature.

1705.23 Plumbing Special Inspections. The types of equipment or installations noted below shall be tested or inspected by a special inspector.

1. Medical Gas and Vacuum Systems as required by International Plumbing Code section 1202.

2. Special cases - Work which, in the opinion of the building official, involves unusual hazards or conditions.

Exception: The building official may waive the requirement for special inspection if the construction is of a minor nature.

#### *SECTION 1807—FOUNDATION WALLS, RETAINING WALLS, AND EMBEDDED POSTS AND POLES*

*SECTION 1807.1.6, Prescriptive Design of Concrete and Masonry Foundation Walls, is hereby amended by adding the following text:*

... provided that the minimum vertical reinforcement for any concrete or masonry foundation wall shall be a #4 spaced not more than 48 inches on center. Un-reinforced concrete (PC) is not permitted.

#### *SECTION 2902—MINIMUM PLUMBING FACILITIES*

*2902.1—Minimum number of fixtures is hereby amended by the addition of footnote "h" to Table 2902.1 to read as follows:*

*2902.1—Minimum number of fixtures.*

h. Water coolers or bottled water dispensers may be substituted for drinking fountains in B, M, and S occupancies with twenty-five (25) or fewer occupants. Such water shall be free of charge to the public.

*2902.2—Separate facilities, exceptions are amended to read as follows:*

*2902.2—Separate facilities.*

*Exceptions:*

1. Separate facilities shall not be required in structures or tenant spaces with a total occupant load, including employees and customers, of twenty-five (25) or less.

#### *SECTION 3306--PROTECTION OF PEDESTRIANS*

*3306.9 Adjacent to Excavations, is hereby amended by deleting the word “street”.*

- **15.08.050 - Arizonans with Disabilities Act and Americans with Disabilities Act Accessibility Guidelines for Buildings and Facilities.**

A. Standards and specifications set forth in Title 41, Chapter 9, Article 8, Arizona Revised Statutes (Arizonans with Disabilities Act), and its implementing rules, including "Americans with Disabilities Act Accessibility Guidelines for Buildings and Facilities," declared a public record by Resolution Number 1610, as applying to public entities, are adopted and incorporated as an amendment to the International Building Code adopted in Section [15.08.010](#) and made a part thereof as though fully set forth therein. Such standards and specifications shall apply to new construction and alterations and are not required in buildings or portions of existing buildings that do not meet the standards and specifications.

B. The standards and specifications set forth in Title 41, Chapter 9, Article 8, Arizona Revised Statutes (Arizonans with Disabilities Act, and its implementing rules, including "Americans with Disabilities Act Accessibility Guidelines for Buildings and Facilities," declared a public record by Resolution Number 1610, as applying to public accommodations and commercial facilities, are adopted and incorporated as an amendment to the International Building Code adopted in Section [15.08.010](#) and made a part thereof as though fully set forth therein. Such standards and specifications shall apply to new construction and alterations commenced after September 3, 1996.

- **15.08.060 - International Residential Code, 2024 Edition—Adopted.**

There is hereby adopted by reference, that certain document known as the International Residential One and Two-Family Dwelling Code, 2024 Edition, including Appendices A, B, C, G, H, J, O, P and Q, as published by the International Code Council. Said document is hereby amended and adopted as the building code for one- and two-family dwellings for the City of Cottonwood. Providing for the regulation of the erection, construction, enlargement, alteration, repair, moving, demolition, conversion, occupancy, and each and all such regulations, provisions, penalties, conditions, and terms of the International Residential One- and Two-Family Dwelling Code, 2024 Edition, including Appendices BB, BD, BF, BH, BO, CA, CB, CD, CE, and CF are hereby referred to, adopted, and made a part hereof as set forth herein, excepting such portions as are hereinafter deleted, modified or amended.

- **15.08.061 - Amendments made in the International Residential Code.**

The International Residential Code is amended as follows:

**A. SECTION R101—GENERAL**

*SECTION R101.1—Title is amended by the insertion of "City of Cottonwood".*

*SECTION R105.2—Exempt Work is hereby amended as follows:*

1. One-story, grade level, detached, non-habitable accessory structures, provided the floor area does not exceed 200 square feet and the building height does not exceed twelve feet (12') at the highest point of the roof or wall.
5. Driveways, sidewalks, and patios that are not more than 30" above grade at any point.
11. Roof assembly repair in which no more than 100 square feet of the roofing assembly is replaced or repaired and does not require removal or displacement of mechanical, plumbing, or electrical systems.
12. Replacement of exterior finishes, provided that the removal or replacement does not compromise the structural integrity and moisture barrier of the building.

