

Maricopa County Local Additions & Addenda

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Maricopa County



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MARICOPA COUNTY LOCAL ADDITIONS AND ADDENDA

SECTION 1 – Purpose and Title

TAB A: PURPOSE

The purpose of this code document is to provide all local additions, amendments, and addenda to the adopted national building codes in one location.

TAB B: TITLE

This document shall be referred to and known as "Local Additions and Addenda".

TAB C: SEPARABILITY

If any section, subsection, sentence, clause, phrase, or portion of this Ordinance 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.

TAB D: AMENDMENT

This document may be ~~amended from time to time.~~ It may be amended by simple motion of the Board of Supervisors, provided all state required legal advertising for amending a Building Code has been satisfied. Staff may correct typographical errors and/or reformat this document without being considered an amendment.

TAB E: REVOCATION

This document shall abolish, replace, and/or supersede any previous amendments, changes or additions to the national codes previously approved by Maricopa County.

MARICOPA COUNTY LOCAL ADDITIONS AND ADDENDA

SECTION 2 – Adopted National Codes and Amendments

TAB F: International Building Code (IBC)

[A] 101.1 Title. These regulations shall be known as the Building Code of ~~[NAME OF JURISDICTION]~~ Maricopa County, and hereinafter referred to as “this code.”

[A] 101.4.3 Plumbing. The provisions of the *International Plumbing Code* shall apply to the installation, *alteration, repair* and replacement of plumbing systems, including equipment, appliances, fixtures, fittings and appurtenances, and where connected to a water or sewage system and all aspects of a medical gas system. The provisions of the ~~*International Private Sewage Disposal Plumbing Code*~~ *Plumbing Code* shall apply to private sewage disposal systems.

[A] 101.4.4 Property Maintenance ~~Reserved.~~ ~~The provisions of the *International Property Maintenance Code* shall apply to existing structures and premises; equipment and facilities; light, ventilation, space heating, sanitation, life and fire safety hazards; responsibilities of owners, operators and occupants; and occupancy of existing premises and structures~~

[A] 101.4.6 Energy. The provisions of the International Energy Conservation Code, as amended, shall apply to all matters governing the design and construction of buildings for energy efficiency. The application and use of this code is optional.

SECTION 103 DEPARTMENT OF BUILDING SAFETY PLANNING AND DEVELOPMENT DEPARTMENT

[A] 103.1 Creation of enforcement agency. ~~The Department of Building Safety is hereby created and the official in charge thereof shall be known as the building official.~~ The Code Enforcement Agency created under the building code shall be defined in Maricopa County as the Planning and Development Department. This Planning and Development Department is charged by the Board of Supervisors to implement the building code and other pertinent laws, ordinances and/or regulations through the County’s One Stop Shop Program.

[A] 103.2 Appointment. ~~The building official shall be appointed by the chief appointing authority of the jurisdiction.~~ The authority and responsibility for administration and enforcement of this code is hereby assigned to the Director of the Planning & Development Department. The Director may designate a person or persons to fulfill these duties.

MARICOPA COUNTY LOCAL ADDITIONS AND ADDENDA

SECTION 2 – Adopted National Codes and Amendments

SECTION 104 DUTIES AND POWER OF BUILDING OFFICIAL

[A] 104.10.1 Flood hazard areas. The *building official* shall not grant modifications to any provision required in *flood hazard areas* as established by Section 1612.3 nor the Floodplain Regulations for Maricopa County unless a determination has been made that: a variance has been issued as specified in the Floodplain Regulations for Maricopa County.

- ~~1. A showing of good and sufficient cause that the unique characteristics of the size, configuration or topography of the site render the elevation standards of Section 1612 inappropriate.~~
- ~~2. A determination that failure to grant the variance would result in exceptional hardship by rendering the lot undevelopable.~~
- ~~3. A determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, cause fraud on or victimization of the public, or conflict with existing laws or ordinances.~~
- ~~4. A determination that the variance is the minimum necessary to afford relief, considering the flood hazard.~~
- ~~5. Submission to the applicant of written notice specifying the difference between the *design flood elevation* and the elevation to which the building is to be built, stating that the cost of flood insurance will be commensurate with the increased risk resulting from the reduced floor elevation, and stating that construction below the *design flood elevation* increases risks to life and property.~~

SECTION 105 PERMITS

[A]105.1.1 Annual Facility Permit. ~~Instead of an individual *permit* for each *alteration* to an already *approved* electrical, gas, mechanical or plumbing installation, the *building official* is authorized to issue an annual *permit* upon application therefor to any person, firm or corporation regularly employing one or more qualified tradepersons in the building, structure or on the premises owned or operated by the applicant for the *permit*. The Annual Facilities Permit is an administrative system intended to simplify the permitting and inspection process for qualified facilities by allowing inspectors or designated plan review staff to review plans and maintaining inspectors familiar with the construction history of such facilities. A *qualified facility* electing to participate in this program are exempt from the requirement to obtain individual permits for the work regulated by this code when such work does not increase the floor area, does not constitute a change of use or occupancy classification, and is performed on existing buildings, structures, and utilities associated with that qualified facility. This alternative permit process shall not exempt compliance with the technical requirements of this code, the technical codes, or with other County, State, or Federal laws, nor exempt work from inspection prior to concealment.~~

MARICOPA COUNTY LOCAL ADDITIONS AND ADDENDA SECTION 2 – Adopted National Codes and Amendments

[A]105.1.2 Annual permit records. The person agent to whom an annual permit is issued shall keep a detailed record of alterations made under such annual permit. The building official shall have access to such records at all times or such records shall be filed with the building official as designated.

[A]105.1.3 Definitions. For the purposes of this section, the following terms apply:

AGENT: An architect or engineer registered in the State of Arizona and who is responsible for complying with the substantive provisions of this Chapter. The agent, as authorized by rules established by the Arizona Board of Technical Registration, shall assure work has been performed in accordance with this code and the technical codes.

