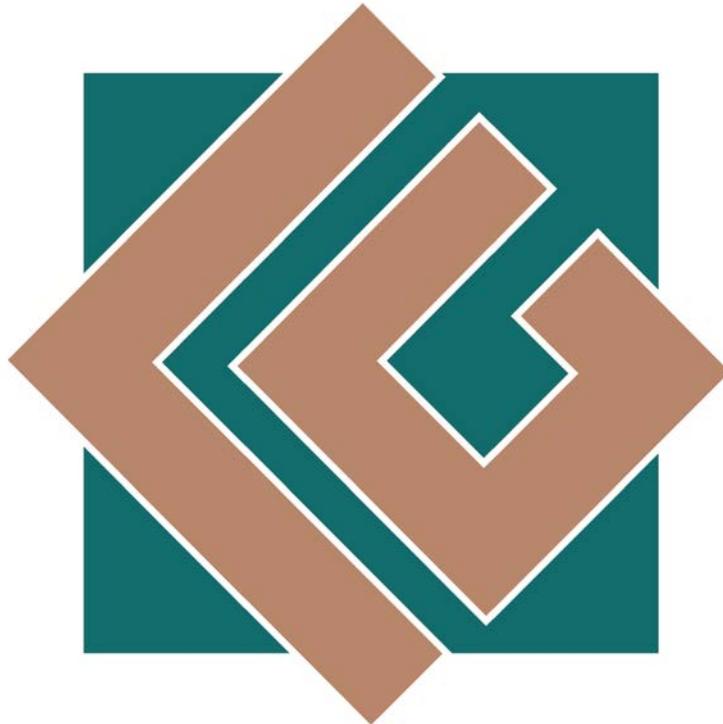


# **City of Casa Grande**

**2014 Amendments to the City of Casa Grande Building,  
Health, and Safety Codes, 2012 Editions**

**Designated as a Public Record In:  
Casa Grande City Clerk's Office  
Pursuant to Casa Grande Resolution # 4874  
Ordinance # 1398.08.25  
Effective: August 6, 2014**

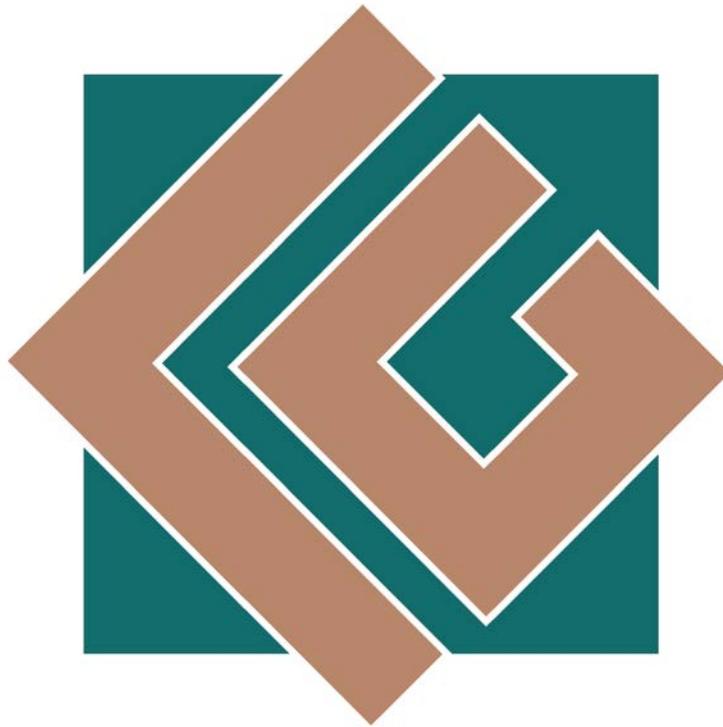




# City of Casa Grande

Amendments to the International Fire Code, 2012 Edition

Designated as a Public Record In:  
Casa Grande City Clerk's Office  
Pursuant to Casa Grande Resolution # 4874  
Ordinance # 1398.08.25  
Effective: August 6, 2014



**City of Casa Grande**  
**2012 International Fire Code**  
**Fire Code Amendments**

The International Fire Code (IFC) 2012 Edition is hereby adopted by the Casa Grande City Council for the purpose of establishing minimum requirements consistent with nationally recognized good practice for providing a reasonable level of life safety protection from the hazards of fire, explosion or dangerous conditions in new and existing buildings, structures and premises

The International Fire Code as adopted and amended herein shall be enforced by the Fire Marshal of the City, and which shall be operated under the supervision of the Fire Chief.

## Amendments

The 2012 International Fire Code is hereby amended in the following respects:

# CHAPTER 1 ADMINISTRATION

## SECTION 101 SCOPE AND GENERAL REQUIREMENTS

Delete and replace section 101.1 as follows:

[A] **101.1 Title.** These regulations shall be known as the Fire Code of the City Casa Grande hereinafter referred to as “this code.”

Add section s 101.2.1 and as follows:

[A] **101.2.1 Appendices.** The following appendices are adopted as part of this code by the City of Casa Grande: Appendices A, B, C, D, E, F, G, H, I and K as added.

## SECTION 105 PERMITS

Add sections 105.7.17; 105.7.18 and 105.7.19 as follows:

**105.7.17 Fire apparatus access gates.** A construction permit is required to install or modify both manual and automatic fire apparatus access gates and their appurtenances. This also includes gates for auxiliary access openings.

**105.7.18 Access-controlled egress doors.** A construction permit is required to install or modify the connection to the fire alarm system for access-controlled egress doors in accordance with Section 1008.1.3.4.

**105.7.19 Delayed egress locks.** A construction permit is required to install to the fire alarm system for delayed egress locks in accordance with Section 1008.1.8.6.

**SECTION 106  
INSPECTIONS**

Add section 106.5 as follows:

**106.5 On-site construction documents.** One set of code official approved construction documents shall be on the job site for each inspection. Failure to have approved construction documents on site shall result in canceling the inspection and is subject to assessment of a fee in accordance with the adopted fee schedule of the City of Casa Grande.

**SECTION 111  
STOP WORK ORDER**

Delete and replace section 111.4 as follows:

[A] **111.4 Failure to comply.** Any person who shall continue 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 liable to a fine of not less than \$250.00 dollars or more than \$2500.00 dollars per occurrence.

**SECTION 113  
FEES**

Delete and replace section 113.3 as follows:

[A] **113.3 Work commencing before permit issuance**  
Any person who commences any work, activity or operation regulated by this code before obtaining the necessary permits shall be liable for two times the cost of the normal assessed permit fees.

**CHAPTER 2 DEFINITONS**

**SECTION 202  
GENERAL DEFINITIONS**

Add the following definitions of "FIREFLOW"; "FORCED AIR CURTAIN DESTRUCTOR"; "PREEMPTION DEVICE" and "STANDBY PERSONNEL" as follows:

**FIRE FLOW.** The flow rate of a water supply, measured at 20 psi residual pressure that is available for firefighting.

**FORCED AIR CURTAIN DESTRUCTOR.** A forced air pit incinerator is utilized for the purpose of disposal of waste vegetative debris.

**PREEMPTION DEVICE.** A listed and approved electronic device that receives a signal compatible with transmitters on emergency vehicles and that is used to

automatically open or close fire apparatus access gates and all traffic control devices.

**STANDBY PERSONNEL.** Qualified fire service personnel, approved by the Fire Chief. When utilized, the number required shall be as directed by the Fire Chief. Charges for utilization shall be calculated by the city approved fee schedule.

## **OCCUPANCY CLASSIFICATIONS**

Delete and Replace the existing occupancy classifications of “Institutional Group I-1”; Institutional Group I-2; “Institutional Group I-4, day care facilities”; “Residential Group R”; “Residential Group R-3” and “Residential Group R-4” with the following:

### **Institutional Group I-1**

This occupancy shall include buildings, structures or portions thereof for more than 10 persons who reside on a 24 hour basis in a supervised environment and receive custodial care. The persons receiving care are capable of self-preservation. This group shall include, but not be limited to, the following:

- Alcohol and drug centers

- Assisted living facilities

- Congregate care facilities

- Convalescent facilities

- Group homes

- Halfway houses

- Residential board and custodial care facilities

- Social rehabilitation facilities

Six or fewer persons receiving care. A facility such as the above with six or fewer persons receiving such care shall be classified as Group R-3 and shall comply with the requirements of section 310.5.1 of the International Building Code as amended.

Seven to ten persons receiving care. A facility such as above, housing not fewer than seven and not more than 10 persons receiving such care, shall be classified as Group R-4.

**Institutional Group I-2.** This occupancy shall include buildings and structures used for medical care on a 24-hour basis for more than six persons who are incapable of self-preservation. This group shall include, but not be limited to the following:

- Foster care facilities

- Detoxification facilities

- Hospitals

- Nursing homes

## Psychiatric hospitals

Six or fewer persons receiving care. A facility such as the above with six or fewer persons receiving such care shall be classified as Group R-3 and shall comply with the International Residential Code provided an automatic sprinkler system is installed in accordance with Section 903.3.1.3 or with Section P2904 of the International Residential Code requirements of section 310.5.1 of the International Building Code as amended.

### **Institutional Group I-4, day care facilities.**

This group shall include buildings and structures occupied by more than six persons of any age who receive custodial care for fewer than 24 hours per day by persons other than parents or guardians, relatives by blood, marriage or adoption, and in a place other than the home of the person cared for. This group shall include, but not be limited to, the following:

Adult day care

Child day care

**Classification as Group E.** A child day care facility that provides care for more than six but no more than 100 children 21/2 years or less of age, where the rooms in which the children are cared for are located on a level of exit discharge serving such rooms and each of these child care rooms has an exit door directly to the exterior, shall be classified as Group E.

**Within a place of religious worship.** Rooms and spaces within places of religious worship providing such care during religious functions shall be classified as part of the primary occupancy.

Six or fewer persons receiving care. A facility having six or fewer persons receiving custodial care shall be classified as part of the primary occupancy.

Six or fewer persons receiving care in a dwelling unit. A facility such as the above within a dwelling unit and having five six or fewer persons receiving custodial care shall be classified as a Group R-3 occupancy or shall comply with the International Residential Code.

**Residential Group R.** Residential Group R includes, among others, the use of a building or structure, or a portion thereof, for sleeping purposes when not classified as an Institutional Group I or when not regulated by the International Residential Code. Assisted living and similar facilities shall meet the requirements of the Arizona Department of Health Services Title 9, Chapter 10, Article 7 as required in addition to the requirements in this code. These may be known as “group care homes” or “care facilities”.

**Residential Group R-3.** Residential occupancies where the occupants are primarily permanent in nature and not classified as Group R-1, R-2, R-4 or I, including:

Buildings that do not contain more than two dwelling units

Boarding houses with 6 or fewer occupants

Care facilities that provide accommodations for six or fewer persons receiving

Care

Congregate living facilities with 6 or fewer occupants

**Care facilities within a dwelling.** Care facilities for six or fewer persons receiving care, that are within a single-family dwelling are permitted to comply with the International Residential Code and R-3 Residential Care/Assisted Living Facilities occupancies in existing structures with six or fewer occupants excluding staff shall meet the following requirements:

1. Smoke detectors shall be installed in all livable areas.
2. Posted evacuation map and emergency procedures.
3. Portable fire extinguishers in accordance to Section 906.1.

An automatic sprinkler system may be installed in accordance with Section 903.3.1.3 or with Section P2904 of the International Residential Code.

**Residential Group R-4.** This occupancy shall include care facilities in buildings, structures or portions thereof for more than six but not more than 10 persons, excluding staff, who reside on a 24-hour basis in a supervised residential environment and receive custodial care. This group shall include, but not be limited to, the following:

1. Alcohol and drug centers
2. Assisted living facilities
3. Congregate care facilities
4. Convalescent facilities
5. Group homes
6. Halfway houses
7. Residential board and custodial care facilities
8. Social rehabilitation facilities

R-4 care facilities that have residents that are incapable of self-preservation shall be subject to all State licensing requirements applicable for such occupancies.