*SECTION R106.1.1—Information on Construction Documents is hereby amended as follows:*

Submitted documents shall identify the scope of work (project summary) and reference the City's adopted design codes.

*SECTION R105.5—EXPIRATION is hereby amended by adding the following subsection:*

SECTION R105.5.1, Model Home Plan Expiration. Model home plans shall expire upon the adoption of a new Residential Code.

*SECTION R109.3 Inspection Requests is hereby amended by adding the following subsection:*

SECTION R109.3.1, ELEVATED WORK AND ROOFTOP INSPECTIONS. For all elevated work and rooftop inspections, adequate fall protection measures shall be in place to ensure the safety of inspectors. The permit holder or contractor shall provide and maintain approved fall protection systems, including but not limited to:

5. Guardrails – Installed in accordance with OSHA and building code requirements.
6. Safety Nets – Positioned and maintained to prevent falls where guardrails are not feasible.
7. Personal Fall Arrest Systems – Properly anchored and utilized when required.
8. Other alternate safety method approved by the Building Official.

The permit holder or contractor is responsible for ensuring compliance with all applicable safety regulations before an inspection is conducted. If fall protection cannot be provided, the permit holder or property owner must sign a liability indemnification waiver, indemnifying and holding the City and its inspectors harmless from any injuries or claims arising from the inspection. The Building Official reserves the right to deny or postpone inspections if adequate safety measures are not in place.

*SECTION R110.3—Temporary Occupancy is hereby amended as follows:*

The issuance of Temporary Certificates of Occupancy is not customary and shall be reviewed by the Director of Community Development after the submittal of a written request identifying the hardship(s) not caused directly or indirectly by the applicant, property owner, design professionals, or contractors. Upon approval of the Director of Community Development to allow issuance of a Temporary Certificate of Occupancy, the owner shall submit to the Building Official for review and approval a letter requesting temporary occupancy for a period of time to be approved by the Building Official and include with the request:

- An itemization of all work authorized and required by the building and grading permits that must be completed to permanently occupy the building.
- An irrevocable bond or other financial deposit acceptable to the Building Official and payable to the City of Cottonwood in the event construction is not completed before the expiration of the Temporary Certificate of Occupancy. The amount of the bond or deposit shall equal 100 percent of the construction cost to complete the work required by the permits.
- For the purpose of this section, construction cost shall include all labor, materials, equipment, sales tax, permit fees, and contractors' profit and overhead plus a twenty percent (20%) contingency amount for unforeseen construction expenses and City administration in the event the City undertakes the completion of the project. The Building Official may require written proposals or estimates from contractors to substantiate the amount of the bond or deposit.
- The payment of a non-refundable fee for the Temporary Certificate of Occupancy shall be \$200.00 for single-family dwellings and \$500.00 for commercial projects.
- A written agreement that the bond or deposit is forfeited by the owner to the City in the event all required work is not completed before the expiration of the Temporary Certificate of Occupancy and authorization for the City to undertake and complete construction with the forfeited funds.

If the City undertakes the completion of the project with the forfeited funds, any unexpended amount shall be returned to the owner or bonding agent as applicable. If costs to complete the project exceed the amount of the bond or deposit, the City may file a lien against the subject property and take appropriate action as necessary to recover all the additional expenses incurred completing the construction.

The Building Official may extend the time period of an original Temporary Certificate of Occupancy or issue one or more additional temporary certificates if conditions beyond the control of the owner prevent project completion by the expiration of the original Temporary Certificate. Extensions and additional temporary certificates shall be requested by the owner before the expiration of the original certificate and approved by the Building Official in the same manner as the original certificate. The owner shall provide a bond or deposit and pay a new fee for each extension or additional certificate.

*EXCEPTION: Public schools are not required to provide a bond or deposit for the completion of work or pay temporary certificate fees.*

*SECTION R114—STOP WORK**SECTION R114.2, Issuance is hereby amended as follows:*

Posting of the Stop Work order on the structure or property in question shall be deemed proper notification to the owner or owner's authorized agent.