QUALIFIED FACILITY: A firm, corporation, or political entity engaged in manufacturing, processing, service, or property management that occupies and controls specialized buildings and building service equipment to the extent that full-time personnel are required to manage, operate, or maintain such buildings and equipment in compliance with all the provisions of this code and the technical codes.

[A]105.1.4 Annual Facility Permit Transferability. An Annual Facility Permit is not transferable

[A]105.1.5 Annual Facility Permit Renewal. An Annual Facilities Permit may be renewed every twelve (12) months by payment of a renewal fee as set forth in the Maricopa County Schedule of Fees. Additional hourly charges will be assessed for each work project. Renewal fees shall be due and payable prior to the permit expiration date, or a new initial application shall be required. Work performed after the permit expiration date shall be in violation of this code and subject to penalty.

[A]105.1.6 Annual Facility Permit Operation. The agent shall notify the Building Official or his/her designee prior to the start of any work involving alteration of the building structure system, alteration of any fire-resistive wall, floor, or ceiling assembly, alteration of any fire corridor system, or installation of any structural, mechanical, plumbing, or electrical work intended to be enclosed or concealed. The Building Official shall determine the nature and extent of plan reviews and/or inspections required. Maricopa County shall invoice the Qualified Facility and the Qualified Facility shall pay for the professional services rendered as set forth in the Maricopa County Schedule of Fees.

[A]105.1.7 Annual Facility Permit Records. The agent shall keep a detailed record of alterations made under an Annual Facilities Permit. The building official shall have access to such records at all times or such records shall be filed with the building official as designated.

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[A] 105.2 Work exempt from permit. Exemptions from *permit* requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction. *Permits* shall not be required for the following:

Building:

1. Temporary motion picture, television, seasonal celebration and theater stage sets and scenery. Associated bleachers and grandstands are not included in this exception.
2. Prefabricated swimming pools accessory to a Group R-3 Occupancy that are not greater than 5,000 gallons and installed entirely above ground. Barriers shall be installed in accordance with Section 3109.
3. Shade cloth structures constructed for nursery or agricultural purposes.
4. Swings or other playground equipment accessory to detached one-and-two family dwellings.
5. Nonfixed and movable fixtures, cases, racks, counters and partitions not over 5 feet 9 (1753 mm) inches in height.
6. Ground or roof supported structures, such as radio and television antenna towers and flagpoles which do not exceed 200 pounds (90 kg) in weight or 45 feet (13,700 mm) in height above the ground surface.
7. Roof replacement or re-roof with the same type of material as the original roofing.
8. Installation of a non-structural weatherproof exterior covering over an existing weatherproof covering on an existing structure so long as the new covering will not affect the fire resistive classification of the existing structure.
9. Minor repair or replacement in kind of non-structural components such as glass or glazing materials, sash, doors and hardware, patching walls or ceilings and replacing pieces of siding, soffits or facia.
10. Structures erected pursuant to an approved Temporary Use Permit shall not require a building permit if standing for a period not to exceed 96 contiguous hours. The responsible party shall provide documentation, as specified in the Temporary Use Permit that said structures were erected and maintained subject to all applicable building safety codes and manufacturer's specifications. The documentation shall be provided to the Department within two working days following the end of the special event to be filed with the Temporary Use Permit. Failure to provide the required documents will render the Temporary Use Permit null and void and constitute a zoning violation in accordance with Chapter 15 of the Maricopa County Zoning Ordinance.
11. A building permit shall not be required for a building or structure that was existing, or any use of land that was lawfully existing, as of January 1, 2000 or as of the effective date of subsequent amendments to this regulation provided there are no visible signs of defects or unsafe conditions. When verification is required by the Building Official a Certificate of Observable Compliance from a third-party Registered Architect or Structural Engineer must be submitted.

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12. A building permit shall not be required for a roadway gate within a private road easement. However, a building permit shall be required for gates within private street tracts of a platted subdivision. A Maricopa County Department of Transportation (MCDOT) permit shall be required for gates within public rights-of-way.

Electrical:

1. Repair or replacement of motors 50 HP or less, transformers 45 kVA or less, or fixed approved appliances of the same type and rating in the same location.
2. Temporary decorative lighting approved and identified for cord and plug connection.
3. Repair or replacement in kind of any switch, other than a service disconnect, receptacle, contactor, control device or other utilization equipment rated 60 amperes or less.
4. Replacement in kind of any circuit breaker or fuse other than a service disconnect rated 200 amperes or less.
5. Repair or replacement of electrodes or transformers of the same size and capacity for signs or gas tube systems (neon).
6. Temporary wiring for experimental purposes in suitable experimental laboratories.
7. Temporary wiring for theaters, motion picture and television studios, performance areas, and similar locations where not accessible to the general public.
8. Class 2 and Class 3 control and signal circuits not essential for safety to human life.
9. Installation, repair or replacement of electrical systems and components within machinery or equipment which is not defined by this Code as building service equipment.

Mechanical:

1. Repair or replacement in kind of refrigeration units not over 5 tons of refrigeration capacity when located outdoors, in the same location and equal to or less than the weight of that which is replaced.

Plumbing:

1. Replacement of water closets, valves or fixtures with new valves or fixtures complying with the water conservation requirements of this code.
2. Replacement in kind of an existing storage tank water heater in one-and-two family dwellings when the work is performed by a licensed contractor. This exception does not apply to instant-hot on-demand type water heaters of any size.

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[A] 105.5 Expiration. Every *permit* issued shall become invalid unless the work on the site authorized by such *permit* is commenced within 180 days after its issuance, or if the work authorized on the site by such *permit* is suspended or abandoned for a period of 180 days after the time the work is commenced. The *building official* is authorized to grant, in writing, one or more extensions of time, for periods not more than 180 days each. The extension shall be requested in writing and justifiable cause demonstrated.

