

Cochise County Building Safety Code Including Appendices and Amendments

Effective: June 1, 2015

Specific Code Adopted Including Appendices and Amendments

International Building Code, 2012 edition:

Appendices

- B: Board of Appeals
- E: Supplementary Accessibility Requirements
- G: Flood Resistant Construction
- I: Patio Covers
- K: Administrative provisions

Amendments to the International Building Code

1. **At Section 101.1 Title**, change to read: "These regulations shall be known as the Building Code of the County of Cochise, hereinafter referred to as 'this code'."
2. **At Section 101.4.4**, delete the entire section.
3. **At Section 102.6**, add "the International Existing Building Code" and delete "International Property Maintenance Code."
4. **At Section 103.1**, change to read: "There exists a Building Safety Department under the Cochise County Planning Division of the Community Development Department and the official in charge thereof shall be known as the Building Official."
5. **At Section 103.3**, Remove the last sentence "For maintenance of existing buildings see property Maintenance Code."
6. **At Section 109.3 Building permit valuations**, Change to read: The valuation of work for Complete Structures and Additions shall be determined from the County adopted *ICC Bi-Yearly Construction Costs Schedule* or the adopted *Residential One and Two Family Homes Valuation Rates*. If a project is covered under an adopted Flat Fee rate the value of the work is still required for reporting purposes. For Remodeling, Tenant Fit-Ups and Phased Project work the applicant for a permit shall provide an estimated permit value at the time of application. Permit valuations shall include total value of work, including materials and labor, for which the permit is being issued, such as electrical, gas, mechanical, plumbing equipment, and permanent systems. If, in the opinion of the Building Official, the valuation is underestimated on the application, the permit shall be denied, unless the applicant can show detailed estimates to meet the approval of the Building Official. Final building permit valuation shall be set by the Building Official.
7. **At Section**, 110.3.7, Delete the entire section and renumber the remaining sections "110.3.7 – 110.3.9."
8. **At Section 310.5.1**, Change to read: "Care facilities for 6 or fewer persons receiving care that are within a single-family dwelling are permitted to comply with the International

Residential Code.

9. **At Section 406.3.3**, Change the first paragraph to read: "Carports of combustible construction and garages shall comply with the provisions of this section for separation and opening protection. Carport and garage floor surfaces shall be of approved noncombustible material."
10. **At Section 406.3(4)**, change all references of 1/2-inch gypsum board to 5/8- inch gypsum board. At the end of this section, insert: "Doors providing opening protection shall be maintained tight-fitting, self-closing, and self-latching. Windows are not permitted in the separation wall. All walls supporting the fire-resistance rated ceiling shall be protected with 5/8-inch gypsum board."
11. **At Section 406.3.4** insert subsection 406.3.4(4): "Attic access opening. The attic access opening protection supports shall be of noncombustible material. Where a pull-down ladder is installed, it shall be a fire-rated ladder assembly and should match the fire rating and construction of the ceiling assembly."
12. **At Section 718.1**, change first sentence to read: "In construction designated as combustible construction by the design professional, fire blocking and draft stopping shall be installed in concealed locations in accordance with this section." (Continue the remainder of this paragraph).
13. **At Section 903.2.4**, change to read: "Where a Group F-1 fire area is located more than two stories above grade; or..."
14. **At Section 903.2.7(2)**, change to read: "Where a Group M fire area is located more than two stories above grade; or..."
15. **Section 903.2.8** Add "...3,600-square foot and over." at end of sentence.
16. **At Section 903.2.9(2)**, change to read: "A Group S-1 fire area is located more than two stories above grade; or..."
17. **At Section 903.2.11.3**, change to read: "Buildings more than two stories in height. An automatic sprinkler system shall be installed throughout every story of all buildings more than two stories or with a floor level having an occupant load of 30 or more." (The exceptions remain unchanged).
18. **At Section 1011.1**, Revise by adding the following sentence to the end of the first paragraph: "Floor level exit signs, when exit signs are required, additional approved low-level exit signs which are internally or externally or self-illuminated shall be provided in all interior corridors serving guest rooms of hotels in Group R-1 occupancies."
19. **At Section 1807.1**, Change the first sentence to read as follows: "The minimum depth of footings below the undisturbed ground surface shall be 12-inches for 1000 p/sf allowable foundation pressure and minimum 18-inches for values of Table 1806.2."
20. **At Section 1809.1**, Change the first sentence to read as follows: "The minimum depth of footings below the undisturbed ground surface shall be 12-inches for 1000 p/sf allowable foundation pressure and minimum 18-inches for values of Table 1806.2."
21. **At Section 2902.3**, insert subsection **2902.3(1)** to read: "In existing buildings, one public/employee restroom is permitted where the occupant load does not exceed 50."
22. **At Section 3109**, delete the entire section and insert, in lieu thereof, "the International Residential Code, 2012 edition, Appendix G, as amended shall apply."