*SECTION R114.3, Emergencies is hereby deleted in its entirety.*

*CHAPTER 1 SCOPE AND ADMINISTRATION is hereby amended to include the following section:*

**SECTION R115--UNSAFE STRUCTURES AND EQUIPMENT.** Unsafe structures and equipment shall comply with the provisions of Section 116 of the International Building Code.

*SECTION R202.2—Definitions is hereby amended by adding the following definition:*

**ELEVATED WORK.** A walking/working surface (horizontal and vertical surface) with an unprotected side or edge which is 6 feet (1.8 m) or more above a lower level.

*SECTION R301—DESIGN CRITERIA Table 301.2 is hereby amended by the insertion of the City's design criteria.*

2024 International Residential Code (IRC) CHAPTER 3 BUILDING PLANNING TABLE R301.2 CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA												
GROUND SNOW LOAD <sup>o</sup>	WIND DESIGN				SEISMIC DESIGN CATEGORY <sup>f</sup>	SUBJECT TO DAMAGE FROM			ICE BARRIER UNDERLAYMENT REQUIRED <sup>h</sup>	FLOOD HAZARD <sup>g</sup>	AIR FREEZING INDEX <sup>i</sup>	MEAN ANNUAL TEMP <sup>j</sup>
	Speed (mph)	Topograph- hic effects <sup>k</sup>	Special wind region <sup>l</sup>	Windborne debris zone <sup>m</sup>		Weathering <sup>a</sup>	Frost line depth <sup>b</sup>	Termites <sup>c</sup>				
20 psf	110 mph	No	No	No	C	Moderate	12"	Moderate to heavy	No	***	65	59.9
MANUAL J DESIGN CRITERIA <sup>n</sup>												
Elevation		Altitude correction factor <sup>e</sup>	Coincident wet bulb	Indoor winter design relative humidity	Indoor winter design dry-bulb temperature			Outdoor winter design dry- bulb temperature		Heating temperature difference		
3375		0.98	66	40%	70°F			20°F		50°F		
Latitude Degrees North		Daily range	Summer design gains 50% RH	Indoor summer design relative humidity	Indoor summer design dry-bulb temperature			Outdoor summer design dry- bulb temperature		Cooling temperature difference		
35		30	-23	50%	75°F			91°F		16°F		

\*\*\*Flood hazard areas shall be designated and regulated by the adopted regulations of the appropriate, governing county or city agency having flood management jurisdiction.

*SECTION R328--SWIMMING POOLS, SPAS AND HOT TUBS is hereby amended by adding the following subsection:*

**SECTION R328.2—BARRIERS.** A pool enclosure complying with A.R.S. § 36-1681 shall be provided prior to filling with water regardless of residents age. Barrier requirements between the residence or living area and the swimming pool or other contained body of water regulated by A.R.S. § 36-1681 may be omitted where all of the following exist:

1. A residence in which all residents are at least 6 years of age and a notarized affidavit confirming the age restriction is submitted to the building official.

2. All operable windows having a sill height of less than 48 inches (1219 mm) above the indoor finished floor, doors, and gates shall have an alarm that produces an audible warning when the window, door, or screens are opened. The alarm shall be listed and labeled as a water hazard entrance alarm in accordance with UL 2017. Alternatively, a motorized, locking pool cover complying with ASTM F1346-23 is installed.

*CHAPTER 3--BUILDING PLANNING is hereby amended to add the following section:*

**SECTION R330.2—EQUIPMENT LISTINGS** is hereby amended to remove the exception

**SECTION R333—LOT BOUNDARY IDENTIFICATION.** If lot corner identification markers are missing or unverifiable, the Building Official may require a lot boundary survey. The property owner or applicant shall bear the cost of the survey, which must be conducted by a registrant licensed by the Arizona State Board of Technical Registration. The survey shall permanently establish and identify lot boundary markers in compliance with State law.