A permit may be renewed within one year of expiration provided that no change in ownership or engineer/architect of record has occurred. Renewal after expiration for more than one year shall not be permitted. Any such permit shall be deemed to be revoked and a new permit must be issued.

The design and construction of structures located within the unincorporated areas of Maricopa County shall comport to the codes in effect at the time of permit application, provided the specific permit remains valid, regardless of whether or not the County adopts subsequent codes. When approved by the Building Official, utility-scale solar generating facilities in which permit applications have been submitted, the design and construction may continue to utilize the codes in effect at the time of initial permit application, regardless of the number of permits required to complete the project, provided that:

- 1) All construction is covered by an issued permit, 2) Any permits issued for construction remain valid, and
- 3) Continuous construction takes place until the facility is commissioned for commercial service and the facility receives final inspection. Once the above conditions have been met, subsequent construction activity shall comply with the codes in effect at the time of the subsequent permit applications. Further, should a permit lapse, the work contemplated by the permit shall be subject to a new permit application and shall comport to the codes in effect at the time the new permit application is submitted. For purposes of this section, the term "Utility-Scale" shall be as defined by the Maricopa County Zoning Ordinance.

[A] 105.5.1 Standard Plan Expiration.

Standard plans shall expire upon the jurisdictional adoption of a new code cycle.

[A] 109.2 Schedule of permit fees. ~~On buildings, structures, electrical, gas, mechanical, and plumbing systems or alterations requiring a permit, a fee for each permit shall be paid as required, in accordance with the schedule as established by the applicable governing authority. See attached Fee Schedule.~~

[A] 110.1 Inspections:

DELETE 110.3.8 Energy efficiency inspections.

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[A] 110.5.1 Permit Holder Responsibilities: It shall be the responsibility of the permit holder to:

1. Submit requests for all required inspections.
2. Identify with stakes or other means the subject property corners.
3. Designate property lines prior to the inspection so Inspector can verify setbacks
4. Post the permit.
5. Provide a copy of the permit and approved plans on the site.
6. Provide access to the site.
7. Have someone at the site during the inspection.
8. Post project street address numbers visible from the adjoining access road.

Failure to complete the above shall result in no inspection at the time and an assessment of a re-inspection fee. A survey of the lot may be required by the Building Official to verify that the building/structure is located in accordance with the approved plans.

Partial Inspections: Partial inspections may be requested and conducted when necessary due to common construction practices. If a partial inspection is approved, documentation shall be maintained during construction that identifies what segments of work have obtained what types of partial inspection approval.

Re-inspections: Re-inspection fees shall apply when:

1. Property lines have not been designated as required.
2. The permit is not posted or available on the work site.
3. Approved plans are not readily available to the inspector on the site.
4. There is no access on the date for which the inspection is requested.
5. Work is not ready for inspection.
6. Work has been covered.
7. Late cancellation.
8. There is a deviation from plans significant enough to require approval of revised plans.
9. Previous inspection correction list not complete.

To obtain a re-inspection, the applicant shall follow the same procedures required for an inspection after paying a re-inspection fee.

Section 111 CERTIFICATE OF OCCUPANCY

The purpose of a Certificate of Occupancy is to ensure that all department, Fire Jurisdiction, plan and safety inspection requirements have been met and the building has been deemed safe for occupancy and use. A Certificate of Occupancy is required for all permits.

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Exceptions:

1. Permits issued over the counter.
2. Minor permits
3. Structures that will not be occupied.
4. Work exempt from permits in accordance with 105.2

[A] 111.1.1 Certificate of Completion: Upon request, a Certificate of Completion may be issued for all other permits, after all required inspections have been approved.

[A] 111.3 Temporary Certificate of Occupancy: A Temporary Certificate of Occupancy may be issued prior to the completion of all work covered by the permit, with the concurrence of all impacted department approvals, TCO acknowledgement has been signed, appropriate fees are paid and all safety inspections have been scheduled, conducted and approved. Bonding, if required, shall be provided in accordance with the direction of the Building Official prior to issuance of a Temporary Certificate. During Temporary Occupancy, all incomplete portions not covered under the TCO shall be made to remain safe at all times.

Section 112 Service Utilities

Permanent Utility Authorization: Permanent utility approval shall not be authorized until after a permanent Certificate of Occupancy has been issued. Said authorization to the utility company shall include a copy of the letter of utility approval.

Exception: Temporary electrical power for construction of a permitted project or for testing. Temporary Gas clearances will not be approved unless required by Fire Authority Having Jurisdiction for testing.

SECTION 113 Board of Appeals

[A]113.1 General. In order to hear and decide appeals of orders, decisions or determinations made by the *building official* relative to the application and interpretation of this code, there shall be and is hereby created a board of appeals called the Building Code Advisory Board (hereinafter called "BCAB" or "the board"). The board of appeals shall be appointed by the applicable governing authority Board of Supervisors and shall hold office at its pleasure. The board shall and be comprised of members as prescribed in A.R.S. 11-862, adopt bylaws, and conduct business pursuant to the statute. ~~adopt rules of procedure for conducting its business.~~

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SECTION 114 VIOLATIONS

~~[A]114.4 Violation penalties. Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of the *approved construction documents* or directive of the *building official*, or of a *permit* or certificate issued under the provisions of this code, shall be subject to penalties as prescribed by law. Work commencing before permit issuance. Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary *permits* shall be subject to a fee established by the Building Official that shall be in addition to the required *permit fees*. Said fee to be the building permit fee doubled.~~

