



City of Williams

Building Department

BUILDING AND DESIGN CRITERIA, SUBMITAL REQUIREMENTS

DESIGN CODES

2006 International Building Code
2006 International Residential Code
2006 International Fire Code
2006 International Mechanical Code
2006 International Plumbing Code
2006 International Fuel Gas Code
2006 International Existing Building Code
2006 International Property Maintenance Code
2006 International Code Council Electrical Code- Administrative Provisions
2005 National Electric Code
Americans with Disabilities Act Accessibilities Guidelines

DESIGN CRITERIA

Roof Snow Load: 40psf Frost Line: 30" below finish grade
Wind Speed (3 second gust): 90mph Exposures: B, C contact Building Dept. confirm
Seismic Design Category: C
Flood Insurance Rate Map: Community Panel # 040027-0001B-4B

COVER SHEET REQUIREMENTS

(All Commercial Plans shall have a cover sheet listing the following:)

*Residential Requirements

*Design Codes	Type of Construction	Occupancy
*Floor Area	*Design Criteria	Occupancy Load
*Site Address	Required Special Inspections	Number of Employees
*Legal Description (APN)	*Additional Required Submittals	Design Professionals

ORDINANCE 912

AN ORDINANCE OF THE CITY OF WILLIAMS REPEALING TITLE 7, CHAPTER 1 OF THE WILLIAMS CITY CODE AND ADOPTING THE 2006 EDITIONS OF THE INTERNATIONAL BUILDING CODE, THE INTERNATIONAL RESIDENTIAL CODE, THE INTERNATIONAL MECHANICAL CODE, THE INTERNATIONAL PLUMBING CODE, THE INTERNATIONAL FIRE CODE, THE INTERNATIONAL FUEL GAS CODE, THE INTERNATIONAL PROPERTY MAINTENANCE CODE, THE INTERNATIONAL EXISTING BUILDING CODE, AND THE 2005 EDITION OF THE NATIONAL ELECTRIC CODE; TO INCLUDE CERTAIN APPENDICES, REFERENCE MANUALS AND PUBLICATIONS AND PROVIDING FOR AMENDMENTS, ADDITIONS AND DELETIONS THERETO.

WHEREAS, The City's existing building code, and other related codes are in need of revision in order to clarify and effectively regulate construction within the city limits of the City of Williams;

NOW THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF WILLIAMS, ARIZONA as follows:

SECTION 1: The International Building Code; International Residential Code; International Mechanical Code; International Plumbing Code; International Fire code; International Fuel Gas Code; International Property Maintenance Code; International Existing Building Code; and National Electric Code are adopted and amended on Exhibit A, and the Table of Contents of Title 7, Chapter 1 is amended to read as follows:

TITLE 7 BUILDING AND FIRE REGULATIONS CHAPTER 7-1 – INTERNATIONAL CODES

- Article 1.01 – Adoption of International Building Code, 2006 Edition
- Article 1.02 – Amendments to the International Building Code, 2006 Edition
- Article 1.11 – Adoption of the International Residential Code, 2006 Edition
- Article 1.12 – Amendments to the International Residential Code, 2006 Edition
- Article 1.21 – Adoption of the International Mechanical Code, 2006 Edition
- Article 1.22 – Amendments to the International Mechanical Code, 2006 Edition
- Article 1.31 – Adoption of the International Plumbing Code, 2006 Edition
- Article 1.32 – Amendments to the International Plumbing Code, 2006 Edition
- Article 1.41 – Adoption of the International Fire Code, 2006 Edition
- Article 1.42 – Amendment to the International Fire Code, 2006 Edition
- Article 1.51 – Adoption of the International Fuel Gas Code, 2006 Edition
- Article 1.52 – Amendments to the International Fuel Gas Code, 2006 Edition
- Article 1.61 – Adoption of the International Property Maintenance Code, 2006 Edition
- Article 1.62 – Amendments to the International Property Maintenance Code, 2006 Edition
- Article 1.71 – Adoption of the International Existing Building Code, 2006 Edition
- Article 1.72 – Amendments to the International Existing Building Code, 2006 Edition
- Article 1.81 – Adoption of the National Electric Code, 2005 Edition
- Article 1.82 – Amendments to the National Electric Code, 2005 Edition

SECTION 2: Repeal of prior inconsistent ordinances. City ordinance #706, #724, #755, #778, and #866 are hereby repealed in their entirety.