International Residential Code, 2012 edition:

Appendices:

- A: Sizing and Capacities of Gas Piping
- B: Sizing of Venting Systems Serving Appliances Equipped with Draft Hoods, Category I Appliances and Appliances Listed for Use and Type B Vents.
- C: Exit Terminals of Mechanical Draft and Direct-Vent Venting Systems
- D: Recommended Procedure for Safety Inspection of an Existing Appliance Installation
- G: Swimming Pools, Spas and Hot Tubs
- H: Patio Covers
- J: Existing Building and Structures
- K: Sound Transmissions

Amendments to the International Residential Code

1. **At Section R101.1 Title**, change to read: "These provisions shall be known as the Residential Code for One and Two-Family Dwellings of the County of Cochise, and shall be cited as such and will be referred to herein as 'this code'."
2. **At Section R103.1**, change to read: "There exists a Building Safety Department under the Cochise County Planning Division of the Community Development Department and the official in charge thereof shall be known as the Building Official."
3. **Add New Section R105.2.2.1, Ordinary Repairs:** Ordinary repairs which involve only the replacement of component parts of existing work with similar parts or materials and don't exceed \$1000.00 in valuation (materials and labor at market value), and do not change any structural, electrical, mechanical, plumbing or fire safety condition.
 - a. A "component part" is a portion of an assembly and not a complete rework or replacement of the total assembly (e.g., an existing door or water heater replaced with a new unit and a repair or replacement of individual roof shingles but not an entire re-roof). Ordinary repairs need to abide by the limitations contained in '*Section R105.2.2 Repairs*' of this code.
4. **At Section R-108.3**, Change to read: The valuation of work for Complete Structures and Additions shall be determined from the County adopted *ICC Bi-Yearly Construction Costs Schedule* or the adopted *Residential One and Two Family Homes Valuation Rates*. If a project is covered under an adopted Flat Fee rate the value of the work is still required for reporting purposes.
 - a. For Remodeling, Tenant Fit-Ups and Phased Project work the applicant for a permit shall provide an estimated permit value at the time of application. Permit valuations shall include total value of work, including materials and labor, for which the permit is being issued, such as electrical, gas, mechanical, plumbing equipment, and permanent systems. If, in the opinion of the Building Official, the valuation is underestimated on the application, the permit shall be denied, unless the applicant can show detailed estimates to meet the approval of the Building Official. Final building permit valuation shall be set by the Building Official.