Section 117 Noise Level Reduction

117.1 General. Any building within the vicinity of a military airport or ancillary military facility as defined by State Statute shall have a noise level reduction incorporated in the design and construction of any residential building or portions of buildings where the public is received, office areas and where normal noise level is low for first occupancy, including libraries, schools and churches, pursuant to building permits issued after December 31, 2001 in order to achieve a maximum interior noise level of forty-five decibels in areas within noise contours described in Section 1010. of the Maricopa County Zoning Ordinance. All residential buildings in territory in the vicinity of a military airport but outside the noise contours as described in this section shall be constructed with a minimum of R18 exterior wall assembly, a minimum of R30 roof and ceiling assembly, dual-glazed windows and solid wood, foam-filled fiberglass or metal doors to the exterior or, if the specified building standards are not met, the County may approve as an alternative, a certification by an architect or engineer registered pursuant to A.R.S. Title 32, Chapter 1 to achieve a maximum interior noise level of forty-five decibels at the time of final construction

Section 308 Institutional Group I

[A] 308.2 Institutional Group I-1. Institutional Group I-1 occupancy shall include buildings, structures or portions thereof for more than ~~16~~ 10 persons, ~~excluding~~ including live-in staff, who reside on a 24- hour basis in a supervised environment and receive custodial care. Buildings of Group I-1 shall be classified as one of the occupancy conditions specified in Section 308.2.1 or 308.2.2. This group shall include, but not be limited to, the following:

- Alcohol and drug centers
- Assisted living centers
- Congregate care facilities
- Convalescent facilities

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Group homes AKA Community Residence
Halfway houses
Residential board and custodial care facilities
Social rehabilitation facilities

[A] 308.2.3 Six to ~~16~~ 10 Persons Receiving Care. A facility ~~such as above,~~ housing not fewer than six and not more than ~~16~~ 10 persons receiving ~~such~~ custodial care shall be classified as Group R-4 or I-1 depending on the level of care provided. ~~except as provided for assisted living homes.~~

Section 310 Residential Group R

310.5 Residential Group R-4. Residential Group R-4 occupancy shall include buildings, structures or portions thereof for more than ~~five~~ six but not more than ~~16~~ 10 persons, ~~excluding~~ including live-in staff, who reside on a 24-hour basis in a supervised residential environment and receive *custodial care*. Buildings of Group R-4 shall be classified as one of the occupancy conditions specified in Section 310.5.1 or 310.5.2. This group shall include, but not be limited to, the following:

- Alcohol and drug centers
- Assisted living facilities
- Congregate care facilities
- Group homes AKA Community Residences
- Halfway houses
- Residential board and care facilities
- Social rehabilitation facilities

Group R-4 occupancies shall meet the requirements for construction as defined for Group R-3, except as otherwise provided for in this code.

SECTION 901 GENERAL

901.1 Scope. The provisions of this chapter shall ~~specify where fire protection and life safety systems are required and shall apply to the design, installation and operation of fire protection systems.~~ be determined by the Fire Authority Having Jurisdiction and Chapter 9 of their adopted Fire Code.

Section 1609 WIND LOADS

Amend Section 1609.1.1 to add Exception 7:

Exceptions:

7. A net force coefficient, $C_f = 1.2$, and Load Case A only, may be used to develop design wind loads on solid freestanding walls with a top-of-wall elevation not greater than 7 feet above the lowest adjacent grade within a horizontal distance equal to the wall height on either side of the wall.

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1612.3 Establishment of flood hazard areas. ~~To establish *flood hazard areas*, the applicable governing authority shall adopt a flood hazard map and supporting data. The flood hazard map shall include, at a minimum, areas of special flood hazard as identified by the Federal Emergency Management Agency in an engineering report entitled “The Flood Insurance Study for [INSERT NAME OF JURISDICTION],” [INSERT DATE OF ISSUANCE], as amended or revised with the accompanying Flood Insurance Rate Map (FIRM) and Flood Boundary and Floodway Map (FBFM) and related supporting data along with any revisions thereto. The adopted flood hazard map and supporting data are hereby adopted by reference and declared to be part of this section.~~ The areas of special flood hazard identified by FEMA in a scientific and engineering report entitled “The Flood Insurance Study (FIS) for Maricopa County, Arizona and incorporated areas” dated September 30, 2005, with accompanying FIRMs and FBFMs dated September 30, 2005, and all subsequent amendments and/or revisions, are hereby adopted by reference and declared to be a part of this chapter.

SECTION 1907 MINIMUM SLAB PROVISIONS

1907.2 Post Tension Concrete Slab Post-tensioned slabs on ground. All post-tensioned slabs on ground shall be permanently stamped, marked or otherwise identified in a conspicuous location indicating the slab is a post-tensioned slab. Conspicuous locations include, but are not limited to, entrance porches, slabs at garage doors or patio slabs.

SECTION 3109 Barriers for SWIMMING POOLS, SPAS AND HOT TUBS

3109.1 General. The design and construction of barriers for swimming pools, spas and hot tubs shall comply with the *International Swimming Pool and Spa Code*. this section.

3109.1.1 Scope. The provisions of this section apply to the design and construction of barriers for swimming pools located on the premises of Group R, Division 3 Occupancies.

3109.2 Standards of Quality. In addition to the other requirements of this code, safety covers for pools and spas shall meet the requirements for pool and spa safety covers as listed below. The standard listed below is a recognized standard.

ASTM F 1346, Standard Performance Specification for Safety Covers and Labeling Requirement for All Covers for Swimming Pools, Spas and Hot Tubs

SECTION 3109.3 – DEFINITIONS

For the purpose of this section, certain terms, words and phrases are defined as follows:

ABOVEGROUND/ON-GROUND POOL. See definition of “swimming pool.”

BARRIER is a fence, wall, building wall or combination thereof that completely surrounds the swimming pool and obstructs access to the swimming pool.

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GRADE is the underlying surface, such as earth or a walking surface.