**SECTION R403--FOOTINGS**

*SECTION R403.1.1, Minimum size, is hereby amended by adding the following subsection:*

**SECTION R403.1.1.1, Minimum footing reinforcement.** Continuous strip concrete footings shall be reinforced with at least two #4 horizontal reinforcement bars located 3 inches from the bottom of the footing. Monolithic interior and exterior concrete footings shall be reinforced with at least one #4 horizontal reinforcement bar located 3 inches from the bottom of the footing and one #4 located 3 inches from the top of the slab. Pier and column footings shall be reinforced with #4 horizontal reinforcement spaced no more than 12 inches in each direction and located 3 inches from the bottom of the footing.

**SECTION R404--FOUNDATION AND RETAINING WALLS**

*TABLE R404.1.2.1(1), Plain Masonry Foundation Walls, is hereby amended by deleting the table in its entirety.*

*SECTION R404.1.2.1, Masonry foundation walls, is hereby amended by deleting the following:*

Reference to Table R404.1.2.1(1).

**SECTION R506—CONCRETE FLOORS (ON GROUND)**

*SECTION R 506.2.3 Vapor Retarder is hereby deleted in its entirety.*

(Ord. 446 §§1 and 2, 2004)

(Ord. No. 564, § 5, 7-20-2010; Ord. No. 640, § 4, 6-19-2018; Ord. No. 662, § 4, 5-21-2019)

***SECTION R702—INTERIOR WALL COVERING***

*SECTION R702.7 Vapor Retarders Exceptions 4 and 5 are amended to read as follows:*

4. A vapor retarder shall not be required in Climate Zones 1,2,3, and 4.
5. In Climate Zones 5 through 8, vapor retarder shall not be required where the assembly complies with Table R702.7(5)

*CHAPTER 9—ROOF ASSEMBLIES, all references to wood shingles or wood shakes are hereby deleted, with the exception of fire-retardant-treated wood in accordance with Section R902.2*

***SECTION R902--FIRE CLASSIFICATION***

*R902.1 Roof assemblies is hereby amended to read as follows:*

Roof decks shall be covered with materials as set forth in Section R904 or with roof coverings as set forth in Section R905. Roof assemblies shall be Class A or B, where the edge of the roof deck is less than 3 feet (914 mm) from a lot line the roof assembly shall be Class A. Class A and B roof assemblies shall be tested in accordance with ASTM E108 or UL 790. Roof assemblies shall be listed and identified as to class by an approved testing agency.

*CHAPTER 11--ENERGY EFFICIENCY is hereby deleted in its entirety and replaced with Chapter 11 of the 2018 International Residential Code*

*SECTION N1101.14—Certificate is hereby deleted in its entirety*

***SECTION 1102—BUILDING THERMAL ENVELOPE***

*SECTION 1102.4.1.2—Air leakage test is hereby amended by including the exception as follows:*

**EXCEPTION:** Where the items listed in Table N1102.4.1.1, applicable to the method of construction, are field verified. Where required by the code official, an approved party independent from the installer of the insulation, shall inspect the air barrier and insulation.

*SECTION P2604--TRENCHING AND BACKFILLING is amended by adding the following subsection:*

**SECTION P2604.5, Tracer wire.** For plastic sewer piping, an insulated copper tracer wire or other approved conductor shall be installed adjacent to and over the full length of the piping. Access shall be provided to the tracer wire or the tracer wire shall terminate at the cleanout between the building drain and building sewer. The tracer wire size shall be not less than 18 American Wire Gauge (2.5 mm<sup>2</sup>) and the insulation type shall be listed for direct burial.

*Appendix BB: Tiny Houses, is hereby amended to include the following:*

*SECTION BB106.1—Air leakage test is hereby amended by including the exception as follows:*

EXCEPTION: Where the items listed in Table N1102.4.1.1, applicable to the method of construction, are field verified. Where required by the code official, an approved party independent from the installer of the insulation, shall inspect the air barrier and insulation.

## SECTION BB107-- ADDITIONAL REQUIREMENTS AND ALLOWANCES

SECTION BB107.1 Egress door. The main egress door shall be no less than 32" in width.

SECTION BB107.2 Room dimensions. The minimum room dimension of a habitable room, other than the loft or kitchen, shall be 6'-6", and the room area shall be no less than 60 sq. ft.

SECTION BB107.3 Foundation. Tiny houses shall be built on, and permanently attached to full, continuous concrete or masonry foundations.

SECTION BB107.4 General. Tiny houses shall comply with all other requirements of the adopted International Residential Code.