## **CHAPTER 3 GENERAL REQUIREMENTS**

### **SECTION 302 DEFINITIONS**

Delete and replace section 302.1 as follows:

**302.1 Definitions.** The following terms are defined in Chapter 2:

**BONFIRE.**

**FORCED AIR CURTAIN DESTRUCTOR.**

**HI-BOY.**

**HIGH-VOLTAGE TRANSMISSION LINE.**

**OPEN BURNING.**

**PORTABLE OUTDOOR FIREPLACE.**

**POWERED INDUSTRIAL TRUCK.**

**RECREATIONAL FIRE.**

**SECTION 307  
OPEN BURNING, RECREATIONAL FIRES AND PORTABLE  
OUTDOOR FIREPLACES**

Delete and replace section 307.2.1 as follows:

**307.2.1 Authorization.** No fire shall be kindled or any weeds or debris burned on any premises, street, alley vacant lot or agricultural land within the city limits without first obtaining a permit from the Pinal County Department of Air Pollution Control followed by issuance of a Fire Department permit pursuant to Section 105.6.31.

Add section 307.4.4 as follows:

**307.4.4. Forced air curtain destructor.** A forced air curtain destructor requires a permit and shall not be conducted within 500 feet of any dwelling. Conditions which could cause a fire to spread within 50 feet of a structure shall be eliminated prior to ignition.

**CHAPTER 4  
No Amendments**

**CHAPTER 5  
FIRE SERVICE FEATURES**

**SECTION 501  
GENERAL**

Add section 501.3.1 as follows:

**501.3.1. Finished Drawings.** Upon completion of construction and prior to issue of a Certificate of Occupancy, a copy of finished drawings shall be supplied to the Fire Department in an electronic format acceptable to the Fire Department.

**SECTION 502  
DEFINITIONS**

Delete and replace section 502.1 as follows:

**502.1 Definitions.** The following terms are defined in Chapter 2:  
**AGENCY.**  
**FIRE APPARATUS ACCESS ROAD.**  
**FIRE COMMAND CENTER.**  
**FIRE DEPARTMENT MASTER KEY.**  
**FIRE FLOW.**

**FIRE LANE.**  
**KEY BOX.**  
**PREEMPTION DEVICE.**  
**TRAFFIC CALMING DEVICE.**

**SECTION 503**  
**FIRE APPARATUS ACCESS ROADS**

Delete and replace section 503.1 as follows:

**503.1 Where required.** Fire apparatus access roads shall be provided and maintained in accordance with Sections 503.1.1 through 503.1.3 and Appendix D.

Add section 503.1.4 as follows:

**503.1.4. Temporary Fire Department access.** Temporary Fire Department access shall comply with Fire Department requirements. No construction on any project may proceed until such time as the fire protection plan for the project has been approved by the fire code official.

Delete and replace section 503.6 as follows:

**503.6 Security gates.** The installation of security gates across a fire apparatus access road shall be approved by the fire chief. Where automatic security gates are installed, they shall have a preemption device and a key override switch for entry and exit. The security gates and the emergency operation shall be maintained operational at all times.

1. The gate when fully opened shall provide a minimum clear width of 20 feet. The turning radius for fire department apparatus shall not be affected by the placement of the arm or gate.
2. When a fire apparatus access control device is installed the pre-emptive device (Opticom/Tomar) shall be compatible with existing fire department fire apparatus equipment.
3. The gate operation shall open at a rate of one foot per second. The gates shall remain open for a minimum of 2 minutes following emergency activation by the fire department.
4. A secondary emergency gate switch, (Knox Key Switch only) shall be used for 24 hour fire department access. The emergency key switch when activated shall by-pass any occupant control and loop system and maintain the gates in the open position until deactivated by the fire department.
5. The emergency key switch shall be located at the card/code keypad pedestal and shall be mounted 6.5 feet from the ground.
6. A battery back-up system shall be installed. In case of a power outage the gate shall fault into the open position until power is restored.
7. An approved manual override mechanism shall be installed. The manual override mechanism shall disengage the devices operating system. The manual override shall be simple, obvious operation readily identifiable by signage or other means.

8. Maintenance Contract: proof of an annual maintenance contract for the gate insuring proper operation.

## **SECTION 506 KEY BOXES**

Delete and replace section 506.1 as follows:

**506.1 Where required.** Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes or where a fire protection system is installed, the fire code official is authorized to require a key box to be installed in an approved location. The key box shall be of an approved type listed in accordance with UL 1037, and shall contain keys to gain access as required by the fire code official.

## **SECTION 507 FIRE PROTECTION WATER SUPPLIES**

Delete and replace section 507.3 as follows:

**507.3 Fire flow.** Fire flow requirements for buildings or portions of buildings and facilities shall be determined by an approved method and in accordance with Appendix B as amended. The Fire Chief may require an approved independent third party individual or firm to conduct a fire flow test prior to issuance of a Certificate of Occupancy.

Add sections 507.3.1; 507.5.1.2; 507.5.1.3 and 507.5.1.4 as follows:

**507.3.1 Fire Flow Verification.** The Fire Chief may require all new buildings or structures to provide fire flow verification according to the requirements in Appendix B as amended. Verification shall be conducted by an approved separate third party certifying the fire flow data.

**507.5.1.2 Private Fire Hydrant Color.** All fire hydrants shall have above ground barrels painted with a prime coat plus two coats of Red paint. The tops and nozzle caps shall be painted with the following capacity-indicating color scheme in accordance with NFPA 291:  
Light blue Class AA Rated capacity of 1500 gpm (5680 L/min) or greater  
Green Class A Rated capacity of 1000–1499 gpm (3785–5675 L/min)  
Orange Class B Rated capacity of 500–999 gpm (1900–3780 L/min)  
Red Class C Rated capacity of less than 500 gpm (1900 L/min)  
For rapid identification at night, the capacity colors shall be of reflective-type paint, per hydrant confidence testing procedures.

**507.5.1.3 Hydrant Reflective Markers.** All fire hydrants and Fire Department Connections shall be clearly identified by installation of reflective blue markers as specified by the Fire Chief.

**507.5.1.4 Fire Protection Water Supply.** The water system is required to be looped with a minimum of two separate connections under the following conditions:

1. Dead end water line exceeds 100' for 6" lines or 400' for 8" lines.
2. Water lines serve a building over 52,000 sq. ft. (40,000 sq. ft. when used for any amount of high-piled storage).
3. Water lines serve a building over two stories.
4. Water lines serve more than one commercial building.
5. Water lines serve over 30 single-family residential units.
6. Water lines serve a Group "H" occupancy.
7. As otherwise required by the fire marshal.

Where two water connections are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between the water connections. Where two water connections are required, they shall be made to separate water lines where possible.

Delete and replace section 507.5.2 as follows:

**507.5.2 Inspection testing and maintenance.** Fire hydrant systems shall be subject to periodic tests as required by the fire code official. Fire Hydrant systems shall be maintained in an operative condition at all time and shall be repaired where defective. (Follow CGFD confidence testing of fire hydrant document.) Additions repairs, alterations and servicing shall comply with approved standards.

Add sections 507.5.2.1; 507.5.2.2 and 507.5.7 as follows:

**507.5.2.1 Water distribution system failure notification.** Each water service provider serving areas within the city, whether municipal or private, shall notify the Fire Department of any failure in their water distribution system, hydrant repair, main breaks, pump failures, or other interruptions of water supply that may affect water supply for fire control purposes as soon as possible in writing. A 30 day written notification is required for any fire line service that is to be discontinued due to financial lack of financial payment.

**507.5.2.2 Out of service hydrants:** Any hydrant that is out of service shall have an out of service ring located on the 4 inch supply and shall remain in place until the hydrant is operational and approved by the Fire Chief.

**507.5.7 Separate water supply.** Water supply for sprinkler systems shall not be combined with the domestic water supply.

## **CHAPTER 6**

No Amendments

## **CHAPTER 7**

No Amendments

## **CHAPTER 8**

No Amendments

## **CHAPTER 9 FIRE PROTECTION SYSTEMS**

### **SECTION 903 AUTOMATIC SPRINKLER SYSTEMS**

Delete and replace sections 903.2.1.1; 903.2.1.3; 903.2.1.4; 903.2.3; 903.2.4; 903.2.6; 903.2.7 ;903.2.8; 903.2.9; 903.2.9.1; 903.2.9.2 and 903.3.5 as follows:

**903.2.1.1 Group A-1.** An automatic sprinkler system shall be provided for Group A-1 occupancies where one of the following conditions exists:

1. The fire area exceeds 5000 square feet.
2. The fire area has an occupant load of 300 or more.
3. The fire area is located on a floor other than a level of exit discharge serving such occupancies.
4. The fire area contains a multitheater complex.

**903.2.1.3 Group A-3.** An automatic sprinkler system shall be provided for Group A-3 occupancies where one of the following conditions exists:

1. The fire area exceeds 5,000 square feet.
2. The fire area has an occupant load of 300 or more.
3. The fire area is located on a floor other than a level of exit discharge serving such occupancies.

**903.2.1.4 Group A-4.** An automatic sprinkler system shall be provided for Group A-4 occupancies where one of the following conditions exists:

1. The fire area exceeds 5,000 square feet
2. The fire area has an occupant load of 300 or more.
3. The fire area is located on a floor other than a level of exit discharge serving such occupancies.

**903.2.3 Group E.** An automatic sprinkler system shall be provided for Group E occupancies as follows:

1. Throughout all Group E fire areas greater than 5,000 square feet in area.
2. Throughout every portion of educational buildings below the lowest level of exit discharge serving that portion of the building.

Exception: An automatic sprinkler system is not required in any area below the lowest level of exit discharge serving that area where every classroom throughout the building has at least one exterior exit door at ground level.

**903.2.4 Group F-1/F-2.** An automatic sprinkler system shall be provided throughout all buildings containing a Group F-1/F-2 occupancy where one of the following conditions exists:

1. A Group F-1/F-2 fire area exceeds 5,000 square feet.
2. A Group F-1/F-2 fire area is located more than three stories above grade plane.
3. The combined area of all Group F-1/F-2 fire areas on all floors, including any mezzanines, exceeds 5,000 square feet.
4. A Group F-1/F-2 occupancy used for the manufacture of upholstered furniture or mattresses exceeds 2,500 square feet.

**903.2.6 Group I.** An automatic sprinkler system shall be provided throughout buildings with a Group I fire area.

Exceptions:

1. An automatic sprinkler system installed in accordance with Section 903.3.1.2 shall be permitted in Group I-1 facilities.
2. An automatic sprinkler system installed in accordance with Section 903.3.1.3 shall be allowed in Group I-1 facilities when in compliance with all of the following:
  - 2.1. A hydraulic design information sign is located on the system riser;
  - 2.2. Exception 1 of Section 903.4 is not applied; and
  - 2.3. Systems shall be maintained in accordance with the requirements of Section 903.3.1.2. and shall be installed on the entire floor where care is provided and all floors between the level of care and the level of exit discharge, all floors below the level of exit discharge, other than areas classified as an open parking garage.
3. An automatic sprinkler system is not required where day care facilities are at the level of exit discharge and where every room where care is provided has at least one exterior exit door.
4. In buildings where Group I-4 day care is provided on levels other than the level of exit discharge, an automatic sprinkler system in accordance with Section 903.3.1.1 shall be installed on the entire floor where care is provided and all floors between the level of care and the level of exit discharge, all floors below the level of exit discharge, other than areas classified as an open parking garage.
5. Daycare or childcare facilities occurring in single-family dwellings.

**903.2.7 Group M and B occupancies.** An automatic sprinkler system shall be provided throughout buildings containing a Group M or B occupancy where one of the following conditions exists:

1. A Group M/B fire area exceeds 5,000 square feet.
2. A Group M/B fire area is located more than three stories above grade plane.
3. The combined area of all Group M/B fire areas on all floors, including any mezzanines, exceeds 5,000 square feet.
4. A Group M/B occupancy used for the display and sale of upholstered furniture or mattresses exceeds 5,000 square feet.

**903.2.8 Group R.** An automatic sprinkler system installed in accordance with Section 903.3 shall be provided throughout all buildings with a Group R fire area.

*Exceptions:*

1. R-4 occupancies, legally existing as of March 30, 2008, shall not be required to install an automatic sprinkler system unless there is an upward change in the number of occupants the facility is licensed to care for.
2. State Licensed residential care/assisted living facilities in which all of the care recipients are capable of self-preservation and responding to an emergency situation without assistance from another person.
3. State licensed residential care/assisted living facilities, legally existing as of March 30,2008, in which some or all of the care recipients are incapable of self-preservation or of responding to an emergency situation without assistance from another person.
4. R-3 occupancies, and one- and two-family dwellings, built under the requirements of the International Residential Code with less than 5000 square feet of floor area. Unenclosed decks, patios, and similar building areas, as well as attached garages, shall not be included in determining the 5000 sq. ft. area.