HOT TUB. See definition of “spa, non-self-contained” and “spa, self-contained.”

IN-GROUND POOL. See definition of “swimming pool.”

SEPARATION FENCE is a barrier that separates all doors of a dwelling unit with direct access to a swimming pool from the swimming pool.

SPA, NONSELF-CONTAINED is a hydro massage pool or tub for recreational or therapeutic use, not located in health-care facilities, designed for immersion of users and usually having a filter, heater and motor-driven blower. It may be installed indoors or outdoors, on the ground or on a supporting structure, or in the ground or in a supporting structure. A non-self-contained spa is intended for recreational bathing and contains water over 24 inches (610mm) deep.

SPA, SELF-CONTAINED is a continuous-duty appliance in which all control, water-heating and water-circulating equipment is an integral part of the product, located entirely under the spa skirt. A self-contained spa is intended for recreational bathing and contains water over 18 inches deep.

SWIMMING POOL is any structure intended for swimming or recreational bathing that contains water over 18 inches deep and/or wider than 8 feet at any point. This includes in-ground, aboveground and on-ground swimming pools, and fixed-in-place wading pools. This does not include decorative fountains that contain water less than 12 inches deep.

SWIMMING POOL, INDOOR is a swimming pool that is totally contained within a residential structure and surrounded on all four sides by walls of said structure.

SWIMMING POOL, OUTDOOR is any swimming pool that is not an indoor pool.

SECTION 3109.4 – REQUIREMENTS

3109.4.1 Outdoor Swimming Pool. An outdoor swimming pool shall be provided with a barrier that shall be installed, inspected and approved prior to plastering or filling with water. The barrier shall comply with the following:

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1. The top of the barrier shall be at least 60 inches above grade measured on the side of the barrier that 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 that faces away from the swimming pool. The maximum vertical clearance at the bottom of the barrier may be increased to 4 inches (102 mm) when grade is a solid surface such as a concrete deck, or when the barrier is mounted on the top of the aboveground pool structure. When barriers have horizontal members spaced less than 54 inches apart, the horizontal members shall be placed on the pool side of the barrier. Any decorative design work on the side away from the swimming pool, such as protrusions, indentations or cutouts, which render the barrier easily climbable, is prohibited.
2. Openings in the barrier shall not allow passage of a 1 ¾" sphere (44.5mm).

EXCEPTIONS:

1. For fencing composed of vertical and horizontal members, the spacing between vertical members may be increased up to 4 inches (102 mm) when the distance between the tops of horizontal members is 54 inches or more.
2. Chain link fences used as the barrier shall not be less than 11 gauge and the opening shall not allow the passage of a 1 ¾-inch-diameter (44.5) sphere.
3. Mesh Fencing material, other than chain link, shall be meet ASTM F2286 Standard Design and Performance Specifications for Mesh Fencing for Swimming Pools, Hot Tubs and Spas:
 - a. Minimum barrier height shall be 60 inches
 - b. The positive attachment of all parts are made with hardware that is appropriate to the performance test requirements and requires a tool to remove.
 - c. Maximum 1" clearance from bottom of fencing material to deck or grade.
 - d. Vertical posts need to be tubular steel or equal or part of the listed assembly with spacing of no more than 40 inches apart. All posts must be securely fastened to the deck or surrounding surface.
 - e. Must display a factory created label stating the fencing "Meets ASTM F2286".
4. Access gates shall comply with the requirements of Items 1 through 3. Pedestrian access gates shall be self-closing and 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, (1) the release mechanism shall be located on the pool side of the barrier at least 3 inches (76 mm) below the top of the gate, and (2) the gate and barrier shall have no opening greater than ½ inch (12.7 mm) within 18 inches (457 mm) of the release mechanism. Pedestrian gates shall swing away from the pool. Any gates other than pedestrian access gates shall be equipped with lockable hardware or padlocks and shall remain locked at all times when not in use.
5. Where a wall of a Group R, Division 3 Occupancy dwelling unit serves as part of the barrier and contains door openings between the dwelling unit and the outdoor swimming pool that provide direct access to the pool, a separation fence meeting the requirements of Items 1, 2, 3 and 4 of Section 3109.4 shall be provided.

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EXCEPTIONS: When approved by the Building Official, one the following may be used:

1. Self-closing and self-latching devices installed on all doors with direct access to the pool with the release mechanism located a minimum of 54 inches (1372 mm) above the floor.
2. An alarm installed on all doors with direct access to the pool. The alarm shall sound continuously for a minimum of 30 seconds within seven seconds after the door and its screen, if present, are opened, and be capable of providing a sound pressure level of not less than 85 dBA when measured indoors at 10feet (3048 mm). The alarm shall automatically reset under all conditions. The alarm system shall be equipped with a manual means such a touchpad or switch, to temporarily deactivate the alarm for a single opening. Such deactivation shall last no longer than 15 seconds. The deactivation switch shall be located at least 54 inches (1372 mm) above the threshold of the door.
3. Other means of protection may be acceptable so long as the degree of protection afforded is not less than that afforded by any of the devices described above.
4. Where an aboveground 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, then (1) the ladder or steps shall be capable of being secured, locked or removed to prevent access or (2) the ladder or steps shall be surrounded by a barrier that meets the requirements of Items 1 through 5. When the ladder or steps are secured, locked or removed, any opening created shall be protected by a barrier complying with Items 1 through 5.

3109.4.2 Indoor Swimming Pool. For an indoor swimming pool, protection shall comply with the requirements of Section 3109.4.1.

3109.4.3 Spas and Hot Tubs. For a non-self-contained and self-contained spa or hottub protection shall comply with the requirements of Section 3109.4.1.

EXCEPTION: A self-contained spa or hot tub equipped with a listed safety cover shall be exempt from the requirements of Section 3109.4.1.