EXHIBIT A
TITLE 7
BUILDING AND FIRE REGULATIONS
CHAPTER 7-1 INTERNATIONAL CODES

Article 7-1.01 – Adoption of the International Building Code (IBC), 2006 Edition

There is hereby adopted by reference, that certain document known as the International building Code, 2006 Edition, including *Appendix J*, as published by the International Code Council, which shall be and is known as the Building Code for the City of Williams, in the State of Arizona; for the control of building and structures as herein provided; providing for the issuance of permits and collection of fees therefore; and each and all of the regulations, provisions, penalties, conditions and terms of said Building code are hereby referred to, adopted and made a part hereof, as if fully set out in this ordinance, with the additions, insertions, deletions and changes, if any, prescribed in this Ordinance. Nothing in this ordinance or in the Building Code hereby adopted shall be construed to affect any suit, or proceeding impending in any court or any rights acquired as cited in this ordinance nor shall any just or legal right or remedy of any character be lost, impaired or affected by this Ordinance.

Article 7-1.01 (a) – The following sections of the IBC are hereby revised:

Section 101.1 Insert: **City of Williams**

Section 108.2 Fee Schedule as established by the authority having jurisdiction within the City of Williams

Section 3410.2 **Adopted** November 12, 2009; **Effective** January 1, 2010.

At least three (3) copies of the aforesaid code and amendments shall be filed in the office of the City Clerk to be made available for public use and inspection.

Article 7-1.02 – Amendments to the International Building Code, 2006 Edition

Section 112 Board of Appeals. – Amended by adding “Board of Adjustments” of the Williams City Code Chapter 12-9. This term is to be substituted for “Board of Appeals” throughout this code.

Section 113 Violations. – Amended by addition of these two (2) paragraphs, the additions to read:

- (a) Any person, firm or corporation violating any of the provisions of this Code, or the herein referenced codes, or who fails to comply herewith, or who violates or fails to comply with any order made thereunder, or who builds in violation of any detailed statement of specifications or plans submitted and approved thereunder, or any certificate or permit issued thereunder, and from which no appeal has been taken, or who fails to comply with such an order as affirmed or modified by the Building Official, Fire Chief or Fire Marshall, or by a court of competent jurisdiction, within the time fixed herein, shall severally for each and every violation and noncompliance, respectively, be deemed guilty of a separate offense for each and every day or portion thereof, during which any violation of any of the provision of the Code is committed, continued or permitted, and upon conviction of any such violation such person shall be punished by a fine of not more than Five Hundred (\$500.00) Dollars or by imprisonment for not more than thirty (30) days, or by both such fine and imprisonment. The imposition of one penalty for any violation shall not excuse the violation or permit it to continue; and all such persons shall be required to correct or remedy such violations or defects within a reasonable time.

- (b) Validity. If any title, chapter, article, section, subsection, sentence, clause, phrase, or portion of the Code is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

Section 105.2 Work exempt from permit.

- * Exemption #1 Amended by changing floor area not to exceed 144 sq. ft.
- * Exemption #2 Amended to delete Exemption #2 fences not over six (6) feet high.

Section 108.6 Refunds. – Amended by adding – The building official may authorize refunding of a fee paid hereunder which was erroneously paid if collected.

- The building official may authorize refunding of not more than 80 percent of the permit fee paid when no work has been done under a permit issued in accordance with this code.
- The building official may authorize refunding of not more than 80 percent 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 examination time has been expended.
- The building official shall not authorize the refunding of any fee paid except upon written application filed by the original permittee not later than 180 days after the date of fee payment.

Section 111.1 Connection of service utilities. – Amended by the addition of a second paragraph to read: Building service equipment that has been disconnected from a source of energy, fuel, power or water supply for a period of 1 year shall require a permit as described above prior to reconnection.

Section 1612.3 Establishment of flood hazard areas. – Amended by deletion of this paragraph and addition of State of Arizona Floodplain Management for the City of Williams. Ord. #858

Section 3109 Swimming Pool Enclosures and Safety Devices. – Amended by the deletion of this section and addition of the mandated State Pool Barrier Requirements.

Chapter 11, 13, and 34 – Amended by deletion in their entirety.