**903.2.9 Group S-1 and S-2.** An automatic sprinkler system shall be provided throughout all buildings containing Group S-1 occupancy where one of the following conditions exists:

1. Where a Group S-1 or S-2 fire area exceeds 5,000 square feet;
2. Where a Group S-1 or S-2 fire area is located more than three stories above grade; or
3. Where the combined area of all Group S-1 or S-2 fire areas on all floors, including mezzanines, exceeds 5,000 square feet.

**903.2.9.1 Repair Garages.** An automatic sprinkler system shall be provided throughout all buildings used as repair garages in accordance with the International Building Code, as follows:

1. Buildings two or more stories in height, including basements, with a fire area containing a repair garage exceeding 5,000 square feet.
2. One-story buildings with a fire area containing a repair garage exceeding 5,000 square feet.
3. Buildings with a repair garage servicing vehicles parked in the basement.

**903.2.9.2 Bulk storage of tires.** Buildings and structures where the area for the storage of tires exceeds 5,000 square feet shall be equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.

**903.3.5 Water supplies.** Water supplies for automatic sprinkler systems shall comply with this section and the standards referenced in Section 903.3.1.

The potable water supply shall be protected against backflow in accordance with the requirements of this section and the International Plumbing Code. Automatic sprinkler systems water supply data for hydraulic calculations shall be based on a curve that is 90 percent of the available water supply curve as determined by flow test information.

Add sections 903.6.2 and 903.7.1 as follows:

**903.6.2 Existing buildings with fire walls.** Any addition, alteration or repair causing any portion of the building or structure divided by a fire wall or partition to exceed 5,000 square feet shall be required to conform to the requirements of Section 903.2 for that fire area.

**903.7.1 Protection and security of sprinkler systems.** All fire sprinkler risers shall be secured and protected from the environment by being located inside the building or structure with a direct exterior access.

## **SECTION 904 ALTERNATIVE AUTOMATIC FIRE EXTINGUISHING SYSTEMS**

Add section 904.11.6.4 as follows:

**904.11.6.4 Additions, alterations, or repairs.** Existing automatic fire extinguishing systems shall be upgraded to an approved fire-extinguishing system, installed throughout all portions of any commercial cooking system when there are additions, alterations, or repairs made when an existing non-compliant system can no longer be serviced and maintained in a certified operational condition.

## **SECTION 907 FIRE ALARM AND DETECTION SYSTEMS**

Delete and replace section 907.1.2 as follows:

**907.1.2 Fire alarm shop drawings.** Shop drawings for fire alarm systems shall be submitted for review and approval prior to system installation, and shall include, but not be limited to, all of the following:

1. A floor plan that indicates the use of all rooms.
2. Locations of alarm-initiating devices.
3. Locations of alarm notification appliances, including candela ratings for visible alarm notification appliances.
4. Location of fire alarm control unit, transponders and notification power supplies.
5. Annunciators.
6. Power connection.
7. Battery calculations.
8. Conductor type and sizes.
9. Voltage drop calculations.

10. Manufacturers' data sheets indicating model numbers and listing information for equipment, devices and materials.
11. Details of ceiling height and construction.
12. The interface of fire safety control functions.
13. Classification of the supervising station.
14. Shall bear a review certification and signature of a minimum NICET level 3 professional.

Add section 907.10 as follows:

**907.10 Interior Tenant Notification.** Interior Tenant Notification shall be provided when monitoring of the fire sprinkler system is provided. Group R occupancies are exempt from this requirement.

Shell Buildings: 1 (one) horn strobe shall be installed and operational within the interior space prior to final. When demising walls are present, 1 (one) horn-strobe shall be installed for each space. Multistory buildings shall require a minimum of 1 (one) horn-strobe per level.

Tenant Improvements (Shell build-outs): 1 (one) horn-strobe shall be provided for each individual tenant. When a common area is provided serving multiple tenants, a minimum of 1 (one) horn-strobe in the common area shall be provided.

These requirements may be increased based on occupancy type or at the discretion of the fire chief.

## **CHAPTER 10**

No Amendments

## **CHAPTER 11**

### **CONSTRUCTION REQUIREMENTS FOR EXISTING BUILDINGS**

#### **SECTION 1103**

#### **FIRE SAFETY REQUIREMENTS FOR EXISTING BUILDINGS**

Delete and replace sections 1103.5; 1103.5.1 and 1103.5.2 as follows:

**1103.5 Sprinkler systems.** An automatic sprinkler system shall be provided in existing buildings in accordance with Sections 1103.5.1 and 1103.5.3.

**1103.5.1 Pyroxylin plastics.** An automatic sprinkler system shall be provided throughout existing buildings where cellulose nitrate film or pyroxylin plastics are manufactured, stored or handled in quantities exceeding 100 pounds (45 kg). Vaults located within buildings for the storage of raw pyroxylin shall be protected with an approved automatic sprinkler system capable of discharging 1.66 gallons per minute per square foot (68 L/min/m<sup>2</sup>) over the area of the vault.

**1103.5.2 Group I-2.** An automatic sprinkler system shall be provided throughout existing Group I-2 fire areas. The sprinkler system shall be provided throughout the floor where the Group I-2 occupancy is located, and in all floors between the Group I-2 occupancy and the level of exit discharge.

**CHAPTER 12**

No Amendments

**CHAPTER 13**

No Amendments

**CHAPTER 14**

No Amendments

**CHAPTER 15**

No Amendments

**CHAPTER 16**

No Amendments

**CHAPTER 17**

No Amendments

**CHAPTER 18**

No Amendments

**CHAPTER 19**

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**CHAPTER 20**

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**CHAPTER 32**

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**CHAPTER 33**

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**CHAPTER 34**

No Amendments

**CHAPTER 35**

No Amendments

**CHAPTER 36**

No Amendments

**CHAPTER 37-49**

Reserved (No Amendments)

**CHAPTER 50**

No Amendments

**CHAPTER 51**

No Amendments

**CHAPTER 52**

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**CHAPTER 53**

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**CHAPTER 54**

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**CHAPTER 56**

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**CHAPTER 59**

No Amendments

**CHAPTER 60**

No Amendments

**CHAPTER 61**

No Amendments

**CHAPTER 62**

No Amendments

**CHAPTER 63**

No Amendments

**CHAPTER 64**

No Amendments

**CHAPTER 65**

No Amendments

**CHAPTER 66**

No Amendments

**CHAPTER 67**

No Amendments

**CHAPTERS 68 through 79**

RESERVED-No Amendments

## **CHAPTER 80 REFERENCED STANDARDS**

No Amendments

### **APPENDICES A, C, D, E, F,G,H, I**

No Amendments

### **APPENDIX B FIRE FLOW REQUIREMENTS FOR BUILDINGS**

Delete and replace section B105.2 as follows:

**B105.2 Buildings other than one- and two-family dwellings.** The minimum fire-flow and flow duration for buildings other than one- and two-family dwellings shall be as specified in Table B105.1.

Exceptions:

1. All occupancies within the Central City and High School Redevelopment Districts as defined by Resolutions 2317, 2317.1, and 2588 (to be known collectively as the “Downtown Redevelopment District”) are exempt from the requirements of Table B105.1. All new construction and changes to occupancies within the Downtown Redevelopment District are also exempt from the requirements of Table B105.1 but shall be required to have a Fire Protection System equipped to handle the fire flows required by Table B105.1.
2. A reduction in required fire flow of up to 75 percent, as approved, is allowed when the building is provided with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2. The resulting fire flow shall not be less than 1,500 gallons per minute for the prescribed duration as specified in Table B105.1
3. In H occupancies, no reduction in required fire flow is allowed when the building is provided with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2 of the International Fire Code. The resulting fire flow shall not be less than 1,500 gallons per minute for the prescribed duration as specified in Table B105.1

Note: The reduction allowed in these exceptions does not apply to the flow duration requirements in Table B105.1 or to the number and distribution of fire hydrants in Table C105.1.

### **APPENDIX J BUILDING INFORMATION SIGN**

## Do Not Adopt Appendix J

### **APPENDIX K FIRE RISK AREAS**

Add Appendix K as follows:

#### **Section K100 Control and Suppression of Fire Risk Areas**

#### **Section K101 General**

**K101.1 Scope.** The unrestricted use of grass-, grain-, brush- or forest-covered land in Wild Fire Risk Areas is a potential menace to life and property from fire and resulting erosion. Safeguards to prevent the occurrence of fire and provide adequate fire-protection to control the spread of fire which might be caused by recreational, residential, commercial, industrial, or other activities conducted in Fire Risk Areas shall be in accordance with Appendix H.

**K102 Permits.** The Fire Chief is authorized to stipulate conditions for permits. Permits shall not be issued when public safety would be at risk, as determined by the Fire Chief.

**K103 Fireworks.** Fireworks shall not be used or possessed within city limits and Fire Risk Areas. Federally deregulated novelty items known as snappers, snapcaps, party poppers or glow worms that contain less than twenty-five hundredths grains of explosive compound are allowed. The Fire Chief is authorized to seize, take, remove or cause to be removed fireworks in violation of this code.

**K104 Clearance of Brush or Vegetation growth from Structures.** Persons owning, leasing, controlling, operating or maintaining buildings or structures in, upon or adjoining Fire Hazard Areas, and person owning, leasing or controlling land adjacent to such buildings or structures, shall at all times:

1. Maintain an effective firebreak by removing and clearing away flammable vegetation and combustible growth from areas with 30 feet (9144 mm) of such buildings or structures;

Exception: Single specimens of trees, ornamental shrubbery or similar plants used as ground covers, provided that they do not form a means of rapidly transmitting fire from the native growth to any structure.

2. Maintain additional fire protection or firebreak by removing brush, flammable vegetation and combustible growth located from 30 feet to 100 feet (9144 mm to 30 480 mm) from such buildings or structures, when required by the Fire Chief because of extra-hazardous conditions causing a firebreak of only 30 feet (9144 mm) to be insufficient to provide reasonable fire safety;

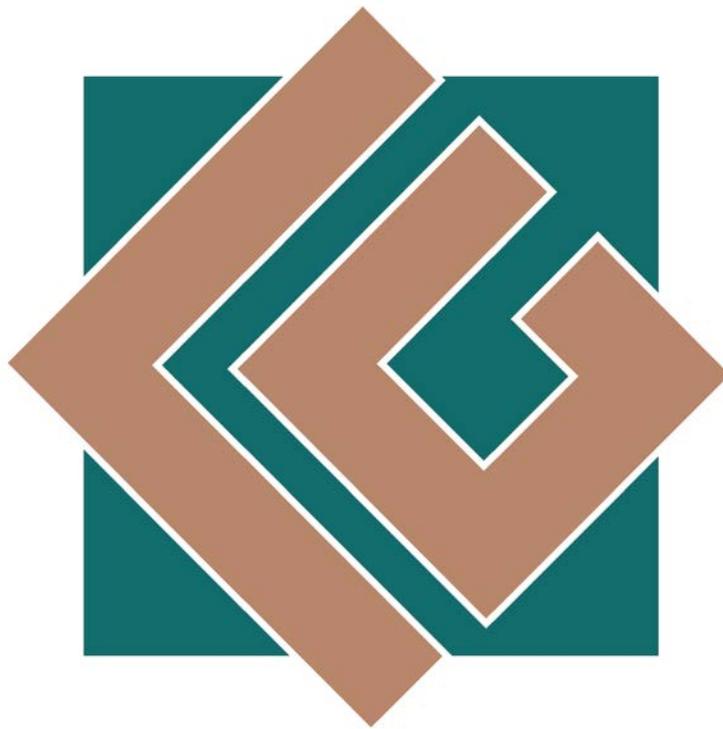
Exception: Grass and other vegetation located more than 30 feet (9144 mm) from buildings or structures and less than 18 inches (457 mm) in height above the ground need not be removed where necessary to stabilize the soil and prevent erosion.

**K104.2 Corrective actions.** The Fire Chief is authorized to give notice to the owner of the property upon which conditions regulated by Section 104.1 exist to correct such conditions. If the owner fails to correct conditions, the Fire Chief is authorized to cause the same to be done and make the expense of such correction a lien upon the property where such condition exists.

# City of Casa Grande

Amendments to the International Building Code, 2012 Edition

Designated as a Public Record In:  
Casa Grande City Clerk's Office  
Pursuant to Casa Grande Resolution # 4874  
Ordinance # 1398.08.25  
Effective: August 6, 2014



**City of Casa Grande  
Amendments to the  
2012 International  
Building Code with Appendix C,  
and Appendix I**

# Amendments to International Building Code, 2012 Edition

## Chapter 1

### SCOPE AND ADMINISTRATION

Delete Chapter and replace with the “City of Casa Grande Building and Technical Administrative Code” for the administrative provisions of this code.