MARICOPA COUNTY LOCAL ADDITIONS AND ADDENDA

SECTION 2 – Adopted National Codes and Amendments

SECTION 3115 INTERMODAL SHIPPING CONTAINERS

(From 2021 IBC)

3115.1 General. The provisions of Section 3115 and other applicable sections of this code shall apply to intermodal shipping containers that are repurposed for use as buildings or structures, or as a part of buildings or structures.

Exceptions:

1. Intermodal shipping containers previously approved as existing relocatable buildings complying with Chapter 14 of the International Existing Building Code.
2. Stationary storage battery arrays located in intermodal shipping containers complying with Chapter 12 of the International Fire Code.
3. Intermodal shipping containers that are listed as equipment complying with the standard for equipment, such as air chillers, engine generators, modular data centers, and other similar equipment.
4. Intermodal shipping containers housing or supporting experimental equipment are exempt from the requirements of Section 3115, provided that they comply with all of the following:
 - 4.1. Such units shall be single stand-alone units supported at grade level and used only for occupancies as specified under Risk Category I in Table 1604.5.
 - 4.2. Such units are located a minimum of 8 feet (2438 mm) from adjacent structures, and are not connected to a fuel gas system or fuel gas utility.
 - 4.3. In hurricane-prone regions and flood hazard areas, such units are designed in accordance with the applicable provisions of Chapter 16.

3115.2 Construction documents. The construction documents shall contain information to verify the dimensions and establish the physical properties of the steel components and wood floor components of the intermodal shipping container, in addition to the information required by Sections 107 and 1603.

3115.3 Intermodal shipping container information. Intermodal shipping and verified by an approved agency. A report of the verification process and findings shall be provided to the building owner.

1. Manufacturer's name or identification number.
2. Date manufactured.
3. Safety approval number.
4. Identification number.
5. Maximum operating gross mass or weight (kg) (lbs).
6. Allowable stacking load for 1.8G (kg) (lbs).
7. Transverse racking test force (Newtons).
8. Valid maintenance examination date.

MARICOPA COUNTY LOCAL ADDITIONS AND ADDENDA SECTION 2 – Adopted National Codes and Amendments

Where approved by the building official, the markings and existing data plate are permitted to be removed from the intermodal shipping containers before they are repurposed for use as buildings or structures or as a part of buildings or structures. containers shall bear an existing data plate containing the following information as required by ISO 6346

3115.4 Protection against decay and termites. Wood structural floors of intermodal shipping containers shall be protected from decay and termites in accordance with the applicable provisions of Section 2304.12.1.1.

3115.5 Under-floor ventilation. The space between the bottom of the floor joists and the earth under any intermodal shipping container, except spaces occupied by basements and cellars, shall be provided with ventilation in accordance with Section 1202.4.

3115.6 Roof assemblies. Intermodal shipping container roof assemblies shall comply with the applicable requirements of Chapter 15.

Exception: Single-unit, stand-alone intermodal shipping containers not attached to, or stacked vertically over, other intermodal shipping containers, buildings or structures.

3115.7 Joints and voids. Joints and voids that create concealed spaces between connected or stacked intermodal shipping containers at fire resistance-rated walls, floor or floor/ceiling assemblies and roofs or roof/ceiling assemblies shall be protected by an approved fire-resistant joint system in accordance with Section 715.

3115.8 Structural. Intermodal shipping containers that conform to ISO 1496-1 and are repurposed for use as buildings or structures, or as a part of buildings or structures, shall be designed in accordance with Chapter 16 and this section.

3115.8.1 Foundations. Intermodal shipping containers repurposed for use as a permanent building or structure shall be supported on foundations or other supporting structures designed and constructed in accordance with Chapters 16 through 23.

3115.8.1.1 Anchorage. Intermodal shipping containers shall be anchored to foundations or other supporting structures as necessary to provide a continuous load path for all applicable design and environmental loads in accordance with Chapter 16.

3115.8.2 Welds. New welds and connections shall be equal to or greater than the original connections.

3115.8.3 Structural design. The structural design for the intermodal shipping containers repurposed for use as a building or structure, or as part of a building or structure, shall comply with Section 3115.8.4 or 3115.8.5.

MARICOPA COUNTY LOCAL ADDITIONS AND ADDENDA SECTION 2 – Adopted National Codes and Amendments

3115.8.4 Detailed design procedure. A structural analysis meeting the requirements of this section shall be provided to the building official to demonstrate the structural adequacy of the intermodal shipping containers. Exception: Intermodal shipping containers designed in accordance with Section 3115.8.5.

3115.8.4.1 Material properties. Structural material properties for existing intermodal shipping container steel components shall be established by material testing where the steel grade and composition cannot be identified by the manufacturer's designation as to manufacture and mill test.

3115.8.4.2 Seismic design parameters. The seismic force-resisting system shall be designed and detailed in accordance with one of the following:

1. Where all or portions of the corrugated steel container sides are considered to be the seismic force-resisting system, design and detailing shall be in accordance with the ASCE 7, Table 12.2-1 requirements for light-frame bearing-wall systems with shear panels of all other materials.
2. Where portions of the corrugated steel container sides are retained, but are not considered to be the seismic force-resisting system, an independent seismic force-resisting system shall be selected, designed and detailed in accordance with ASCE 7, Table 12.2-1.
3. Where portions of the corrugated steel container sides are retained and integrated into a seismic force-resisting system other than as permitted by Item 1, seismic design parameters shall be developed from testing and analysis in accordance with Section 104.11 and ASCE 7, Section 12.2.1.1 or 12.2.1.2.

3115.8.4.3 Allowable shear value. The allowable shear values for the intermodal shipping container corrugated steel sheet panel side walls and end walls shall be demonstrated by testing and analysis in accordance with Section 104.11. Where penetrations are made in the side walls or end walls designated as part of the lateral force-resisting system, the penetrations shall be substantiated by rational analysis.