Article 7-1.11 – Adoption of the International Residential Code, 2006 Edition

There is hereby adopted by reference, that certain document known as the International Residential Code, 2006 Edition, including *Appendices A, B, C, D, M, N, O*, as published by the International Code Council, regulating and controlling the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, use or maintenance of one- and two-family dwellings and town houses in the City of Williams; providing for the issuance of permits and collection of fees therefore and each and all of the regulations, provisions, conditions, and terms of such International Residential Code, 2006 Editions, published by the International Code Council are hereby referred to, adopted and made a part hereof as if fully set out in this Ordinance, excepting such portions as are hereafter deleted, modified or amended.

At least three (3) copies of the aforesaid code and amendments shall be filed in the office of the City Clerk to be made available for public use and inspection.

Article 7-1.12 – Amendments to the International Residential Code, 2006 Edition

Section R105.2 Work exempt from permit.

- * Exemption #1 Amended by changing floor area not to exceed 144 sq. ft.
- * Exemption #2 Amended to delete Exemption #2 fences not over six (6) feet high.

Section R108.2 – Amended to say Fee Schedule as established by the authority having jurisdiction within the City of Williams.

Section R108.5 Refunds. – Amended by adding – The building official may authorize refunding of a fee paid hereunder which was erroneously paid if collected.

- The building official may authorize refunding of not more than 80 percent of the permit fee paid when no work has been done under a permit issued in accordance with this code.
- The building official may authorize refunding of not more than 80 percent 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 examination time has been expended.
- The building official shall not authorize the refunding of any fee paid except upon written application filed by the original permittee not later than 180 days after the date of fee payment.

Section R111.1 Connection of service utilities. – Amended by the addition of a second paragraph to read: Building service equipment that has been disconnected from a source of energy, fuel, power or water supply for a period of 1 year shall require a permit as described above prior to reconnection.

Section R112 Board of Appeals. – Amended by adding “Board of Adjustments” of the Williams City Code Chapter 12-9. This term is to be substituted for “Board of Appeals” throughout this code.

Section R113 Violations. – Amended by addition of these two (2) paragraphs, the additions to read:

- (a) Any person, firm or corporation violating any of the provisions of this Code, or the herein referenced codes, or fail to comply herewith, or who violates or fails to comply with any order made thereunder, or who builds in violation of any detailed statement of specifications or plans submitted and approved thereunder, or any certificate or permit issued thereunder, and from which no appeal has been taken, or who fails to comply with such an order as affirmed or modified by the Building Official, Fire Chief or Fire Marshall, or by a court of competent jurisdiction, within the time fixed herein, shall severally for each and every violation and noncompliance, respectively, be deemed guilty of a separate offense for each and everyday or portion thereof, during which any violation of any of the provision of the Code is committed, continued or permitted, and upon conviction of any such violation such person shall be punished by a fine of not more than Five Hundred (\$500.00) Dollars or by imprisonment for not more than thirty (30) days, or by both such fine and imprisonment. The imposition of one penalty for any violation shall not excuse the violation or permit it to continue; and all such persons shall be required to correct or remedy such violations or defects within a reasonable time.
- (b) Validity. If any title, chapter, article, section, subsection, sentence, clause, phrase, or portion of the Coded is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

Section R309.1 – Amended by addition, Door must be self closing, which allows the door to latch into its frame.

Section R309.2 – Amended by deletion of ½ inch in the first sentence of this paragraph and replace with 5/8 inch type X.

Section R311.2.2 – Amended by replacing printed dimension ½ inch, with 5/8” type X

Section R311.4.3 exceptions 2&3. – Amended by increase of the maximum height below the top of the threshold to not more than 8 inches from 7-3/4 inches.

Section R311.5.3.1 – Amended by increasing the maximum stair riser height to not more than 8 inches.

Section R311.5.3.2 – Amended by decreasing the minimum stair tread to not less than 9 inches.

Section R312.1 – Amended with the following sentence added “Guards shall be designed so that they are non-climbable”.

Section R322.1 – Amended by deletion of paragraph and insert Arizonans with Disabilities Act Standards.

Section R403.1.1 – Amended by deletion of sentence “spread footing shall be at least 6 inches in thickness” and addition to read “spread footing shall be at least 8 inches in thickness”

Section N1101 Energy Efficiency. - Amended by deletion of any Insulation R-value requirements for the City of Williams and insert following minimum requirements.