## *APPENDIX BD--HOME DAYCARE OCCUPANCY*

*SECTION BD101.1 GENERAL is hereby amended as follows:*

This appendix shall apply to a home daycare operated within a *dwelling and* complying with the requirements ARS 36-897 through 36-897.13. It is to include *buildings* and structures occupied by *persons* of any age who receive custodial care for less than 24 hours by individuals other than parents or guardians or relatives by blood, marriage, or adoption, and in a place other than the home of the *person* cared for.

- **15.08.070 - International Fuel Gas Code, 2024 Edition—Adopted.**

There is hereby adopted by reference, that certain document known as International Fuel Gas Code, 2024 Edition, including Appendices A, B, as published by the International Code Council, Inc. Said document is hereby amended and adopted as the fuel gas code for the City of Cottonwood providing for the regulating, installation and maintenance of fuel gas piping systems, fuel gas utilization equipment and related accessories, and each and all such regulations, provisions, penalties, conditions and terms of the International Fuel Gas Code, 2024 Edition, including Appendices A, B are hereby referred to, adopted and made a part hereof as set forth herein, excepting such portions as are hereinafter deleted, modified or amended.

- **15.08.071 - Amendments made in the International Fuel Gas Code.**

The International Fuel Gas Code is amended as follows:

## *SECTION 101—SCOPE AND GENERAL REQUIREMENTS*

*SECTION 101.1 Title, is hereby amended by replacing [Name of Jurisdiction] with City of Cottonwood.*

***SECTION 114—STOP WORK***

*SECTION 114.2—Issuance is hereby amended as follows:*

Posting of the Stop Work order on the structure or property in question shall be deemed proper notification to the owner or owner's authorized agent.

*SECTION 404.12--Minimum Burial Depth, is hereby amended by adding the following text:*

However, in cases other than that specified in Section 404.12.1, underground plastic piping systems shall be installed a minimum depth of 18 inches below grade to the top of the pipe.

*SECTION 404.12.1--Individual outdoor appliances, is hereby amended by adding the following text:*

However, in such cases, underground plastic piping systems shall be installed a minimum depth of 12 inches to the top of the pipe or in accordance with the manufacturer's installation guidelines, whichever is deeper.

*SECTION 406.4.1--Test pressure, is hereby amended by deleting “3 psig (20kPa gauge)” and replacing with “5 psig.”*

**• 15.08.080 - International Existing Building Code, 2024 Edition—Adopted.**

There is hereby adopted by reference, that certain document known as the International Existing Building Code, 2024 Edition, including Appendices A, B, C, and E as published by the International Code Council. Said document is hereby amended and adopted as the Existing Building Code for the City of Cottonwood. Providing for the regulation of the repair, alteration, addition, and relocation of existing buildings, and each and all such regulations, provisions, penalties, conditions, and terms of the International Existing Building Code,–2024 Edition, including Appendices A, B, C, and E are hereby referred to, adopted, and made a part hereof as set forth herein, excepting such portions as are hereinafter deleted, modified or amended.

**• Chapter 15.10 - ENERGY CODE**

**• 15.10.010 - International Energy Conservation Code, 2018 Edition—Adopted.**

There is hereby adopted by reference, that certain document known as International Energy Conservation Code, 2018 Edition, as published by the International Code Council, Inc. Said

document is hereby amended and adopted as the energy code for the City of Cottonwood providing for the effective use and conservation of energy and all such regulations, provisions, penalties, conditions and terms of the International Energy Conservation Code, 2018 Edition, are hereby referred to, adopted and made a part hereof as set forth herein, excepting such portions as are hereinafter deleted, modified or amended.

- **15.10.011 - Amendments made in the International Energy Conservation Code.**

*SECTION 101—SCOPE AND GENERAL REQUIREMENTS*

*SECTION 101.1 Title, is hereby amended by replacing [Name of Jurisdiction] with City of Cottonwood.*

*SECTION R402.4.1—BUILDING THERMAL ENVELOPE*

*SECTION R402.4.1.2—Testing is hereby amended by including the exception as follows:*

EXCEPTION: Where the items listed in Table R402.4.1.1, applicable to the method of construction, are field verified. Where required by the code official, an approved party independent from the installer of the insulation, shall inspect the air barrier and insulation.