3115.8.5 Simplified structural design of single-unit containers. Single-unit intermodal shipping containers conforming to the limitations of Section 3115.8.5.1 shall be permitted to be designed in accordance with the simplified structural design provisions of Section 3115.8.5.2.

3115.8.5.1 Limitations.

The use of Section 3115.8.5 is subject to the following limitations:

1. The intermodal shipping container shall be a single-unit, stand-alone unit supported on a foundation and shall not be in contact with or supporting any other shipping container or other structure.
2. The intermodal shipping container top and bottom rails, corner castings, and columns or any portion thereof shall not be notched, cut, or removed in any manner.
3. The intermodal shipping container shall be erected in a level and horizontal position with the floor located at the bottom.
4. The intermodal shipping container shall be located in Seismic Design Category A, B, C or D.

MARICOPA COUNTY LOCAL ADDITIONS AND ADDENDA SECTION 2 – Adopted National Codes and Amendments

3115.8.5.2 Simplified structural design. Where permitted by Section 3115.8.5.1, single-unit, stand-alone intermodal shipping containers shall be designed using the following assumptions for the corrugated steel shear walls:

1. The appropriate detailing requirements contained in Chapters 16 through 23.
2. Response modification coefficient, $R = 2$.
3. Overstrength factor, $\Omega = 2.5$.
4. Deflection amplification factor, $C = 2$.
5. Limits on structural height, $h = 9.5$ feet (2900 mm).

3115.8.5.3 Allowable shear. The allowable shear for the corrugated steel side walls (longitudinal) and end walls (transverse) for wind design and seismic design using the coefficients of Section 3115.8.5.2 shall be in accordance with Table 3115.8.5.3, provided that all of the following conditions are met:

1. The total linear length of all openings in any individual side wall or end wall shall be limited to not more than 50 percent of the length of that side wall or end wall, as shown in Figure 3115.8.5.3(1).
2. Any full-height wall length, or portion thereof, less than 4 feet (305 mm) shall not be considered as a portion of the lateral force-resisting system, as shown in Figure 3115.8.5.3(2).
3. All side walls or end walls used as part of the lateral force-resisting system shall have an existing or new boundary element on all sides to form a continuous load path, or paths, with adequate strength and stiffness to transfer all forces from the point of application to the final point of resistance, as shown in Figure 3115.8.5.3(3).
4. Where openings are made in container walls, floors or roofs, for doors, windows and other openings:
 - 4.1 The openings shall be framed with steel elements that are designed in accordance with Chapters 16 and 22.
 - 4.2 The cross section and material grade of any new steel element shall be equal to or greater than the steel element removed.
5. A maximum of one penetration not greater than 6 inches (152 mm) in diameter for conduits, pipes, tubes or vents, or not greater than 16 square inches (10 323 mm²) for electrical boxes, is permitted for each individual 8-foot (2438 mm) length of lateral force-resisting wall. Penetrations located in walls that are not part of the lateral force-resisting system shall not be limited in size or quantity. Existing intermodal shipping container vents shall not be considered a penetration, as shown in Figure 3115.8.5.3(4).
6. End wall doors designated as part of the lateral force-resisting system shall be welded closed.

MARICOPA COUNTY LOCAL ADDITIONS AND ADDENDA SECTION 2 – Adopted National Codes and Amendments

TABLE 3115.8.5.3
ALLOWABLE SHEAR VALUES FOR INTERMODAL SHIPPING CONTAINER CORRUGATED STEEL WALLS FOR WIND OR SEISMIC LOADING

CONTAINER DESIGNATION ^b	CONTAINER DIMENSION (nominal length)	CONTAINER DIMENSION (nominal height)	ALLOWABLE SHEAR VALUES (PLF) ^a	
			Side Wall	End Wall
1EEE	45 feet	9.5 feet	75	843
1EE		8.5 feet		
1AAA	40 feet	9.5 feet	84	
1AA		8.5 feet		
1A		8.0 feet		
1AX		< 8.0 feet		
1BBB	30 feet	9.5 feet	112	
1BB		8.5 feet		
1B		8.0 feet		
1BX		< 8.0 feet		
1CC	20 feet	8.5 feet	168	
1C		8.0 feet		
1CX		< 8.0 feet		
1D	10 feet	8.0 feet	337	
1DX		< 8.0 feet		

CONTAINER DESIGNATION CONTAINER DIMENSION (nominal length)CONTAINER DIMENSION (nominal height)ALLOWABLE SHEAR VALUES (PLF) Side Wall End Wall 1EEE45 feet 9.5 feet 758431EE8.5 feet1AAA40 feet9.5 feet841AA8.5 feet1A8.0 feet1AX< 8.0 feet1BBB30 feet9.5 feet1121BB8.5 feet1B8.0 feet1BX< 8.0 feet1CC20 feet8.5 feet1681C8.0 feet1CX< 8.0 feet1D10 feet8.0 feet3371DX< 8.0 feet
For SI: 1 foot = 304.8 mm.

- a. The allowable strength shear for the side walls and end walls of the intermodal shipping containers are derived from ISO 1496-1 and reduced by a factor of safety of 5.
- b. Container designation type is derived from ISO 668.
- c. Limitations of Section 3115.8.5.1 shall apply.