5. **At Table R301.2(1)**, insert the following data:

- i. **Ground snow load**
- ii. Under 5500 ft. 0 p/sf.
- iii. Above 5500 ft. 20-p/sf.
- iv. Wind Speed 90-mph (3 - second gust)
- v. Seismic Design Category C
- vi. Exposure C
- vii. Live Load 20-pounds
- viii. Rainfall 3-inches per hour
- ix. Weathering Negligible
- x. Above 6000 ft. Moderate
- xi. Frost Line Depth
- xii. Under 5500 ft. 0-inch
- xiii. Above 5500 ft. 12-inch
- xiv. Termite Very Heavy
- xv. Decay None to Slight
- xvi. Winter Design Temperature 18 – 20 Degrees
- xvii. Flood Hazards 12/4/84, 5/19/87, 4/17/89, 2/13/00, 2/14/00, 2/15/00, and new panels as adopted by FEMA

6. **At Table R302.6**, change the references of "1 / 2-inch gypsum board" to "5 / 8-inch Type X gypsum board."

7. **At Section R309.2**, insert subsection R309.2.1 "Attic access opening. The attic access opening protection supports shall be of noncombustible material. Where a pull-down ladder is installed, it shall be a fire-rated ladder assembly."

8. **At Section R314**, insert the following after the second sentence: "Smoke alarms shall not be installed on a dedicated circuit and shall originate from a general-purpose branch circuit. Master bedroom circuit preferred." (bedroom is one word)

9. **At Section R403.1.3**, insert "C" after "Seismic Design Categories." (4 locations)

10. **At Section R404.1.4**, Insert "C" after "Seismic Design Categories." (4 locations)

11. **At Section R606.10**, change to read: "Masonry walls shall be reinforced and anchored."

12. **At Section 606.11**, Remove references to Figure 606.11(2), instead reference Figure 606.11(3).

13. **At Section R606.12.2.3.3**, delete "...10" and insert "...4."

14. **At Section R1003.3**, insert "C" after "Seismic Design Categories."

15. **At Section R1003.4**, insert "C" after "Seismic Design Categories."

16. **At Chapter 11**- Delete this Chapter. Insert "Revert to the provisions of the 2003 IECC. Where any referenced code section conflicts with this amendment, the Building Official shall have authority to make determinations, at such time, for code compliance."

17. **At Section P2603.5.1**, revise the paragraph to read: "Sewer depth regardless of freezing conditions, all building sewers that connect to private or public systems shall be a minimum of 12-inches below grade."

18. **At Section E3601.6.2**, amend by adding the following at the end of the first paragraph: "Service disconnecting means and risers shall be surface mounted."

19. **At Section E3601.6.2**, amend by changing the first sentence to read: "The service disconnecting means shall be permanently installed on the outside of the structure."
20. **At Section E3602.1** amend the second sentence to read: "For one-family dwellings, the rating of the ungrounded conductor shall be not less than 200- amperes. Exception: Existing structures."
21. **At Section E3901.2.2 subparagraph 1**, delete the word "fireplaces."
22. **At Section E3901.10**, insert after the first sentence: "Hallways and foyers 5-feet or greater in width shall have receptacle spacing as required by Section E3901.2."
23. **Add a new Section, Section E4003.14, to read:** "Section Transformers. Doorbell transformers shall not be permitted in a closet, pantry or storage room. If a receptacle is installed for an alarm system transformer, it shall be located above the door."
24. **At Appendix G: AG105.2.1**, change to remove "...48..." and insert : "...60..."

International Mechanical Code, 2012 edition:

Appendices:

- A: Combustion Air Openings and Chimney Connector Pass-Through

Amendments to the International Mechanical Code

1. **At Section 101.1 Title**, change to read: "These regulations shall be known as the Mechanical Code of the County of Cochise, hereinafter referred to as "this code."
2. **At Section 103.1**, change to read: "There exists a Building Safety Department under the Cochise County Planning Division of the Community Development Department and the official in charge thereof shall be known as the Building Official."
3. **At Section 106.5.2**, delete the entire section and insert in lieu thereof the International Building Code, 2012 edition, Section 109.3, as amended.
4. **At Section 106.5.3**, delete the entire section and insert in lieu thereof the International Building Code 2012 edition, Section 109.6, as amended.

