AGENDA ITEM:  
DATE: 4/7/2014

CITY OF CASA GRANDE
REQUEST FOR COUNCIL ACTION

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<td>Resolution</td>
<td>Adoption Of The Following International Code Council (Icc) Codes And Local Amendments To Same:</td>
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<td>City Of Casa Grande Building And Technical Administrative Code (Administrative Code)</td>
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<td>Residential Code For One And Two-Family Residential (Irc)</td>
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RECOMMENDATION:

City staff and the Board of Appeals recommend adoption of the above-referenced codes as presented.

DISCUSSION:

Currently, the City is working under the 2003 version of the International Code Council (ICC) codes that were adopted by City Council in 2008. A state statute prohibited the City from adopting more updated codes for several years. Now that this statutory limitation has been lifted staff is recommending that the City adopt the most current 2012 versions of the ICC codes. Communities are allowed to make amendments to the standard ICC codes to reflect local building practices. The current 2003 codes contain numerous local amendments, most of which have been either incorporated into the standard 2012 version of the ICC codes or proposed to be carried forward as local amendments to the 2012 codes. Staff has been working with the Board of Appeals for approximately the past 18 months to review the new 2012 codes and to identify any local amendments that should be adopted.

The full ICC codes for each of these areas of construction are not attached to this report due to the size of the documents. However, each local amendment is clearly indicated in the versions of the various Codes that are attached to this report. Significant amendments and changes related to the adoption of the 2012 codes are discussed in further detail in this report as well.
Administrative Code

1) This is an entire new code that has been created by staff to consolidate the standard administrative provisions of all of the various ICC codes into one document to eliminate redundancy and make it easier for the user to find the administrative regulations.

2) Work Exempted from Permit (Section 105.2) has been modified to:
   a) Clarify that those accessory structures which qualify for a permit exemption are required to obtain Site Plan approval confirming compliance with zoning setbacks. (105.2.A.1.e.)
   b) Acknowledge the “like for like” replacement exemption set forth in 105.2.3.

3) Replacement of Existing Equipment or Fixtures (Section 105.2.3) has been re-worded to:
   a) Clarify the types of like for like replacements that are allowed without permitting.
   b) Reference the Building Division Policy regarding Work Exempt from Permitting. (Copy attached)

4) Section 113 – Board of Appeals
   a) Provisions detailing the authority of the Board of Appeals to hear appeals from decisions of the Building Official or Fire Marshall regarding the application of building and fire codes.
   b) Requires Board of Appeals to adopt rules of procedures for conducting business.
   c) Will replace the provisions of Ordinance 936.14 which is to be repealed.

Residential Code for One and Two-Family Dwellings (IRC)

1) Appendix E – Additions to Park and Manufactured Housing (Section AE504.1)
   a) Regulation has been reworked to allow pre-engineered awnings, shade structures, carports, and similar structures to be attached to Park Homes and Manufactured Homes in accordance with manufactures installation and engineering requirements. This modification removes the requirement for specific engineering analysis of the ability of the Park Home and Manufactured Home to be able to withstand the wind loads associated with said attachments.

Building Code (IBC)

1) Chapter 2 – Added definitions for:
   a) “Condominium” – as this was needed to clarify that Party Walls as set forth in 706.1.1 are not required between condominium units and that condominium developments are technically allowed to use the building area and height provisions of section 503.1.2.
   b) “Residential Care/Assisted Living Home” – this definition is the same as contained in the 2003 amendment to the IBC and was necessary to complement the other 2003 IBC amendments that are being carried forward.

2) Chapter 9 – Fire Protection Systems
   a) Section 903.2.8 was modified to carry forward the following fire sprinkler exemptions contained within the 2003 IBC and IFC:
      i. 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.
      ii. 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.
      iii. 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.
iv. R-3 occupancies with less than 5000 square feet of floor area.

Fire Code (IFC)

1) Chapter 9 – Fire Protection Systems
   a) Section 903.2.8 was modified to carry forward the fire sprinkler exemptions contained within the 2003 IBC and IFC as noted above. The provisions of 903.2.8 of the IFC and of the IBC match exactly.

National Electric Code (NEC)
No amendments

Plumbing Code (IPC)
No significant amendments.

Mechanical Code (IMC)
No significant amendments.

Fuel Gas Code (IFGC)
No significant amendments

Energy Code (IEC)
1) This is a new Code for Casa Grande as it was not adopted previously.
2) No significant amendments

Existing Building Code (IEBC)
1) This is a new Code for Casa Grande as it was not adopted previously.
2) No significant amendments

City of Casa Grande Property Maintenance Code
1) This is a new Code for Casa Grande as it was not adopted previously.

FISCAL IMPACT:

None identified

ALTERNATIVES:

Do not adopt the 2012 Codes and continue to use the 2003 adopted codes. Refer the 2012 Codes back to staff and/or the Board of Appeals for revision.