## Chapter 2

### DEFINITIONS

Add the following definitions of “CONDOMINIUM”, and “RESIDENTIAL CARE/ASSISTED LIVING HOME” as follows:

**CONDOMINIUM.** Means a building, or group of buildings, containing dwelling, office or commercial units which are owned individually, and the common areas (i.e., parking, landscaping, open space, exterior portions of the building) are owned by all the owners of the units on a proportional, undivided basis. For purposes of this code the walls separating condominium units shall not be considered lot lines; the outer boundary of the common area shall be considered the lot boundary.

**RESIDENTIAL CARE/ASSISTED LIVING HOME.** A building, or part thereof, housing more than six but not more than 10 persons, excluding staff, on a 24-hour basis, who because of age, mental disability or other reasons, live in a supervised residential environment which provides personal care supervisory, personal, or directed services. The occupants are capable of responding to an emergency situation without physical assistance from staff. This classification shall include, but not be limited to, the following: residential board and care facilities, assisted living homes, halfway houses, group homes, congregate care facilities, social rehabilitation facilities, alcohol and drug abuse centers and convalescent facilities.

Replace the existing definition of “SWIMMING POOL” and “Townhouse” with the following:

**SWIMMING POOL.** Any structure intended for swimming, recreational bathing or wading or other body of water that contains water over 18 inches (458 mm) deep and that is wider than 8 feet (194 mm) at any point. This includes in-ground, above ground and on-ground pools; hot tubs; spas and fixed-in place wading pools.

**TOWNHOUSE.** A single-family dwelling unit constructed in a group of attached units in which each unit extends from foundation to roof and with a yard or public way on at least two sides.

## Chapter 3

### USE AND OCCUPANCY CLASSIFICATION

#### SECTION 305

#### EDUCATIONAL GROUP E

Delete and replace sections 305.2.2 and 305.2.3 as follows:

**305.2.2 Six or fewer children**

A facility having six or fewer children receiving such day care shall be classified as part of the primary occupancy.

**305.2.3 Six or fewer children in a dwelling unit**

A facility such as the above within a dwelling unit and having six or fewer children receiving such day care shall be classified as Group R-3 occupancy or shall comply with the International Residential Code.

**SECTION 308  
INSTITUTIONAL GROUP 1**

Delete and replace sections 308.1; 308.3; 308.3.1; 308.3.2; 308.4; 308.4.1;308.6; 308.6.1; 308.6.2; 308.6.3 and 308.6.4 as follows:

**308.1 Institutional Group I.** Institutional Group I occupancy includes, among others, the use of a building or structure, or a portion thereof, in which care or supervision is provided to persons who are or are not capable of self-preservation without physical assistance or in which persons are detained for penal or correctional purposes or in which the liberty of the occupants is restricted. Institutional occupancies shall be classified as Group I-1, I-2, I-3 or I-4. Assisted living and similar facilities shall meet the requirements of the Arizona Department of Health Services Title 9, Chapter 10, Article 7 as required in addition to the requirements in this code.

**308.3 Institutional Group I-1.** This occupancy shall include buildings, structures or portions thereof for more than 10 persons who reside on a 24 hour basis in a supervised environment and receive custodial care. The persons receiving care are capable of self-preservation. This group shall include, but not be limited to, the following:

4. Alcohol and drug centers
5. Assisted living facilities
6. Congregate care facilities
7. Convalescent facilities
8. Group homes
9. Halfway houses
10. Residential board and custodial care facilities
11. Social rehabilitation facilities

**308.3.1 Six or fewer persons receiving care**

A facility such as the above with six or fewer persons receiving such care shall be classified as Group R-3 and shall comply with the requirements of section 310.5.1

**308.3.2 Seven to ten persons receiving care**

A facility such as above, housing not fewer than seven and not more than 10 persons receiving such care, shall be classified as Group R-4.

**308.4 Institutional Group I-2.** This occupancy shall include buildings and structures used for medical care on a 24-hour basis for more than six persons who are incapable of self-preservation. This group shall include, but not be limited to, the following:

4. Foster care facilities
5. Detoxification facilities
6. Hospitals
7. Nursing homes
8. Psychiatric hospitals

**308.4.1 Six or fewer persons receiving care.** A facility such as the above with six or fewer persons receiving such care shall be classified as Group R-3 and shall comply with the requirements of section 310.5.1

**308.6 Institutional Group I-4, day care facilities.** This group shall include buildings and structures occupied by more than six persons of any age who receive custodial care for fewer than 24 hours per day by persons other than parents or guardians, relatives by blood, marriage or adoption and in a place other than the home of the person cared for. This group shall include, but not be limited to, the following:

1. Adult day care
2. Child day care

**308.6.1 Classification as Group E.** A child day care facility that provides care for more than six but no more than 100 children 2 ½ years or less of age, where the rooms in which the children are cared for are located on a level of exit discharge serving such rooms and each of these child care rooms has an exit door directly to the exterior, shall be classified as Group E.

**308.6.2 Within a place of religious worship.** Rooms and spaces within places of religious worship providing such care during religious functions shall be classified as part of the primary occupancy.

**308.6.3 Six or fewer persons receiving care.** A facility having six or fewer persons receiving custodial care shall be classified as part of the primary occupancy.

**308.6.4 Six or fewer persons receiving care in a dwelling unit.** A facility such as the above within a dwelling unit and having six or fewer persons receiving custodial care shall be classified as Group R-3 occupancy or shall comply with the International Residential Code.

## **SECTION 310 RESIDENTIAL GROUP R**

Delete and replace sections 310.1; 310.23; 310.5; 310.5.1; 310.6; and 310.6.1 as follows:

**310.1 Residential Group R.** Residential Group R includes, among others, the use of a building or structure, or a portion thereof, for sleeping purposes when not classified as an Institutional Group I or when not regulated by the International Residential Code. Assisted living and similar facilities shall meet the requirements of the Arizona Department of Health Services Title 9, Chapter 10, Article 7 as required in addition to the requirements in this code. These may be known as “group care homes” or “care facilities”.

**310.2 Definitions**

The following terms are defined in Chapter 2:

BOARDING HOUSE

CONGREGATE LIVING FACILITIES

DORMITORY

PERSONAL CARE SERVICES

RESIDENTIAL CARE/ASSISTED LIVING HOME

TRANSIENT

**310.5 Residential Group R-3.** Residential occupancies where the occupants are primarily permanent in nature and not classified as Group R-1, R-2, R-4 or I, including:

1. Buildings that do not contain more than two dwelling units
2. Boarding houses with 6 or fewer occupants
3. Care facilities that provide accommodations for six or fewer persons receiving care
4. Congregate living facilities with 6 or fewer occupants

**310.5.1 Care facilities within a dwelling.** Care facilities for six or fewer persons receiving care, that are within a single-family dwelling are permitted to comply with the International Residential Code and R-3 Residential Care/Assisted Living Facilities occupancies in existing structures with six or fewer occupants excluding staff shall meet the following requirements:

1. Smoke detectors shall be installed in all livable areas.
2. Posted evacuation map and emergency procedures.
3. Portable fire extinguishers in accordance to Section 906.1.

An automatic sprinkler system may be installed in accordance with Section 903.3.1.3 or with Section P2904 of the International Residential Code.

**310.6 Residential Group R-4.** This occupancy shall include care facilities in buildings, structures or portions thereof for more than six but not more than 10 persons, excluding staff, who reside on a 24-hour basis in a supervised residential environment and receive custodial care. This group shall include, but not be limited to, the following:

9. Alcohol and drug centers
10. Assisted living facilities
11. Congregate care facilities
12. Convalescent facilities
13. Group homes
14. Halfway houses
15. Residential board and custodial care facilities

16. Social rehabilitation facilities

**310.6.1.** R-4 care facilities that have residents that are incapable of self-preservation shall be subject to all State licensing requirements applicable for such occupancies.

**Chapter 4**  
No Amendments

**Chapter 5**  
**GENERAL BUILDING HEIGHTS AND AREAS**

**SECTION 503**  
**GENERAL BUILDING HEIGHT AND AREA LIMITATIONS**

Delete and replace section 503 as follows:

**503.1 General.**

The *building height and area* shall not exceed the limits specified in Table 503 based on the type of construction as determined by Section 602 and the occupancies as determined by Section 302 except as modified hereafter. Each portion of a building separated by one or more fire walls complying with Section 706 shall be considered to be a separate building.

**503.1.1 Special industrial occupancies.**

Buildings and structures designed to house special industrial processes that require large areas and unusual building heights to accommodate cranes or special machinery and equipment, including, among others, rolling mills; structural metal fabrication shops and foundries; or the production and distribution of electric, gas or steam power, shall be exempt from *the building height and area* limitations of Table

**503.1.2 Buildings on same lot.**

Two or more buildings on the same lot shall be regulated as separate buildings or shall be considered as portions of one building if the *building height* of each building and the aggregate *building area* of the buildings are within the limitations of Table 503 as modified by Sections 504 and 506. The provisions of this code applicable to the aggregate building shall be applicable to each building.

**503.1.3 Type I construction.**

Buildings of Type I construction permitted to be of unlimited tabular *building heights and areas* are not subject to the special requirements that allow unlimited area buildings in Section 507 or unlimited *building height* in Sections 503.1.1 and 504.3 or increased *building heights and areas* for other types of construction.

**Chapter 6**  
No Amendments

**Chapter 7**  
No Amendments

**Chapter 8**  
No Amendments

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

**SECTION 903**  
**AUTOMATIC SPRINKLER SYSTEMS**

Delete and replace sections 903.2.1.1; 903.2.1.3; 903.2.1.4; 903.2.3; 903.2.4; 903.2.6; 903.2.7 ;903.2.8; 903.2.9; 903.2.9.1; 903.2.9.2 and 903.3.5 as follows:

**903.2.1.1 Group A-1.** An automatic sprinkler system shall be provided for Group A-1 occupancies where one of the following conditions exists:

1. The fire area exceeds 5000 square feet.
2. The fire area has an occupant load of 300 or more.
3. The fire area is located on a floor other than a level of exit discharge serving such occupancies.
4. The fire area contains a multi-theater complex.

**903.2.1.3 Group A-3.** An automatic sprinkler system shall be provided for Group A-3 occupancies where one of the following conditions exists:

1. The fire area exceeds 5,000 square feet.
2. The fire area has an occupant load of 300 or more.
3. The fire area is located on a floor other than a level of exit discharge serving such occupancies.

**903.2.1.4 Group A-4.** An automatic sprinkler system shall be provided for Group A-4 occupancies where one of the following conditions exists:

1. The fire area exceeds 5,000 square feet
2. The fire area has an occupant load of 300 or more.
3. The fire area is located on a floor other than a level of exit discharge serving such occupancies.

**903.2.3 Group E.** An automatic sprinkler system shall be provided for Group E occupancies as follows:

1. Throughout all Group E fire areas greater than 5,000 square feet in area.
2. Throughout every portion of educational buildings below the lowest level of exit discharge serving that portion of the building.

Exception: An automatic sprinkler system is not required in any area below the lowest level of exit discharge serving that area where every classroom throughout the building has at least one exterior exit door at ground level.

**903.2.4 Group F-1/F-2.** An automatic sprinkler system shall be provided throughout all buildings containing a Group F-1/F-2 occupancy where one of the following conditions exists:

1. A Group F-1/F-2 fire area exceeds 5,000 square feet.
2. A Group F-1/F-2 fire area is located more than three stories above grade plane.
3. The combined area of all Group F-1/F-2 fire areas on all floors, including any mezzanines, exceeds 5,000 square feet.
4. A Group F-1/F-2 occupancy used for the manufacture of upholstered furniture or mattresses exceeds 2,500 square feet.