International Energy Conservation Code, 2012 edition:

Appendices:

- Sections and Construction Details

Amendments to the International Energy Conservation Code

1. **At Section 101.1 Title**, change to read: "These regulations shall be known as the Energy Conservation Code of the County of Cochise, and shall be cited as such. It is referred to herein as 'this code'."

International Existing Building Code, 2012 edition:

Appendices:

- A: Seismic Strengthening Provisions for Un-reinforced Masonry Bearing Wall Buildings.
- B: Supplementary Accessibility Requirements for Existing Buildings and Facilities.

Amendments to the International Existing Building Code

1. **At Section 101.1 Title**, change to read: "These regulations shall be known as the Existing Building Code of the County of Cochise, hereinafter referred to as 'this code'."
2. **At Section 101.4.2**, delete reference to International Property Maintenance Code.
3. **At Section 103.1**, change to read: "There exists a Building Safety Department under the Cochise County Planning Division of the Community Development Department and the official in charge thereof shall be known as the Building Official."
4. **At Section 301.2**, delete reference to International Property Maintenance Code and **International Private Sewage Disposal Code**.
5. **At Section 1301.2**, delete reference to International Property Maintenance Code.
6. **At Section 1401.3.2**, delete reference to International Property Maintenance Code.

International Fire Code, 2012 edition:

Appendices:

- B: Fire-Flow requirements for Buildings
- D: Fire Apparatus Access Roads
- E: Hazard Categories
- F: Hazard Ranking
- G: Cryogenic Fluids – Weight and Volume Equivalents

Amendments to the International Fire Code

1. **At Section 101.1 Title**, change to read: "These regulations shall be known as the Fire Code of the County of Cochise, hereinafter referred to as 'this code'."
2. **At Section 103.1**, change to read: "There exists a Building Safety Department under the Cochise County Planning Division of the Community Development Department and the official in charge thereof shall be known as the Building Official." Any code reference to 'Fire Code Official' shall be replaced by 'Building Official.'
3. **At Section 503.1**, add new section to read: "Approved fire apparatus access roads (lanes) shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150-feet of all portions of the facility. Buildings exceeding 30-feet in height and set back more than 50-feet from a common access way shall also require an approved fire access road. The marking of fire access roads on private property, devoted to public use, shall be approved by the Building Official and police department. Exception: Where buildings are protected throughout with an approved automatic sprinkler system, the provisions of this section shall be permitted to be modified by the Building Official."

4. **At Section 503.3**, change to read: "Fire lanes shall be marked with free standing signs or marked curbs, sidewalks, or other traffic surfaces that have the words 'Fire Lane – No Parking' painted in contrasting colors at a size and spacing approved by the Building Official."

International Fuel Gas Code, 2012 edition:

Appendices:

- A: Sizing and Capacities of Gas Piping
- B: Sizing of Venting Systems Serving Appliances Equipped with Draft Hoods, Category I Appliances, and Appliances Listed for Use with Type B Vents
- C: Exit Terminals of Mechanical Draft and Direct-Vent Venting Systems
- D: Recommended Procedure for Safety Inspection of an Existing Appliance Installation

Amendments to the International Fuel Gas Code

1. **At Section 101.1 Title**, change to read: "These regulations shall be known as the Fuel Gas Code of the County of Cochise, hereinafter referred to as 'this code'."
2. **At Section 103.1**, change to read: "There exists a Building Safety Department under the Cochise County Planning Division of the Community Development Department and the official in charge thereof shall be known as the Building Official."
3. **At Section 106.6.2**, delete the entire section and insert in lieu thereof: "the International Building Code, 2012 edition, Section 109.3, as amended."
4. **At Section 106.6.3**, delete the entire section and insert in lieu thereof "the International Building Code, 2012 edition, Section 109.6, as amended."
5. **At Section 303.7**, insert Subsection 303.7.1 to read: "Liquefied petroleum gas piping shall not serve any gas appliance located in a pit or basement where heavier-than-air gas might collect to form a flammable mixture."

