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:

<table>
<thead>
<tr>
<th>Ground Snow Load</th>
<th>Wind Design Speed (MPH)</th>
<th>Topo Effects</th>
<th>Seismic Design Category</th>
<th>Subject to Damage From Weathering</th>
<th>Frost Line</th>
<th>Termite Line</th>
<th>Winter Design Temp</th>
<th>Ice Barrier Under-</th>
<th>Damage From Per FIRM</th>
<th>Flood</th>
<th>Air Freezing</th>
<th>Mean Annual Temp</th>
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<td>Negligible</td>
<td>0</td>
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<td>Per FIRM</td>
<td>50</td>
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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/ft². 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
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
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Chapter 38
No Amendments

Chapter 39
No Amendments

Chapter 40
No Amendments

Chapter 41
No Amendments
APPENDIX E MANUFACTURED HOUSING USED AS DWELLINGS

SECTION AE101
SCOPE

Delete and replace AE101.1 as follows:

AE101.1 General
A) 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.

B) 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:

**A) 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 m²), 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:

**B) 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.

**C) 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; AE304.3.3 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
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**

<table>
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<th>Standard</th>
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<tr>
<td>ANSI A119.5</td>
<td>American National Standards Institute</td>
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<tr>
<td>ASTM C 270—04</td>
<td>Specification for Mortar for Unit Masonry</td>
</tr>
<tr>
<td>NFPA 501—03</td>
<td>Standard on Manufactured Housing</td>
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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 (610 458 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 3/4 inches (44 mm) in width. Where there are decorative cutouts within vertical members, spacing within the cutouts shall not exceed 1 3/4 inches (44 mm) in width.
5. Maximum mesh size for chain link fences shall be a 2 1/4 -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 3/4 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 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 ½ 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