**903.2.6 Group I.** An automatic sprinkler system shall be provided throughout buildings with a Group I fire area.

Exceptions:

1. An automatic sprinkler system installed in accordance with Section 903.3.1.2 shall be permitted in Group I-1 facilities.
2. An automatic sprinkler system installed in accordance with Section 903.3.1.3 shall be allowed in Group I-1 facilities when in compliance with all of the following:
  - 2.1. A hydraulic design information sign is located on the system riser;
  - 2.2. Exception 1 of Section 903.4 is not applied; and
  - 2.3. Systems shall be maintained in accordance with the requirements of Section 903.3.1.2. and shall be installed on the entire floor where care is provided and all floors between the level of care and the level of exit discharge, all floors below the level of exit discharge, other than areas classified as an open parking garage.
3. An automatic sprinkler system is not required where day care facilities are at the level of exit discharge and where every room where care is provided has at least one exterior exit door.
4. In buildings where Group I-4 day care is provided on levels other than the level of exit discharge, an automatic sprinkler system in accordance with Section 903.3.1.1 shall be installed on the entire floor where care is provided and all floors between the level of care and the level of exit discharge, all floors below the level of exit discharge, other than areas classified as an open parking garage.
5. Daycare or childcare facilities occurring in single-family dwellings.

**903.2.7 Group M and B occupancies.** An automatic sprinkler system shall be provided throughout buildings containing a Group M or B occupancy where one of the following conditions exists:

1. A Group M/B fire area exceeds 5,000 square feet.
2. A Group M/B fire area is located more than three stories above grade plane.
3. The combined area of all Group M/B fire areas on all floors, including any mezzanines, exceeds 5,000 square feet.
4. A Group M/B occupancy used for the display and sale of upholstered furniture or mattresses exceeds 5,000 square feet.

**903.2.8 Group R.** An automatic sprinkler system installed in accordance with Section 903.3 shall be provided throughout all buildings with a Group R fire area.

*Exceptions:*

1. R-4 occupancies, legally existing as of March 30, 2008, shall not be required to install an automatic sprinkler system unless there is an upward change in the number of occupants the facility is licensed to care for.
2. State Licensed residential care/assisted living facilities in which all of the care recipients are capable of self-preservation and responding to an emergency situation without assistance from another person.
3. State licensed residential care/assisted living facilities, legally existing as of March 30, 2008, in which some or all of the care recipients are incapable of self-preservation or of responding to an emergency situation without assistance from another person.
4. R-3 occupancies, and one- and two-family dwellings, built under the requirements of the International Residential Code with less than 5000 square feet of floor area. Unenclosed decks, patios, and similar building areas, as well as attached garages, shall not be included in determining the 5000 sq. ft. area.

**903.2.9 Group S-1 and S-2.** An automatic sprinkler system shall be provided throughout all buildings containing Group S-1 occupancy where one of the following conditions exists:

1. Where a Group S-1 or S-2 fire area exceeds 5,000 square feet;
2. Where a Group S-1 or S-2 fire area is located more than three stories above grade; or
3. Where the combined area of all Group S-1 or S-2 fire areas on all floors, including mezzanines, exceeds 5,000 square feet.

**903.2.9.1 Repair Garages.** An automatic sprinkler system shall be provided throughout all buildings used as repair garages in accordance with the International Building Code, as follows:

1. Buildings two or more stories in height, including basements, with a fire area containing a repair garage exceeding 5,000 square feet.
2. One-story buildings with a fire area containing a repair garage exceeding 5,000 square feet.
3. Buildings with a repair garage servicing vehicles parked in the basement.

**903.2.9.2 Bulk storage of tires.** Buildings and structures where the area for the storage of tires exceeds 5,000 square feet shall be equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.

**903.3.5 Water supplies.** Water supplies for automatic sprinkler systems shall comply with this section and the standards referenced in Section 903.3.1.

The potable water supply shall be protected against backflow in accordance with the requirements of this section and the International Plumbing Code. Automatic sprinkler systems water supply data for hydraulic calculations shall be based on a curve that is 90 percent of the available water supply curve as determined by flow test information.

**Chapter 10**

No Amendments

**Chapter 11**

No Amendments

**Chapter 12**

No Amendments

**Chapter 13**

No Amendments

**Chapter 14**

No Amendments

**Chapter 15**

No Amendments

**Chapter 16**

No Amendments

**Chapter 17**

No Amendments

**Chapter 18**

No Amendments

**Chapter 19**

No Amendments

**Chapter 20**

No Amendments

**Chapter 21**

No Amendments

**Chapter 22**

No Amendments

**Chapter 23**

No Amendments

**Chapter 24**

No Amendments

**Chapter 25**

No Amendments

**Chapter 26**

No Amendments

**Chapter 27**

No Amendments

**Chapter 28**

No Amendments

**Chapter 29**

No Amendments

**Chapter 30**

No Amendments

**Chapter 31**

**SPECIAL CONSTRUCTION**

**SECTION 3109**

**SWIMMING POOL ENCLOSURES AND SAFETY DEVICES**

Delete and replace sections 3109.1; 3109.3 and 3109.4 as follows:

**3109.1 General.** Swimming pools shall comply with the requirements of Sections 3109.2 through 3109.5 and other applicable sections of this code.

**3109.3 Public swimming pools.** Public swimming pools shall be completely enclosed by a fence not less than 5 feet (1525 mm) in height or a screen enclosure. Openings in the fence shall not permit the passage of a 4-inch-diameter (102 mm) sphere. The fence or screen enclosure shall be equipped with self-closing and self-latching gates.

**3109.4 Residential swimming pools.** Residential pools shall comply with the requirements in the 2012 Residential Code for One- and Two-family Dwellings (International Residential Code) Appendix G

**Chapter 32**

No Amendments

**Chapter 33**

No Amendments

**Chapter 34**

## EXISTING STRUCTURES

### SECTION 3401 GENERAL

Delete and replace section 3401.3 as follows:

**3401.3 Compliance.** Alterations, repairs, additions and changes of occupancy to, or relocation of, existing buildings and structures shall comply with the provisions for alterations, repairs, additions and changes of occupancy or relocation, respectively, in the International Energy Conservation Code, International Fire Code, International Fuel Gas Code, International Mechanical Code, International Plumbing Code, International Property Maintenance Code, International Residential Code and NFPA 70.

As an alternative to this chapter the design professional may choose to comply with the requirements of the 2012 International Existing Building Code as amended.

### Chapter 35 No Amendments

### Chapter 36 REGISTERED INDUSTRIAL PLANT

Add Chapter 36, Registered Industrial Plant, is added to read as follows:

**3601.1 Scope.** Registered Industrial Plants are exempt from the requirements Section 105 (“Permits”) of this Code, for work on existing building, structures and utilities accessory thereto that do not increase the floor area, height, or occupancy. These provisions are limited to buildings owned or leased by the plant and under direct control of the holder of the registration. Use of these provisions shall not be construed to waive any requirements of this Code, and all applicable requirements shall be complied with. The plant registration is not transferable.

**3601.2 Definition.** For the purpose of this Code, a Registered Industrial Plant is a person, firm, corporation, or political entity engaged in manufacturing, processing, or service which requires specialized buildings, utilities and equipment to the extent that the plant maintains full-time personnel for the operation and maintenance of such buildings, utilities and equipment and when such plant has complied with all the provisions of this Chapter.

**3601.3 Qualifications.** A Registered Industrial Plant shall have in its employ a Registered Design Professional, suitable to the Building Official, registered in the State of Arizona who shall be responsible for complying with the provisions of this Code.

1. Buildings or structures qualify as a Registered Industrial Plant after a Certificate of Occupancy has been issued for the structure.

**3601.4 Application.** To obtain Registration, the applicant shall file an

application on a form furnished by the Building Official. Appropriate action shall be taken by the Building Official on such application and the applicant shall be notified per the published City Plan Review Time-lines. If the application is disapproved, the applicant may appeal from such decision to the City Board of Appeals. No filing fee will be required to appear before the Board.

**3601.5 Registration. Fees and Renewal.** Every applicant for registration shall pay a fee at the time of approval as set forth in the City of Casa Grande's Consolidated Fee Schedule. The registration fee may be prorated by one-twelfth (1/12) of the full amount, for each month that has fully elapsed at the date of application submittal. In no case however shall the registration fee be prorated to less than \$150.00.

Registrations shall expire on December 31<sup>st</sup> of each year and may be renewed voluntarily each year by payment of the fee before December 31. Any work performed after expiration without permits and inspections as required by this Chapter shall be a violation of this Code.

**3601.6 Work Report and Inspections.** A report of work done under the plant registration shall be signed and sealed by the Registered Design Professional and submitted monthly to the Building Official together with any plans and valuation of work to buildings or utilities covered by the Code. When no work is done, no report is required to be submitted.

Exception: Repair of electrical, plumbing, or mechanical systems directly related to production or testing.

Plans submitted pursuant to this Section may be reviewed and inspection of the work conducted by the Building Official or authorized representatives as set forth in this Code; provided, however, that work may proceed without inspection pursuant to this Section.

The Registered Design Professional may request a plan review or inspection of any work performed under this Section without payment of additional fees.

**3601.7 Validity of Registration.** Registration shall be valid only as long as the named Registered Design Professional remains in the employ of the plant. If the Registered Design Professional should leave the employ of the plant, registration is suspended until another Registered Design Professional is assigned the responsibility for work done under the registration. The registrant shall notify the Building Official immediately and shall call for inspection of any work in progress. Before any new work commences while registration is invalid or suspended, permits and inspections shall be obtained pursuant to City Code.

**3601.8 Revocation of Registration.** The Building Official may suspend or revoke a registration when the Registered Design Professional or plant fails to comply with any of the registration responsibilities or provisions of this Code. When the Building Official deems that registration shall be suspended or revoked, the procedure shall be as follows:

3. The plant shall be notified in writing by certified mail at least seven days prior to suspension or revocation.
4. Upon receipt of the notice, the plant may request a hearing. Such request shall be in writing to the Building Official within seven days of receipt of

notice.

- a. If a hearing is requested by the plant, the Building Official shall set a time, date, and place and so notify the plant.
- b. When a hearing is conducted, the plant and other interested parties may be in attendance. Upon completion of the hearing, the Building Official shall take all evidence submitted under advisement and shall notify the plant of this findings in writing by certified mail.
- c. If the decision rendered by the Building Official is adverse to the registrant, the plant may appeal from such decision within ten days to the City Board of Appeals.

**Appendix C**  
**Agricultural Buildings**  
No Amendments

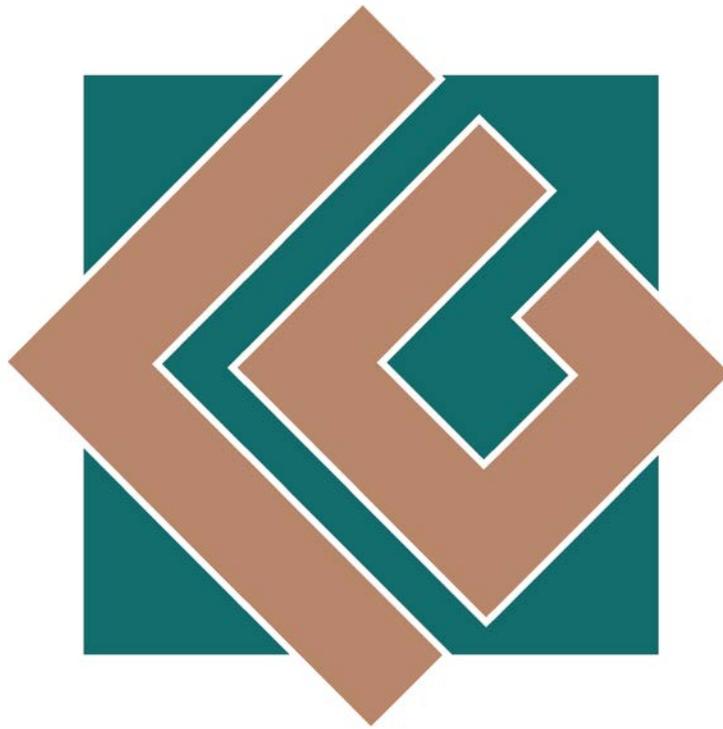
**Appendix I**  
**Patio covers**  
No Amendments



# City of Casa Grande

**Amendments to the International Residential Code for One- and  
Two-family Dwellings, 2012 Edition**

**Designated as a Public Record In:  
Casa Grande City Clerk's Office  
Pursuant to Casa Grande Resolution # 4874  
Ordinance # 1398.08.25  
Effective: August 6, 2014**



**City of Casa Grande  
Amendments to the  
2012 International  
Residential Code for One-  
and Two-family Dwellings  
with Appendix A, Appendix B, Appendix C,  
Appendix D, Appendix E, Appendix G,  
Appendix H, Appendix J, and Appendix K.**

# Amendments to International Residential Code for One- and Two-family Dwellings, 2012 Edition

## Chapter 1

Delete Chapter and replace with the “City of Casa Grande Building and Technical Administrative Code” for the administrative provisions of this code.