National Fire Protection Association (NFPA) 70 - National Electrical Code, 2011 edition:

Amendments to the National Electrical Code 2011 Edition

1. **At Article 210.8(A) (5)**, Amend the first paragraph to read: "All 125-volt, single phase, 15- and 20-ampere receptacles installed in ground level rooms and unfinished basements shall have ground-fault circuit-interrupter protection for personnel. For purposes of this section, ground level rooms and unfinished basements are defined as areas not intended as habitable rooms and limited to storage areas, work areas, and the like." (The exceptions shall remain unchanged.)
2. **At Article 210-8(B) (3)** – amend to read: "Rooftops. The receptacle(s) shall have the reset located on the roof."
3. **At Article 210.52 (H)**, amend by adding the following at the end of the first sentence: "Hallways and foyers 5-feet or greater in width shall have receptacle spacing as required by Article 210-52 (A)."
4. **At Article 210**, amend by adding: "Article 210.64 Commercial Buildings. At least one 125-

volt, single phase, 15- or 20- ampere-rated receptacle outlet shall be provided at the locations specified below.”

- a. Outdoors, near the front and rear entrances, accessible at grade level. Article 210-8 (B) shall apply.
 - b. In all restrooms, adjacent to and within 3-feet of the outside edge of one basin. Article 210.8 (B) shall apply.
5. **At Article 210.70**, amend by adding “Article 210.71 Smoke Alarms. Where required, smoke alarms shall not be installed on a dedicated circuit and shall originate from a general-purpose branch circuit. Master bedroom circuit is preferred.”
 6. **At Article 215.2(A) (1)**, amend by adding the following before the first sentence: "Ungrounded feeder conductors shall have an ampacity of the highest rating of the equipment."
 7. **At Article 230.70(A) (1)**, amend the first paragraph to read: “The service disconnecting means shall be installed at a readily accessible location outside the building or structure. Exception: The service disconnecting means may be installed inside the building when a remote means of disconnecting the service is provided from outside of the building.”
 8. **At Article 230.70(A)(1)**, amend by adding a second paragraph to read: "For one family dwelling, except mobile and manufactured homes, the service disconnecting means shall be permanently installed on the outside of the structure."
 9. **At Article 230.79(C)**, amend to read: "For a one-family dwelling, the service disconnecting means shall have a rating of not less than 200-amperes, 3-wire. Exception: Existing structures."
 10. **At Article 230.90 (A)**, amend by adding the following before the first sentence: "The ungrounded conductor shall have an ampacity of the highest rating(s) you did not include the plural in #6 above of the service equipment."
 11. **At Article 250.50**, amend by adding a second paragraph to read: “All accessory structures with a poured foundation require the installation of a concrete-encased electrode as required by Article 250.52 (A) (3).”
 12. **At Article 300.1**, amend by adding: "Article 300.1(D). Special Requirements. The following requirements shall apply to all work except R-1, R-2, R-3, and R-4 occupancies (as defined in the International Building Code) and U and S occupancies accessory to R-1, R-2, and R-3, R-4 (including feeders and home runs serving these excepted occupancies).
 - a. All wiring shall be installed in Rigid, IMC, EMT, PVC (below top of slab), MC, AC, or steel flexible metal conduit, as permitted by this code.
 - b. Existing energized wiring may remain if it was lawfully installed to code.
 - c. Changes to an existing circuit require any wiring method listed in (1) above with installation back to panel.
 - d. Conductors shall not be smaller than No.12 copper or equivalent. Control circuits shall be per load requirements.
 - e. Unused conduit, conductors, and cables located above accessible ceilings and in accessible walls shall be removed.
 13. **At Article 300.21**, amend by adding paragraphs 2 and 3 to read: "Penetrations of one-hour fire-resistive rated walls shall require approved metallic raceway with 12-inch extensions on both sides of the wall. The penetrations of the wall and conduit ends shall be fires fed.” And "Penetrations of two-hour, or greater, fire-resistance rated walls shall require approved metallic raceway with 5-foot extensions on both sides of the wall. The penetrations of the

wall and the conduit ends shall be fire fed."