- **Chapter 15.12 - PLUMBING CODE**

- **15.12.010 - International Plumbing Code, 2024 Edition—Adopted.**

There is hereby adopted by reference, that certain document known as the International Plumbing Code, 2024 Edition including Appendices B, C, D, and E as published by the International Code Council. Said document is hereby amended and adopted as the plumbing code for the City of Cottonwood for regulating the installation, maintenance, and repair of plumbing, drainage systems, water systems, gas systems, and each and all such regulations, provisions, penalties, conditions and terms of the International Plumbing Code, 2024 Edition including Appendices B, C, D, and E are hereby referred to, adopted and made a part hereof as set forth herein, excepting such portions as are hereinafter deleted, modified, or amended.

- **15.12.011 - Amendments made in the International Plumbing Code.**

The International Plumbing Code is amended as follows:

*SECTION 101—SCOPE AND GENERAL REQUIREMENTS*

*SECTION 101.1 Title, is hereby amended by replacing [Name of Jurisdiction] with City of Cottonwood.*

***SECTION 114—STOP WORK***

*SECTION 114.2—Issuance is hereby amended as follows:*

Posting of the Stop Work order on the structure or property in question shall be deemed proper notification to the owner or owner's authorized agent.

***SECTION 403—MINIMUM PLUMBING FACILITIES***

*SECTION 403.1—Minimum number of fixtures is hereby amended by the addition of footnote "h" to Table 403.1 to read as follows:*

Water coolers or bottled water dispensers may be substituted for drinking fountains in B, M, and S occupancies with twenty-five (25) or fewer occupants. Such water shall be free of charge to the public.

*SECTION 403.2—Separate facilities, exceptions are amended as follows:*

*Exceptions:*

2. Separate facilities shall not be required in structures or tenant spaces with a total occupant load, including employees and customers, of twenty-five (25) or less.

- **Chapter 15.16 - ELECTRICAL CODE**
- **15.16.010 - National Electrical Code, 2023 Edition—Adopted.**

There is hereby adopted by reference, that certain document known as the National Electrical Code, 2023 Edition as published by the National Fire Protection Association. Said document is hereby amended and adopted as the electrical code for the City of Cottonwood for regulating the installation, maintenance, operation and repair of all electric wiring and electrical apparatus of any nature whatsoever, whether inside or outside of any building or structure and each and all such regulations, provisions, penalties, conditions and terms of the National Electrical Code, 2023 Edition are hereby referred to, adopted, and made a part hereof as set forth herein, excepting such portions as are hereinafter deleted, modified or amended.

- **Chapter 15.20 - MECHANICAL CODE**
- **15.20.010 - International Mechanical Code, 2024 Edition—Adopted.**

There is hereby adopted by reference, that certain document known as International Mechanical Code, 2024 Edition including Appendix A, as published by the International Code Council, Inc. Said document is hereby amended and adopted as the mechanical code for the City of Cottonwood providing the regulating, installation and maintenance of heating, ventilating, cooling and refrigeration systems, and each and all such regulations, provisions, penalties,

conditions and terms of the International Mechanical Code, 2024 Edition, including Appendix A are hereby referred to, adopted and made a part hereof as set forth herein, excepting such portions as are hereinafter deleted, modified or amended.

- **15.20.011 - Amendments made in the International Mechanical Code.**

The International Mechanical Code is amended as follows:

*SECTION 101—SCOPE AND GENERAL REQUIREMENTS*

*SECTION 101.1 Title, is hereby amended by replacing [Name of Jurisdiction] with City of Cottonwood.*

*SECTION 111--INSPECTIONS AND TESTING*

*SECTION 111.7, Required inspection and testing, is hereby amended by adding the following new Item 4:*

4. Where necessary to verify compliance with this code, a test and balance report(s), performed by a third party, certified test and balance contractor, shall be submitted to the City prior to final inspection. Said test and balance report(s) shall verify compliance of any newly installed or altered ventilation and/or exhaust system with the approved permit plans, the mechanical code and any applicable standards. The building official may waive the requirement for testing if the construction is of a minor nature.

*SECTION 115—STOP WORK*

*SECTION 115.2, Issuance is hereby amended by adding the following text after the first sentence:*

Posting of the Stop Work order on the structure or property in question shall be deemed proper notification to the owner or owner's authorized agent.