## Chapter 2 DEFINITIONS

Replace the existing definition of “Townhouse” with the following:

**TOWNHOUSE.** A single-family dwelling unit constructed in a group of attached units in which each unit extends from foundation to roof and with a yard or public way on at least two sides.

## Chapter 3 BUILDING PLANNING

Delete and replace Table 301.2(1) as follows:

### SECTION R301 DESIGN CRITERIA

Table 301.2(1)

Ground Snow Load	Wind Design		Seismic Design Category	Subject to Damage From			Winter Design Temp	Ice Barrier Under-layment Required	Flood Hazard	Air Freezing Index	Mean Annual Temp
	Speed (MPH)	Topo Effects		Weathering	Frost Line	Termite					
0	90	Varies	B	Negligible	0	Heavy	34	No	Per FIRM	50	67

### SECTION R309 GARAGES AND CARPORTS

Delete and replace section R309.5 as follows:

**R309.5 Fire sprinklers.** Private garages shall be protected by fire sprinklers where the structure is protected by a residential fire sprinkler system and the garage wall has been designed based on Table R302.1(2), Footnote a. Sprinklers in garages shall be connected to an automatic sprinkler system that complies with Section P2904. Garage sprinklers shall be residential sprinklers or quick-response sprinklers, designed to provide a density of 0.05 gpm/ft<sup>2</sup>. Garage doors shall not be considered obstructions with respect to sprinkler placement.

### SECTION R313 AUTOMATIC FIRE SPRINKLER SYSTEMS

Delete and replace sections R313.1 and R313.2 as follows:

**R313.1 Townhouse automatic fire sprinkler systems.** An automatic

residential fire sprinkler system may be installed in townhouses. Townhouse structures exceeding five thousand (5000) square feet per structure shall be provided an automatic sprinkler system per 2012 International Fire Code Section 903.2.8, as amended.

**Exception:** An automatic residential fire sprinkler system shall not be required when additions or alterations are made to existing townhouses that do not have an automatic residential fire sprinkler system installed.

**R313.2 One- and two-family dwellings automatic fire systems.** An automatic residential fire sprinkler system may be installed in one- and two-family dwellings. One- and two-family dwellings exceeding five thousand (5000) square feet per structure shall be provided an automatic sprinkler system per 2012 International Fire Code Section 903.2.8, as amended.

**Exception:** An automatic residential fire sprinkler system shall not be required for additions or alterations to existing buildings that are not already provided with an automatic residential sprinkler system.

**Chapter 4**

No Amendments

**Chapter 5**

No Amendments

**Chapter 6**

No Amendments

**Chapter 7**

No Amendments

**Chapter 8**

No Amendments

**Chapter 9**

No Amendments

**Chapter 10**

No Amendments

**Chapter 11**

No Amendments

**Chapter 12**

No Amendments

**Chapter 13**

No Amendments

**Chapter 14**

No Amendments

**Chapter 15**  
No Amendments

**Chapter 16**  
No Amendments

**Chapter 17**  
No Amendments

**Chapter 18**  
No Amendments

**Chapter 19**  
No Amendments

**Chapter 20**  
No Amendments

**Chapter 21**  
No Amendments

**Chapter 22**  
No Amendments

**Chapter 23**  
No Amendments

**Chapter 24**  
**FUEL GAS**

**SECTION G2415(404)**  
**PIPING SYSTEM INSTALLATION**

Delete and replace section G2415.12 (404.12) as follows:

**G2415.12 (404.12) Minimum burial depth.** Underground piping systems shall be installed a minimum depth of 12 inches (305 mm) below grade for metal piping and 18 inches (457 mm) for plastic piping.

**Chapter 25**  
No Amendments

**Chapter 26**  
No Amendments

**Chapter 27**  
No Amendments

**Chapter 28**  
No Amendments

**Chapter 29**  
No Amendments

**Chapter 30**  
No Amendments

**Chapter 31**  
No Amendments

**Chapter 32**  
No Amendments

**Chapter 33**  
No Amendments

**Chapter 34**  
No Amendments

**Chapter 35**  
No Amendments

**Chapter 36**  
No Amendments

**Chapter 37**  
No Amendments

**Chapter 38**  
No Amendments

**Chapter 39**  
No Amendments

**Chapter 40**  
No Amendments

**Chapter 41**  
No Amendments

**Chapter 42**  
No Amendments

**Chapter 43**  
No Amendments

**Appendix A**  
No Amendments

**Appendix B**  
No Amendments

**Appendix C**  
No Amendments

**Appendix D**  
No Amendments

**APPENDIX E**  
**MANUFACTURED HOUSING USED AS DWELLINGS**

**SECTION AE101**  
**SCOPE**

Delete and replace AE101.1 as follows:

**AE101.1 General**

1. Park Model Homes shall be subject to compliance with these codes as follows:
  1. Construction, alteration and repair of any foundation system.
  2. Construction, installation, addition, alteration, repair or maintenance of the building service equipment which is necessary for connecting to water, fuel, or power supplies and sewage systems.
  3. Alterations, additions or repairs.
  4. The construction, alteration, moving, demolition, repair and use of accessory buildings and structures, and their building service equipment.
  5. New and replacement Park Model Homes located in flood hazard areas as established by the latest FEMA FIRM maps shall meet the requirements of the Code of the City of Casa Grande Chapter 15.40.
2. Manufactured Homes, Mobile Homes and Factory Built Buildings shall be subject to compliance with these codes as follows:
  1. Installation of any manufactured home, mobile home or factory built buildings that fall under the jurisdiction of the Arizona Office of Manufactured Housing (OMH) standards of safety and quality shall be exempt from the permitting, construction and inspection requirements of this code
  2. The following construction activity associated with any manufactured home, mobile home or factory built building shall not be exempt from the plan review, permitting and inspection requirements of this code:
    - a) Alteration and repair of any foundation system.
    - b) Installation, addition, alteration, repair or maintenance of the building service equipment which is necessary for connecting to water, fuel, or power supplies and sewage systems.
    - c) Additions.
    - d) Construction of accessory buildings and structures, and their building service equipment.

- e) New and replacement manufactured home, mobile home or factory built buildings located in flood hazard areas as established by the latest FEMA FIRM maps shall meet the requirements of the Code of the City of Casa Grande Chapter 15.40.
3. Manufactured home, mobile home or factory built buildings must obtain zoning approval from the City of Casa Grande before the unit is placed upon the property.

## **AE201 DEFINITIONS**

Replace the existing definition of “MANUFACTURED HOME” with the following:

1. **MANUFACTURED/MOBILE HOME** - A structure transportable in one or more sections which, in the traveling mode, is 8 body feet (2438 body mm) or more in width or 40 body feet (12 192 body mm) or more in length or, when erected on site, is 320 or more square feet (30 m<sup>2</sup>), and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air-conditioning and electrical systems contained therein; except that such term shall include any structure which meets all the requirements of this paragraph, except the size requirements and with respect to which the manufacturer voluntarily files a certification required by the Secretary of the U.S. Department of Housing and Urban Development (HUD) and complies with the standards established under this title. For mobile homes built prior to June 15, 1976, a label certifying compliance with the Standard for Mobile Homes, NFPA 501, ANSI 119.1, in effect at the time of manufacture, is required. For the purpose of these provisions, a mobile home shall be considered a manufactured home.

Add the following definitions of “FACTORY BUILT BUILDINGS” and “PARK MODEL HOME” as follows:

2. **FACTORY BUILT BUILDINGS** - Residential building which is either wholly or in substantial part manufactured at an off-site location to be assembled on-site. This does not include a manufactured home or mobile home as defined in this section.
3. **PARK MODEL HOMES**- A recreational vehicle (unit) built on a single chassis, mounted on wheels and designed to be connected to utilities necessary for operation of installed fixtures and appliances and has a gross trailer area of not less than three hundred twenty square feet and not more than four hundred square feet when it is set up, except that it does not include fifth wheel trailers. Units shall be constructed to American National Standards Institute A119.5.

## **SECTION AE301 PERMITS**

Delete and replace sections AE301.1 and AE301.4 as follows:

**AE301.1 Initial installation.** A park model home shall not be installed on a foundation system, reinstalled or altered without first obtaining a permit from the Building Official. A separate permit shall be required for each park model home installation. When approved by the Building Official, such permit may include accessory buildings and structures, and their building service equipment, when the accessory buildings or structures will be constructed in conjunction with the park model home installation.

**AE301.4 Exempted work.** A permit shall not be required for the types of work specifically exempted by the applicable codes. Exemption from the permit requirements of any of said codes shall not be deemed to grant authorization for any work to be done in violation of the provisions of said codes or any other laws or ordinances of this jurisdiction.

## **SECTION AE302 APPLICATION FOR PERMIT**

Delete and replace sections AE302.1 and AE302.2 and AE302.3 as follows:

**AE302.1 Application.** To obtain a park model home installation permit, the applicant shall first file an application, in writing, on a form furnished by the Building Official for that purpose. At the option of the Building Official, every such application shall:

- A) Identify and describe the work to be covered by the permit for which application is made.
- B) Describe the land on which the proposed work is to be done by legal description, street address or similar description that will readily identify and definitely locate the proposed building or work.
- C) Indicate the use or occupancy for which the proposed work is intended.
- D) Be accompanied by plans, diagrams, computations and specifications, and other data as required in Section AE302.2.
- E) Be accompanied by a soil investigation when required by Section AE502.2.
- F) State the valuation of any new building or structure; or any addition, remodeling or alteration to an existing building.
- G) Be signed by permittee, or permittee's authorized agent, who may be required to submit evidence to indicate such authority.
- H) Give such other data and information as may be required by the Building Official.

**AE302.2 Plans and specifications.** Plans, engineering calculations, diagrams and other data as required by the Building Official shall be submitted in not less than two sets with each application for a permit. The Building Official may require plans, computations and specifications to be prepared and designed by an engineer or architect licensed by the state to practice as such. Where no unusual site conditions exist, the Building Official may accept approved standard foundation plans and details in conjunction with the manufacturer's approved

installation instructions without requiring the submittal of engineering calculations.

**AE302.3 Information on plans and specifications.** Plans and specifications shall be drawn to scale, and shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and shown in detail that it will conform to the provisions of these provisions and all relevant laws, ordinances, rules and regulations. The Building Official shall determine what information is required on plans and specifications to ensure compliance.

### **SECTION AE303 PERMITS ISSUANCE**

Delete and replace sections AE303.1 and AE303.2 and AE303.3 as follows:

**AE303.1 Issuance.** The application, plans and specifications, and other data filed by an applicant for permit shall be reviewed by the Building Official. Such plans may be reviewed by other departments of this jurisdiction to verify compliance with any applicable laws under their jurisdiction. If the Building Official finds that the work described in an application for a permit, and the plans, specifications and other data filed therewith, conform to the requirements of these provisions, and other data filed therewith conform to the requirements of these provisions and other pertinent codes, laws and ordinances, and that the fees specified in Casa Grande Consolidated Fee Schedule have been paid, the Building Official shall issue a permit therefor to the applicant.

When the Building Official issues the permit where plans are required, the Building Official shall endorse in writing or stamp the plans and specifications reviewed for code compliance. Such reviewed plans and specifications shall not be changed, modified or altered without authorization from the Building Official, and all work shall be done in accordance with the reviewed plans.

**AE303.2 Retention of plans.** One set of reviewed plans and specifications shall be returned to the applicant and shall be kept on the site of the building or work at all times during which the work authorized thereby is in progress. One set of reviewed plans, specifications and computations shall be retained by the Building Official until final approval of the work.

**AE303.3 Validity of permit.** The issuance of a permit shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of these provisions or other pertinent codes of any other ordinance of the jurisdiction. No permit presuming to give authority to violate or cancel these provisions shall be valid.

### **SECTION AE304 FEES**

Delete and replace sections AE304.1; AE304.2; AE304.3.2;AE304.3.2.1;

AE304.3.2.2 ; AE 304.3.3 and AE 304.3.3.3 as follows:

**AE304.1 Permit fees.** The fee for each manufactured home installation permit shall be established by the Mayor and Council of the City of Casa Grande in the current Consolidated Fee Schedule that may be modified from time to time.

**AE304.2 Plan review fees.** When a plan or other data are required to be submitted by Section AE302.2, a plan review fee shall be paid at the time of submitting plans and specifications for review. Said plan review fee shall be as established by the Mayor and Council of the City of Casa Grande in the current Consolidated Fee Schedule that may be modified from time to time. Where plans are changed so as to require additional plan review, an additional plan review fee may be charged at a rate as established by the Mayor and Council of the City of Casa Grande in the Consolidated Fee Schedule.