14. **At Article 334.12 (A)**, amend by adding item (11) to read: "(11) in other structures as specified in Article 300.1(D)."
15. **At Article 406**, amend by adding: "Article 406.3 (A) (1) Installation. When installed in a vertical position, grounding-type receptacles shall be installed with the grounding contacts down. When installed in the horizontal position, grounding-type receptacles shall be installed with the grounding contacts on the right."
16. **At Article 408**, amend by adding: "Article 408.31 Sub-panels and Low-voltage Boxes. Sub-panels and low-voltage boxes shall not be located in any firewall, fire barrier, fire partition, or in the garage side of the common wall separating the dwelling from a garage or carport. Sub-panels and low-voltage boxes may be surface mounted on any of the above mentioned walls."
17. **At Article 410.16**, amend the title to read: "Luminaries (Fixtures) in Clothes Closets, Pantries, and Storage Rooms. (All references in this article and section to closet or clothes closet shall apply to clothes closets, pantries, and storage rooms.)"
18. **At Article 410.30(B) (3)**, amend the first paragraph to read: "A metal pole shall be provided with a grounding terminal. All metal poles supporting lighting fixtures shall have a 20-foot coil of #4 copper installed at the base of the footing and extended to a separate termination point on the pole."
19. **At Article 450.13 (C)**, amend by adding paragraph (C) to read: "Doorbell transformers shall not be permitted in a closet, pantry or storage room. If a receptacle is installed for an alarm system transformer, it shall be located above the door."
20. **At Article 720.11**, amend to read: "Circuits operating at less than 50-volts shall be installed in a neat and workmanlike manner. Cables shall be supported by the building structure, independently of suspended ceiling wires every 6-feet. Cables shall be installed parallel or perpendicular to the building framing."

International Plumbing Code, 2012 edition:

Appendices:

- B: Rates of Rainfall for Various Cities
- C: Gray Water Recycling Systems
- E: Sizing of Water Piping System

Amendments to the International Plumbing Code 2012 Edition

The following provisions of the International Plumbing Code, 2012 edition, as published by the International Code Council, Inc., are hereby amended as follows:

1. **At Section 101.1**, change to read: These regulations shall be known as the Plumbing Code of the County of Cochise, hereinafter referred to as "this code."
2. **At Section 101.2**, number the existing exception as Exception 1; insert Exception 2 to read: "Plumbing systems in existing buildings undergoing repair, alteration, or additions, and change of occupancy shall be permitted to comply with the International Existing Building Code."

3. **At Section 103.1**, change to read: "There exists a Building Safety Department under the Cochise County Planning Division of the Community Development Department and the official in charge thereof shall be known as the Building Official."
4. **At Section 106.6.2**, delete the entire section and insert in lieu thereof the International Building Code 2012 edition, Section 109.3, as amended.
5. **At Section 106.6.3**, delete the entire section and insert in lieu thereof the International Building Code, 2012 edition, Section 109.6, as amended.
6. **At Section 903.1**, insert in the [number], "6-inches."
7. **At Section 1003.1**, insert at the end of this section: "A grease interceptor is required if a food establishment that produces grease in their wastewater is served by a septic system."
8. **At Section 1003.3.4.1** insert at the end of this section: Grease interceptors may be designed for size in accordance with the Arizona Administrative Code.
9. **At Section 1003.4.2.1** insert at the end of this section: Oil interceptors may be designed for size in accordance with the Arizona Administrative Code.
10. Specifically adopt Appendices B [3 per hour], C, and E.