*SECTION 506—COMMERCIAL KITCHEN HOOD VENTILATION SYSTEM DUCTS AND EXHAUST EQUIPMENT*

*SECTION 506.3.2.5, Grease Duct Test is hereby amended by adding the following subsection and reference to the added subsection at the end of the last paragraph:*

SECTION 506.3.2.5.3, Positive Pressure Smoke Test. A duct test shall be performed by sealing the entire duct system from the hood exhaust opening(s) to the duct termination. Thick penetrating smoke shall be produced by one or more smoke machines or smoke bombs and introduced into the

duct system. The sealed duct shall then be pressurized to a minimum pressure of 1.0 inch water column, but shall not exceed the positive pressure capability of the system and components under test. If the test shows any evidence of leakage or other defects, such defects shall be corrected and the test shall be repeated until there is no visible smoke observed. Materials or chemicals used for smoke testing should not be corrosive to the duct. Smoke generating equipment containing chlorine or chlorinated chemicals must not be used.

- **15.24.010 - International Fire Code, 2024 Edition—Adopted.**

There is hereby adopted by reference, the International Fire Code, 2024 Edition, including Appendixes B, C, D, E, F, G, H, I, J, K, L, M, N and O published by the International Code Council. Said document is hereby amended and adopted as the fire code for the City of Cottonwood providing regulation for the safeguarding of life and property from fire and explosion hazards arising from the storage, handling and use of hazardous substances, materials and devices, and from conditions hazardous to life or property in the occupancy of buildings and premises in the City of Cottonwood; providing for the issuance of permits and collection of fees therefor; repealing Ordinance Number ### of the City of Cottonwood and all other ordinances and parts of the ordinances in conflict therewith.

## **Amendments to International Fire Code, 2024 Edition**

### **The International Fire Code, 2024 Edition, is amended as follows - Adopted.**

The International Fire Code, 2024 Edition, is amended as follows:

#### ***CHAPTER 3 OPEN FLAMES***

Section 308.1.5 Open Flame Devices is amended as follows:

Torches and other devices, machines or processes liable to start and or cause a fire shall not be operated or used in high fire risk areas or high-risk fire seasons within the City of Cottonwood, this will include to prohibit the use of all aerial Fireworks (Exception: Public Fireworks displays permitted by fire code official) and aerial Sky Lanterns that are made of materials that can easily catch on fire. These provisions shall meet the additional requirements as listed in Chapter 56 of the International Fire Code.

#### ***CHAPTER 5 FIRE SERVICE FEATURES***

Section 505.1 Address identification is amended as follows:

New and existing buildings shall have approved address numbers, building numbers or building identification placed in a position that is plainly legible and visible from the street or road fronting

the property. These numbers shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall be a minimum of 6 inches high with a minimum stroke width of 0.5 inch. Larger numbers may be required by the fire code official to facilitate emergency response.

## ***CHAPTER 9*** ***FIRE PROTECTION SYSTEMS***

Section 901.2 Construction documents is amended by adding the following:

Automatic sprinkler system plans shall be submitted bearing a review certification and signature of a minimum level III NICET Certified Engineering Technician or Arizona registrant. Fire sprinkler plans for high-piled combustible storage occupancies shall require a registered fire protection engineer stamp. Fire alarm system plans shall be submitted bearing a review certification and signature of a minimum level III NICET Technician or Arizona registrant.

Section 901.2 Construction documents is amended by adding the following:

Automatic sprinkler system plans shall be submitted bearing a review certification and signature of a minimum level III NICET Certified Engineering Technician or Arizona registrant. Fire sprinkler plans for high-piled combustible storage occupancies shall require a registered fire protection engineer stamp. Fire alarm system plans shall be submitted bearing a review certification and signature of a minimum level III NICET Technician or Arizona registrant.

***Sections 903.2—903.2.11.3 Where required: are deleted and replaced with:***

***Section 903.2 Approved automatic fire sprinkler systems—Where required:***

An automatic fire sprinkler system shall be installed throughout any:

- H, I & R occupancy.
- Multistory structure (including basements).
- A, B, E, F, M, S & U occupancy of more than 1,000 square feet.
- Structure where the required fire flow cannot be provided.
- At any other time as determined by the Fire Code Official.