**AE304.3.2 Investigation fees-work without a permit**

**AE304.3.2.1 –Investigation.** Whenever any work for which a permit is required by these provisions has been commenced without first obtaining said permit, a special investigation shall be made before a permit may be issued for such work.

**AE304.3.2.2 Fees for work without a permit.** Shall be as required in the City of Casa Grande Building and Technical Administrative Code Section 109.4.

**AE304.3.3 Fee refunds**

**AE304.3.3.3 Plan review fee.** The Building Official may authorize the refunding of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or canceled before any plan reviewing is done. Said refund shall be at a rate as established by the Mayor and Council of the City of Casa Grande in the Consolidated Fee Schedule. No refund of the plan review fee shall be made after plan review has started. The Building Official shall not authorize the refunding of any fee paid, except upon written application by the original permittee not later than 180 days after the date of the fee payment.

**SECTION AE305  
INSPECTIONS**

Delete and replace section AE305.5.2 as follows:

**AE305.5.2 Structural inspections for accessory building and structures**

Inspections for accessory buildings and structures shall be made as set forth in the City of Casa Grande Building and Technical Administrative Code Section 113.3

**AE504  
STUCTURAL ADDITIONS**

Delete and replace section AE504.1 as follows:

**AE504.1 Attached and detached accessory structures, additions and appurtenances**

- A) Attached Structures, additions and appurtenances
  - 1. Pre-Engineered awnings, shade structures, carports, and similar structures when structurally supported by, or attached to, park homes, manufactured homes and mobile homes shall be installed in accordance with the manufacture’s installation and engineering requirements.
  - 2. Wood or metal framed site built, awnings, shade structures, carports, and similar attached structures shall be constructed and attached to the park home, manufactured or mobile home in accordance with the International Residential Code construction requirements and supported by supplemental engineering.
- B) Detached Structures, additions and appurtenances
  - 1. Pre-Engineered storage buildings, shade structures, carports, and similar structures shall be constructed in accordance with the manufacture’s installation and engineering requirements.
  - 2. Wood or metal framed site built, storage buildings, shade structures, carports, and similar structures shall be constructed in accordance with the International Residential Code construction requirements.
- C) Factory-built additions that fall under the permitting and inspection jurisdiction of the Arizona Office of Manufactured Housing shall be exempt from compliance with these provisions.

**AE505  
BUILDING SERVICE EQUIPMENT**

Add section AE505.2 as follows:

**AE505.2 Skirting and permanent perimeter enclosures.** Skirting and permanent perimeter enclosures shall be installed. Skirting, shall be of material suitable for exterior exposure and contact with the ground. Permanent perimeter enclosures shall be constructed of materials as required by this code for regular foundation construction.

**SECTION AE606  
REFERENCED STANDARDS**

ANSI A119.5	American National Standards Institute	
ASTM C 270—04	Specification for Mortar for Unit Masonry	AE602
NFPA 501—03	Standard on Manufactured Housing	

**APPENDIX G  
SWIMMING POOLS, SPAS, AND HOT TUBS**

**SECTION AG102  
DEFINITIONS**

Replace the existing definition of “SWIMMING POOL” with the following:

**SWIMMING POOL.** Any structure intended for swimming, recreational bathing or wading or other body of water that contains water over 18 inches (458 mm) deep and wider than 8 feet (194 mm) at any point. This includes in-ground, above ground and on-ground pools; hot tubs; spas and fixed-in place wading pools. Farm irrigation and livestock watering structures are NOT covered by this code.

**SECTION AG105  
BARRIER REQUIREMENTS**

Delete and replace section AG105.2 as follows:

**AG105.2 Outdoor swimming pool.** An outdoor swimming pool, including an in-ground, above-ground or on-ground pool, hot tub or spa, shall be surrounded by a barrier which shall comply with the following:

1. The top of the barrier shall be at least 60 inches (1524mm) above grade measured on the side of the barrier which faces away from the swimming pool. The maximum vertical clearance between grade and the bottom of the barrier shall be 2 inches (51 mm) measured on the side of the barrier which faces away from the swimming pool. Where the top of the pool structure is above grade, such as an above-ground pool, the barrier may be at ground level, such as the pool structure, or mounted on top of the pool structure. Where the barrier is mounted on top of the pool structure, the maximum vertical clearance between the top of the pool structure and the bottom of the barrier shall be 4 inches (102 mm).
2. Openings in the barrier shall not allow the passage of a 4-inch-diameter (102 mm) sphere.
3. Solid barriers which do not have openings, such as a masonry or stone wall, shall not contain indentations or protrusions, except for normal construction tolerances and tooled masonry joints.
4. Where the barrier is composed of horizontal and vertical members, and the distance between the tops of the horizontal members is less than 45 inches (1143 mm), the horizontal members shall be located on the swimming pool side of the fence. Spacing between vertical members shall not exceed 1 <sup>3</sup>/<sub>4</sub> inches (44 mm) in width. Where there are decorative cutouts within vertical members, spacing within the cutouts shall not exceed 1 <sup>3</sup>/<sub>4</sub> inches (44 mm) in width.
5. Maximum mesh size for chain link fences shall be a 2 <sup>1</sup>/<sub>4</sub> -inch (57 mm) square, unless the fence has slats fastened at the top or the bottom which reduce the openings to not more than 1 <sup>3</sup>/<sub>4</sub> inches (44 mm).
6. Where the barrier is composed of diagonal members, such as a lattice fence, the maximum opening formed by the diagonal members shall not be

- more than 1  $\frac{3}{4}$  inches (44 mm).
7. Access gates shall comply with the requirements of Items 1 through 7, and shall be equipped to accommodate a locking device. Pedestrian access gates shall open outward away from the pool, and shall be self-closing and have a self-latching device. Gates, other than pedestrian access gates, shall have a self-latching device. Where the release mechanism of the self-latching device is located less than 54 inches (1372 mm) from the bottom of the gate, the release mechanism and openings shall comply with the following:
    - 7.1. The release mechanism shall be located on the pool side of the gate at least 3 inches (76 mm) below the top of the gate; and
    - 7.2. The gate and barrier shall have no opening larger than  $\frac{1}{2}$  inch (12.7 mm) within 18 inches (457 mm) of the release mechanism.
  8. Where a wall of a dwelling serves as part of the barrier, one of the following conditions shall be met:
    - 8.1. The pool shall be equipped with a powered safety cover in compliance with ASTM F 1346;
    - 8.2. Doors with direct access to the pool through that wall shall be equipped with an alarm which produces an audible warning when the door and/or its screen, if present, are opened. The alarm shall be listed and labeled in accordance with UL 2017. The deactivation switch(es) shall be located at least 54 inches (1372 mm) above the threshold of the door; or
    - 8.3. Other means of protection, such as self-closing doors with self-latching devices, which are approved by the governing body, shall be acceptable as long as the degree of protection afforded is not less than the protection afforded by Item 8.1 or 8.2 described herein.
  9. Where an above-ground pool structure is used as a barrier or where the barrier is mounted on top of the pool structure, and the means of access is a ladder or steps:
    - 9.1. The ladder or steps shall be capable of being secured, locked or removed to prevent access; or
    - 9.2. The ladder or steps shall be surrounded by a barrier which meets the requirements of Items 1 through 9. When the ladder or steps are secured, locked or removed, any opening created shall not allow the passage of a 4-inch-diameter (102 mm) sphere.

#### **Appendix H**

No Amendments

#### **Appendix J**

No Amendments

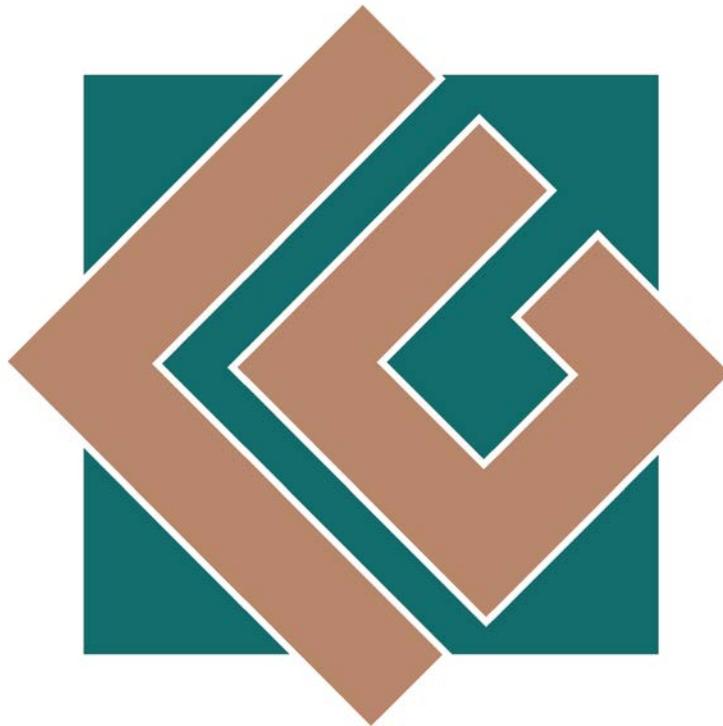
#### **Appendix K**

No Amendments

# City of Casa Grande

Amendments to the International Existing Building Code, 2012 Edition

Designated as a Public Record In:  
Casa Grande City Clerk's Office  
Pursuant to Casa Grande Resolution # 4874  
Ordinance # 1398.08.25  
Effective: August 6, 2014



# **City of Casa Grande Amendments to the 2012 International Existing Building Code**

**with Chapter A1 , Chapter A2 , Chapter A3 ,  
Chapter A4 , Chapter A5 ,Chapter A6,  
Appendix B, Chapter C1, Chapter C2,  
Chapter C3, Resource A – Guidelines on  
Fire Ratings of Archaic Materials and  
Assemblies, and Resource A - Appendix**

# Amendments to International Existing Building Code, 2012 Edition

## Chapter 1

Delete Chapter and replace with the “City of Casa Grande Building and Technical Administrative Code” for the administrative provisions of this code.

## Chapter 2

No Amendments

## Chapter 3

Delete and replace section 301 as follows:

**SECTION 301 Compliance Methods.** 301.1 General. The repair, alteration, change of occupancy, addition or relocation of all existing buildings shall comply with one of the methods listed in Sections 301.1.1 through 301.1.3 as selected by the applicant. Application of a method shall be the sole basis for assessing the compliance of work performed under a single permit unless otherwise approved by the Building Official. Sections 301.1.1 through 301.1.3 shall not be applied in combination with each other. Where this code requires consideration of the seismic force-resisting system of an existing building subject to repair, alteration, change of occupancy, addition or relocation of existing buildings, the seismic evaluation and design shall be based on Section 301.1.4 regardless of which compliance method is used.

Exception: Subject to the approval of the Building Official,

1. Alterations complying with the laws in existence at the time the building or the affected portion of the building was built shall be considered in compliance with the provisions of this code unless the building is undergoing more than a limited structural alteration as defined in Section 907.4.3.
2. The design professional in charge may request that the modifications to the structure be in compliance with 2012 International Building Chapter 34 provisions.

New structural members added as part of the alteration shall comply with the International Building Code. Alterations of existing buildings in flood hazard areas shall comply with Section 701.3.

## Chapter 4

No Amendments

## Chapter 5

Delete and replace sections 505.1 as follows:

**Section 505.1 Scope.** Level 3 alterations apply where the work area exceeds 50 percent of the aggregate area of the building. Multiple alterations shall be additive to define the work area for the requirements of this section..

## Chapter 6

No Amendments

Chapter 7  
No Amendments

Chapter 8  
No Amendments

Chapter 9  
No Amendments

Chapter 10  
No Amendments

Chapter 11  
No Amendments

Chapter 12  
No Amendments

Chapter 13  
No Amendments

Chapter 14  
Delete and replace sections 1401.2 as follows:

**[B] 1401.2 Applicability.** Structures existing prior to December 15, 1947, in which there is work involving additions, alterations or changes of occupancy shall be made to conform to the requirements of this chapter or the provisions of Chapters 5 through 13. The provisions of Sections 1401.2.1 through 1401.2.5 shall apply to existing occupancies that will continue to be, or are proposed to be, in Groups A, B, E, F, M, R and S. These provisions shall not apply to buildings with occupancies in Group H or I.