- Ceiling with attic R-30
- Exterior walls R-19 or R-13 with structural sheathing
- Under floor R-19
- Basement walls R-8
- Glazing U factor .35
- Supply & Return air ducts R-6

Section G2415.9. – Amended by replacing 12 inches with 18 inches below grade

Article 7-1.21 – Adoption of the International Mechanical Code, 2006 Edition

There is hereby adopted by reference, that certain document known as the International Mechanical Code, 2006 Edition, including *Appendix A*, as published by the International Code Council. Said document is hereby adopted as the Mechanical Code providing for the regulating, installation and maintenance of heating, ventilating, cooling and refrigeration systems, and each and all such regulations, provisions, conditions and terms of the International Mechanical Code, 2006 Edition and *Appendix A*, are hereby referred to, adopted and made a part hereof as though fully set forth herein, excepting such portions as are hereafter deleted, modified or amended.

At least three (3) copies of the aforesaid code and amendments shall be filed in the office of the City Clerk to be made available for public use and inspection.

Article 7-1.22 – Amendment to the International Mechanical Code, 2006 Edition

Section 109 – Amended by adding “Board of Adjustments” of the Williams City Code Chapter 12-9. This term is to be substituted for “Board of Appeals” throughout this code.

Section 306.5.1 Sloped Roofs – The wording of the first sentence of the first paragraph shall be revised as follows: “Where appliances are installed on a roof having a slope greater than 5 units vertical and 12 units horizontal and having an edge more than 30 inches above grade at such edge, a level platform shall be provided on each side of the appliance to which access is required by the manufacturer’s installation instructions for service, repair or maintenance.”

Article 7-1.31 – Adoption of the International Plumbing Code, 2006 Edition

There is hereby adopted by reference the International Plumbing Code, 2006 Edition, Including *Appendices C, E, F*, that certain document as published by the International Code Council. Said document is hereby adopted as the Plumbing Code for the City of Williams for regulating the installation, maintenance and repair of plumbing, drainage systems, water systems, gas systems, and each and all such regulations, provisions, penalties, conditions and terms of the International Plumbing Code, 2006 Edition and *Appendices C, E, F*, are hereby referred to, adopted and made a part hereof as though fully set forth herein, excepting such portions as are hereinafter deleted, modified or amended.

At least three (3) copies of the aforesaid code and amendments shall be filed in the office of the City Clerk to be made available for public use and inspection.

Article 7-1.32 – Amendments to the International Plumbing Code, 2006 Edition

Section 109 – Amended by adding “Board of Adjustments” of the Williams City Code Chapter 12-9. This term is to be substituted for “Board of Appeals” throughout this code.

Section 305.1 – Amended by adding a paragraph to read: Copper piping bedded in cinder fill shall be protected with a minimum 4 mil plastic sleeve color coded; blue-cold, red-hot.

Section 305.6.1 – Amended by inserting 12 inches in place of [NUMBER]

Section 504.6.5 #5 – Amended by deletion of second sentence and “When discharging to the outdoors, termination shall be not less than 6 and not more than 24 inches above grade.

Section 904.1 – Amended by inserting 16” in place of [NUMBER]

Article 7-1.41 – Adoption of the International Fire Code, 2006 Edition

There is hereby adopted by reference that certain document known as the International Fire Code, 2006 Edition, including *Appendices B, C, D, E, F, G*, that certain document as published by the International Code Council. Said document is hereby adopted as the Fire Code for the City of Williams and such other areas as may be included by direction and agreement of the City Council providing for the regulations governing conditions hazardous to life and property from fire or explosion and each and all such regulations, provisions, penalties, conditions and terms of the International Fire Code, 2006 Edition and *Appendices B, C, D, E, F, G*, are hereby referred to, adopted and made a part hereof as though fully set forth herein, excepting such portions as are hereinafter deleted, modified or amended.

At least three (3) copies of the aforesaid code and amendments shall be filed in the office of the City Clerk to be made available for public use and inspection.

Article 7-1.42 – Amendments to the International Fire Code, 2006 Edition

Section 108 – Amended by adding “Board of Adjustments” of the Williams City Code Chapter 12-9. This term is to be substituted for “Board of Appeals” throughout this code.