Such systems shall be designed and installed in accordance with:

- IFC standard 903.3.1.1 (NFPA 13) for Group A, B, E, F, H, I, M, R, S and U occupancies,
- IFC standard 903.3.1.2 (NFPA 13-R) for residential occupancies four stories or less, and

- IFC standard 903.3.1.3 (NFPA 13-D) for R-3 & R-4 occupancies (one- and two-family dwellings).

**Exceptions:**

1. Detached non-combustible carports or shade canopies.
2. Detached non-combustible canopies used exclusively for automotive, motor fuel-dispensing stations for private passenger vehicles not exceeding 5,000 square feet.
3. When in the opinion of the Fire Code Official, and subject to the approval of the Building Official, fire sprinklers may be omitted in rooms or areas as follows:
  - When sprinklers are considered undesirable because of the nature of the contents or in rooms or areas, which are of noncombustible construction with wholly noncombustible contents and, which are not exposed by other areas. Fire sprinklers shall not be omitted from any room merely because it is damp, of fire-resistive construction or if it contains electrical equipment. (i.e., Sprinklers shall not be installed when the application of water, or flame and water may constitute a serious life or fire hazard, as in the manufacture or storage of quantities of aluminum powder, calcium carbide, calcium phosphide, metallic sodium, and potassium, quicklime, magnesium powder and sodium peroxide.)
  - Safe deposit or vaults of fire-resistive construction, when used for the storage of records, files and other documents, when stored in metal cabinets.
  - Communications equipment areas under the exclusive control of a public communications utility agency provided it is installed in accordance with NFPA standards.
  - Other approved automatic fire-extinguishing systems may be installed to protect special hazards or occupancies in lieu of automatic fire sprinklers.

**Existing buildings:**

Existing buildings (occupancies) are required to comply with the provisions of 903.2 when any of the following apply:

1. One or more additions are made to any occupancy and the aggregate of the addition(s) exceeds 50% of the square footage of the original building (at the time of this ordinance) or 1,000 square feet, whichever is less; or an occupancy which undergoes a partial or complete renovation when the cost of the renovation exceeds 50% of the value of the original building as determined by the current "Building Fee Schedule Cost Per Square Foot" table published by the International Code Council and adopted by the City of Cottonwood.
2. Any structure over 1000 square feet, regardless of occupancy classification, and all R occupancies, which are relocated to a new site, shall require a Fire Sprinkler system to be

installed throughout the building in accordance with the applicable NFPA standards for the building classification.

3. Any addition or renovation to a building, or occupancy classification change, which results in a structure that exceeds the available fire flow.
4. Any addition or renovation to a building or an occupancy classification change, when it is determined by the Fire Code Official to present a greater risk of fire or danger to the safety of occupants than before the addition, change or occupancy classification change.
5. Any building undergoing a change of occupancy when the new occupancy classification is H, I, R or any mixed use which includes an R occupancy, F1 & S1 occupancies in excess of 1500 square feet and A1, A2 & A3 occupancies with an occupant load of greater than 100 persons.

## **CHAPTER 56** **EXPLOSIVES AND FIREWORKS**

5601.2.4 Financial Responsibility: is amended as follows:

Before a permit is issued, as required by Section 5601.2, the applicant shall file with the jurisdiction a corporate surety bond in the principal sum of \$5,000,000 (five million dollars) or a public liability insurance policy for the same amount, for the purpose of the payment of all damages to persons or property which arise from, or are caused by, the conduct of any act authorized by the permit upon which any judicial judgment results. The fire code official is authorized to specify a greater or lesser amount when, in his or her opinion, conditions at the location of use indicate a greater or lesser amount is required. Government entities shall be exempt from this bond requirement. REPLACING "\$100,000".

Section 5601.2.4.1 Blasting is added as follows:

Before approval to do blasting is issued, the applicant for approval shall file a bond or submit a certificate of insurance in the amount of \$5,000,000 (five million dollars) in each case to indemnify the City of Cottonwood against any and all damages arising from permitted blasting. All blasting permit applicants shall have a valid Certificate of Fitness card issued by a jurisdiction deemed acceptable by the Fire Code Official.

5601.4 Qualifications: is added as follows:

A current pyrotechnics Shooters Certificate or Certificate of Fitness for pyrotechnics issued by the City of Phoenix or the City of Tucson be held by at least one individual on the shooting crew during the fireworks display.