Chapter 15  
No Amendments

Chapter 16  
No Amendments

Chapter A1  
No Amendments

Chapter A2  
No Amendments

Chapter A3  
No Amendments

**Chapter A4  
No Amendments**

**Chapter A5  
No Amendments**

**Chapter A6  
No Amendments**

**Appendix B  
No Amendments**

**Chapter C1  
No Amendments**

**Chapter C2  
No Amendments**

**Chapter C3  
No Amendments**

**Resource A – Guidelines on Fire Ratings of Archaic Materials and Assemblies  
No Amendments**

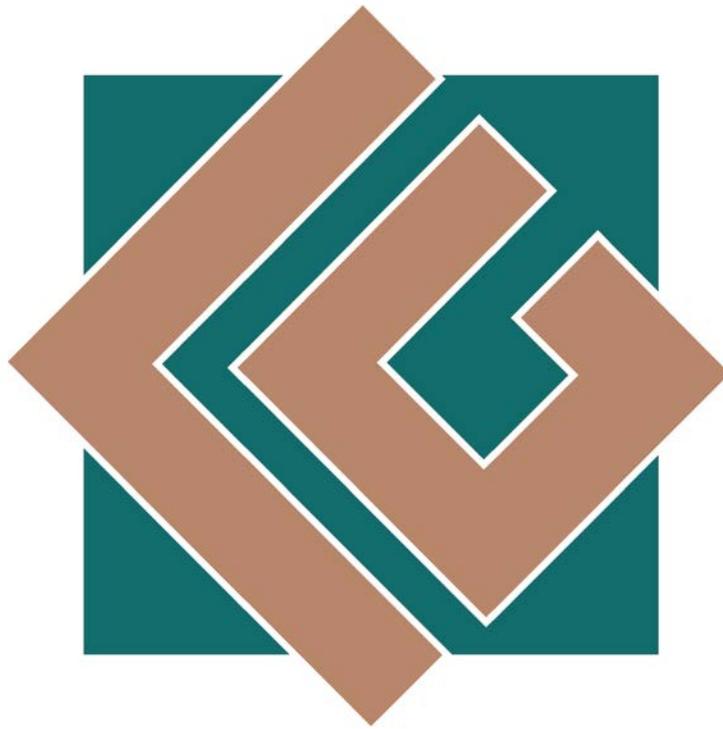
**Resource A - Appendix  
No Amendments**



# City of Casa Grande

Amendments to the International Energy Conservation Code, 2012 Edition

Designated as a Public Record In:  
Casa Grande City Clerk's Office  
Pursuant to Casa Grande Resolution # 4874  
Ordinance # 1398.08.25  
Effective: August 6, 2014



**City of Casa Grande  
Amendments to the  
2012 International Energy  
Conservation Code**

# International Energy Conservation Code, 2012 Edition

## IECC - Commercial Provisions

Add the “City of Casa Grande Building and Technical Administrative Code” for the administration of this code.

Chapter 1  
No Amendments

Chapter 2  
No Amendments

Chapter 3  
No Amendments

Chapter 4  
No Amendments

Chapter 5  
No Amendments

## IECC - Residential Provisions

Add the “City of Casa Grande Building and Technical Administrative Code” for the administration of this code.

Chapter 1  
No Amendments

Chapter 2  
No Amendments

Chapter 3  
No Amendments

Chapter 4  
No Amendments

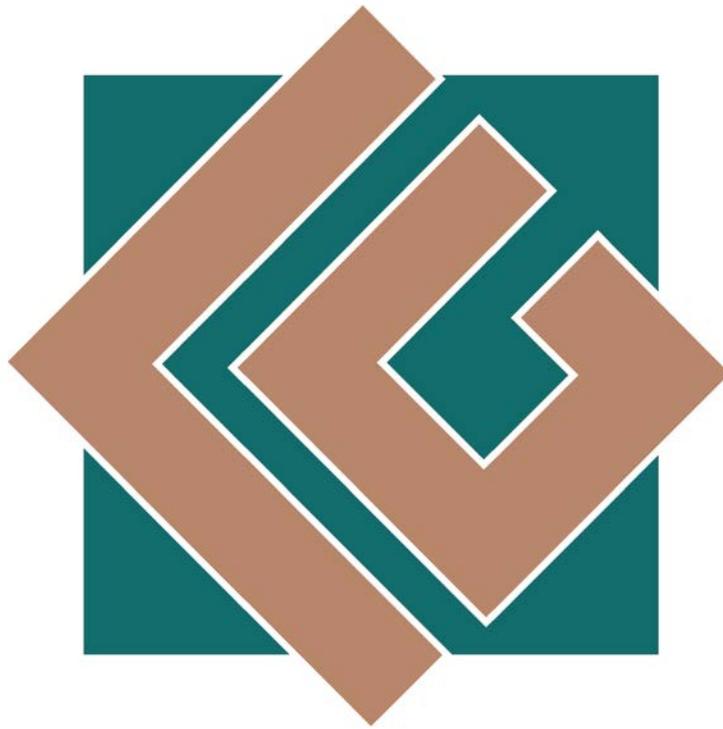
Chapter 5  
No Amendments



# City of Casa Grande

Amendments to the International Fuel Gas Code, 2012 Edition

Designated as a Public Record In:  
Casa Grande City Clerk's Office  
Pursuant to Casa Grande Resolution # 4874  
Ordinance # 1398.08.25  
Effective: August 6, 2014



**City of Casa Grande  
Amendments to the  
2012 International Fuel  
Gas Code  
with Appendix A, Appendix B, and  
Appendix C**

# Amendments to International Fuel Gas Code, 2012 Edition

## Chapter 1

Delete Chapter and replace with the “City of Casa Grande Building and Technical Administrative Code” for the administrative provisions of this code.

## Chapter 2

No Amendments

## Chapter 3

No Amendments

## Chapter 4

Delete and replace sections 404.12 as follows:

**404.12 Minimum burial depth.** Underground piping systems shall be installed a minimum depth of 12 inches (305 mm) below grade for metal piping and 18 inches (457 mm) for plastic piping.

## Chapter 3

No Amendments

## Chapter 4

No Amendments

## Chapter 5

No Amendments

## Chapter 6

No Amendments

## Chapter 7

No Amendments

## Chapter 8

No Amendments

## Appendix A

No Amendments

## Appendix B

No Amendments

## Appendix C

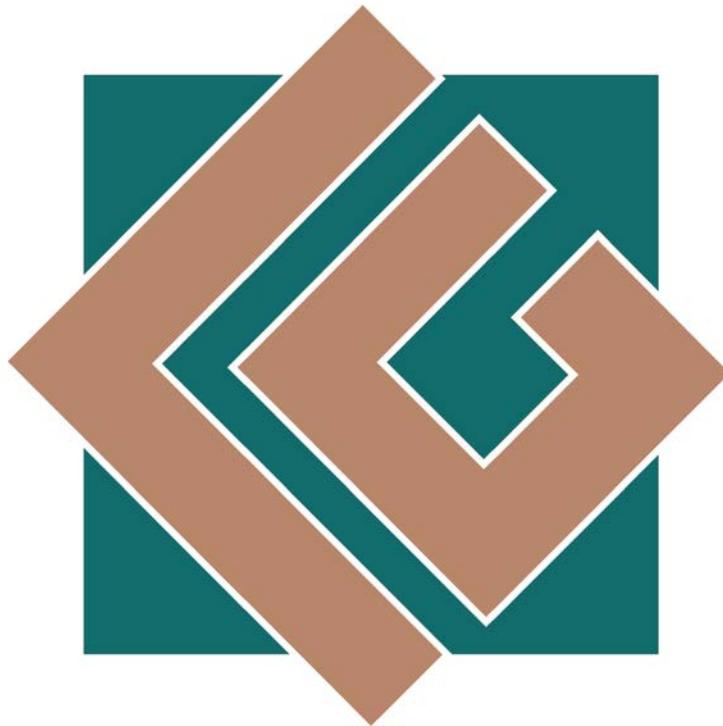
No Amendments



# City of Casa Grande

Amendments to the International Plumbing Code, 2012 Edition

Designated as a Public Record In:  
Casa Grande City Clerk's Office  
Pursuant to Casa Grande Resolution # 4874  
Ordinance # 1398.08.25  
Effective: August 6, 2014



# **City of Casa Grande Amendments to the 2012 International Plumbing Code**

# Amendments to International Plumbing Code, 2012 Edition

## **Chapter 1 SCOPE AND ADMINISTRATION**

Delete Chapter and replace with the “City of Casa Grande Building and Technical Administrative Code” for the administrative provisions of this code.

Chapter 2  
No Amendments

Chapter 3  
Delete and replace sections 301.1, 301.1.1, and 312.5 as follows:

**301.1 Scope.** The provisions of this chapter shall govern the general regulations regarding the installation of plumbing not specific to other chapters.

**301.1.1 Application.** This Code shall apply to all piping and systems within, on, or under a building or structure and terminate ten feet outside the building or at the first required clean-out. At that point other City ordinances and inspections shall be enforced.

**312.5 Water supply system test.** Upon completion of a section of or the entire water supply system, the system, or portion completed, shall be tested and proved tight under a water pressure not less than one hundred and fifty per cent (150%) of the working pressure of the system; or, for piping systems other than plastic, by an air test of not less than 100 psi (688 kPa). This pressure shall be held for not less than 15 minutes. The water utilized for tests shall be obtained from a potable source of supply. The required tests shall be performed in accordance with this section and Section 107.

Chapter 4  
No Amendments

Chapter 5  
No Amendments

Chapter 6  
No Amendments

Chapter 7  
No Amendments

Chapter 8  
No Amendments

Chapter 9  
No Amendments

**Chapter 10**  
**No Amendments**

**Chapter 11**  
**No Amendments**

**Chapter 12**  
**No Amendments**

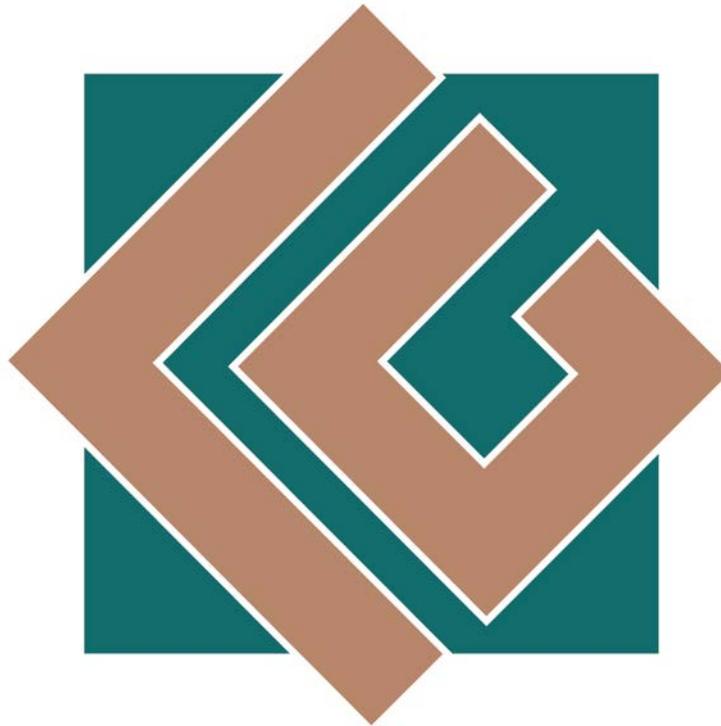
**Chapter 13**  
**No Amendments**

**Chapter 14**  
**No Amendments**

# City of Casa Grande

Amendments to the International Mechanical Code, 2012 Edition

Designated as a Public Record In:  
Casa Grande City Clerk's Office  
Pursuant to Casa Grande Resolution # 4874  
Ordinance # 1398.08.25  
Effective: August 6, 2014



# City of Casa Grande Amendments to the 2012 International Mechanical Code

# Amendments to International Mechanical Code, 2012 Edition

## Chapter 1

### SCOPE AND ADMINISTRATION

Delete Chapter and replace with the “City of Casa Grande Building and Technical Administrative Code” for the administrative provisions of this code.

## Chapter 2

No Amendments

## Chapter 3

No Amendments

## Chapter 4

No Amendments

## Chapter 5

No Amendments

## Chapter 6

No Amendments

## Chapter 7

No Amendments

## Chapter 8

No Amendments

## Chapter 9

No Amendments

## Chapter 10

No Amendments

## Chapter 11

No Amendments

## Chapter 12

No Amendments

## Chapter 13

No Amendments

## Chapter 14

No Amendments