Section 903.2 & 907.2 – Amended to read “Where an approved system is required a Knox Security box shall be installed at a location determined by the Authority having Jurisdiction”

Section 3804.3 – Amended by adding an additional paragraph to read: in no case shall an L.P. gas container greater than 50 gallon water capacity be installed within 1000 feet of existing natural service. Exception: Installation of L.P. gas dispensing facilities according to N.F.P.A. Chapter 58 and approved by the Fire Chief.

Article 7-1.51 – Adoption of the International Fuel Gas Code, 2006 Edition

There is hereby adopted by reference the International Fuel Gas Code, 2006 Edition Including *Appendices A, B, C*, that certain document as published by the International Code Council. Said document is hereby adopted as the Fuel Gas Code for the City of Williams for regulating and governing fuel gas systems and gas-fired appliances and each and all such regulations, provisions, penalties, conditions and terms of the International Fuel Gas Code, 2006 Edition and *Appendices A, B, C*, are hereby referred to, adopted and made a part hereof as though fully set forth heron, excepting such portions as are hereinafter deleted, modified or amended.

At least three (3) copies of the aforesaid code and amendments shall be filed in the office of the City Clerk to be made available for public use and inspection.

Article 7-1.52 – Amendments to the International Gas Code, 2006 Edition

Section 109(IFGC) – Amended by adding “Board of Adjustments” of the Williams City Code Chapter 12-9. This term is to be substituted for “Board of Appeals” throughout this code.

Section 401.2 – Amended by adding paragraph which states, “In no case shall an L.P. gas container greater than 50 gallon water capacity be installed within 1000 feet of existing natural gas service. (reference IFC 3804.3 amended)

Article 7-1.61 – Adoption of the International Property Maintenance Code, 2006 Edition

There is hereby adopted by reference, that certain documents known as the International Property Maintenance Code 2006 Edition as published by the International Code Council. Said document is hereby adopted as the code for the maintenance of buildings, structures, and other hazards which are dangerous to human life or the public welfare and each and all such regulations, provisions, conditions and terms of the International Property Maintenance Code 2006 Edition are hereby referred to, adopted and made a part hereof as though fully set forth herein, excepting such portions as are hereinafter deleted, modified or amended.

At least three (3) copies of the aforesaid code and amendments shall be filed in the office of the City Clerk to be made available for public use and inspection.

Article 7-1.62 – Amendments to the International Property Maintenance Code, 2006 Edition

Section 111 – Amended by adding “Board of Adjustments” of the Williams City Code Chapter 12-9. This term is to be substituted for “Board of Appeals” throughout this code.

Article 7-1.71 – Adoption of the International Existing Building Code, 2006 Edition

There is hereby adopted by reference, that certain document known as the International Existing Building Code, 2006 Edition as published by the International Code Council. Said document is hereby adopted as the code for regulating and governing the repair, alteration, change of occupancy, addition and relocation of existing buildings, including historic buildings and each and all such regulations, provisions, conditions and terms of the International Existing Building

Code, 2006 Edition are hereby referred to, adopted and made a part hereof as though fully set forth herein, excepting such portions as are hereinafter deleted, modified or amended.

At least three (3) copies of the aforesaid code and amendments shall be filed in the office of the City Clerk to be made available for public use and inspection.

Article 7-1.72 – Amendments to the International Existing Building code, 2006 Edition

Section 112 – Amended by adding “Board of Adjustments” of the Williams City Code Chapter 12-9. This term is to be substituted for “Board of Appeals” throughout this code.

Article 7-1.81 – Adoption of the National Electric Code, 2005 Edition

There is hereby adopted by reference that certain document known as the National Electric Code, 2005 Edition as published by the National Fire Protection Ass., NFPA No. 701990 is hereby adopted as the Electric Code of the City of Williams

At least three (3) copies of the aforesaid code and amendments shall be filed in the office of the City Clerk to be made available for public use and inspection.

Article 7-1.82 – Amendments to the National Electric Code, 2005 Edition

Section 230-1 – Amended by adding a second paragraph to read: In addition to the article, the provisions of Arizona Public Service Company’s “Electrical Service Requirements” as adopted will govern electric service installations. In the event of conflict, the more restrictive requirement shall apply.

Section 230-22 – Amended by addition of a second paragraph to read: Service Conductors shall not be installed overhead to new or replacement building service equipment. EXCEPTIONS: #1- Replacement equipment that has been disconnected from electric service for a period less than 1 year. #2 if a condition physically or monetarily makes it unable to go underground, as determined by the Building Official.