MARICOPA COUNTY LOCAL ADDITIONS AND ADDENDA SECTION 2 – Adopted National Codes and Amendments

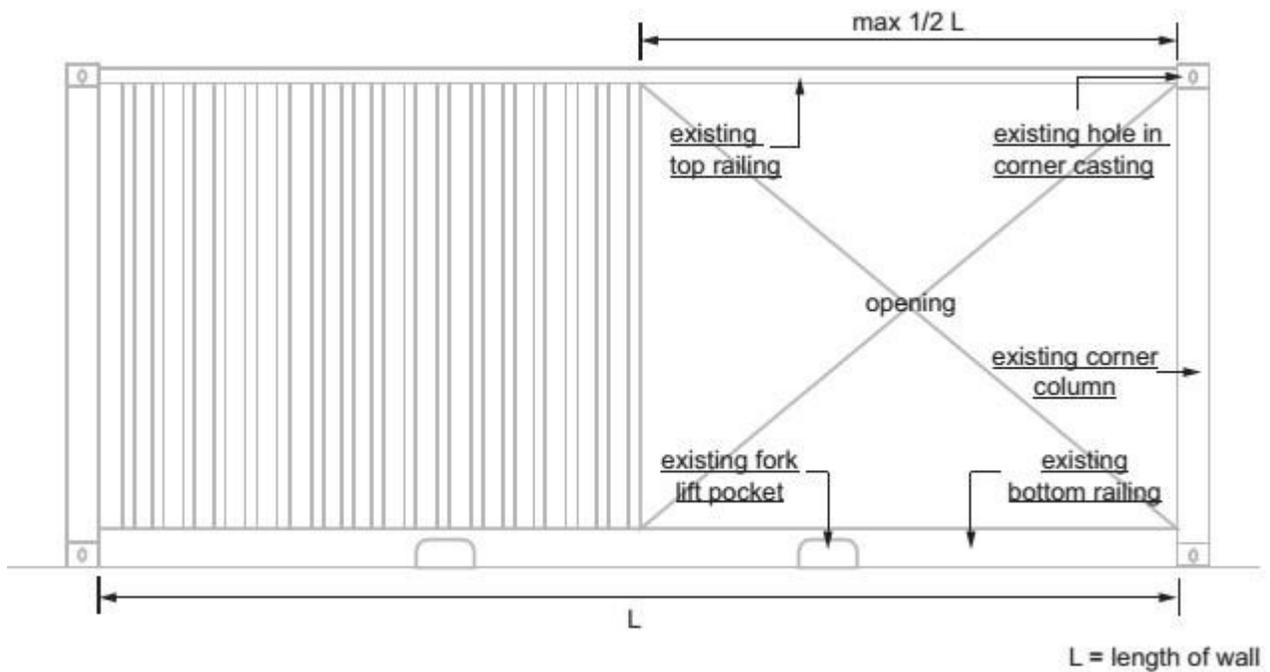
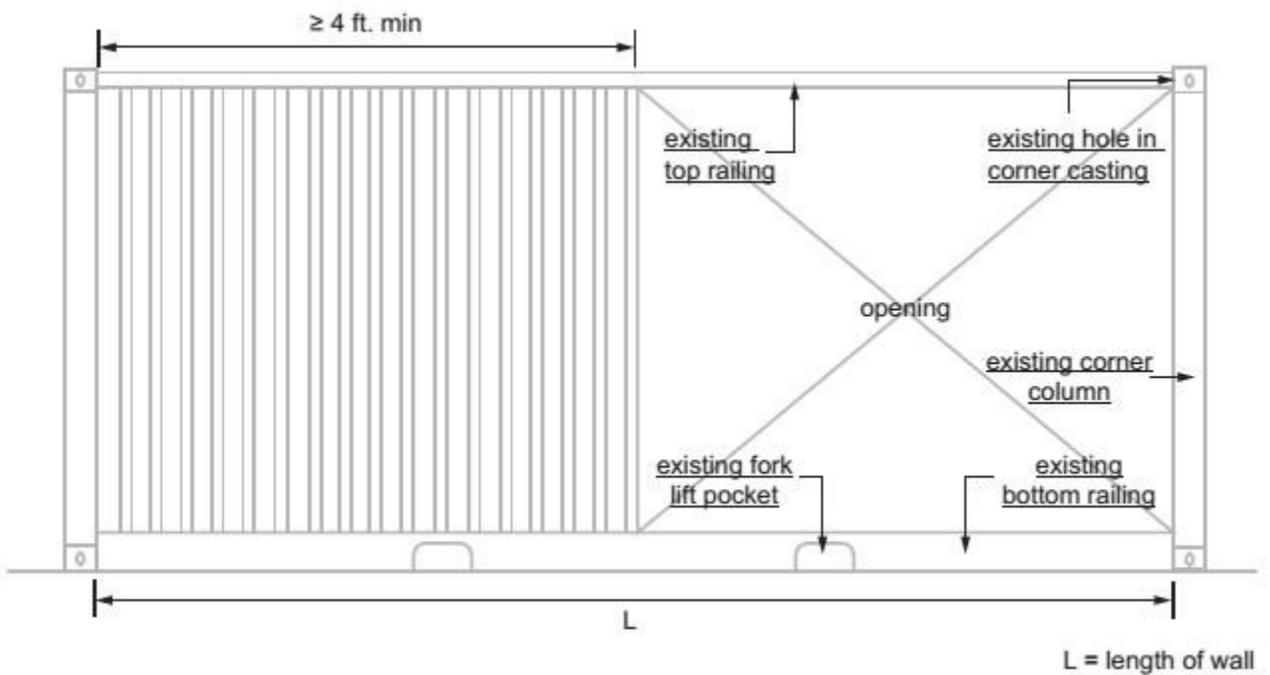


FIGURE 3115.8.5.3(1)
BRACING UNIT DISTRIBUTION—MAXIMUM LINEAR LENGTH



For SI: 1 foot = 304.8 mm.

FIGURE 3115.8.5.3(2)
BRACING UNIT DISTRIBUTION—MINIMUM LINEAR LENGTH

MARICOPA COUNTY LOCAL ADDITIONS AND ADDENDA SECTION 2 – Adopted National Codes and Amendments

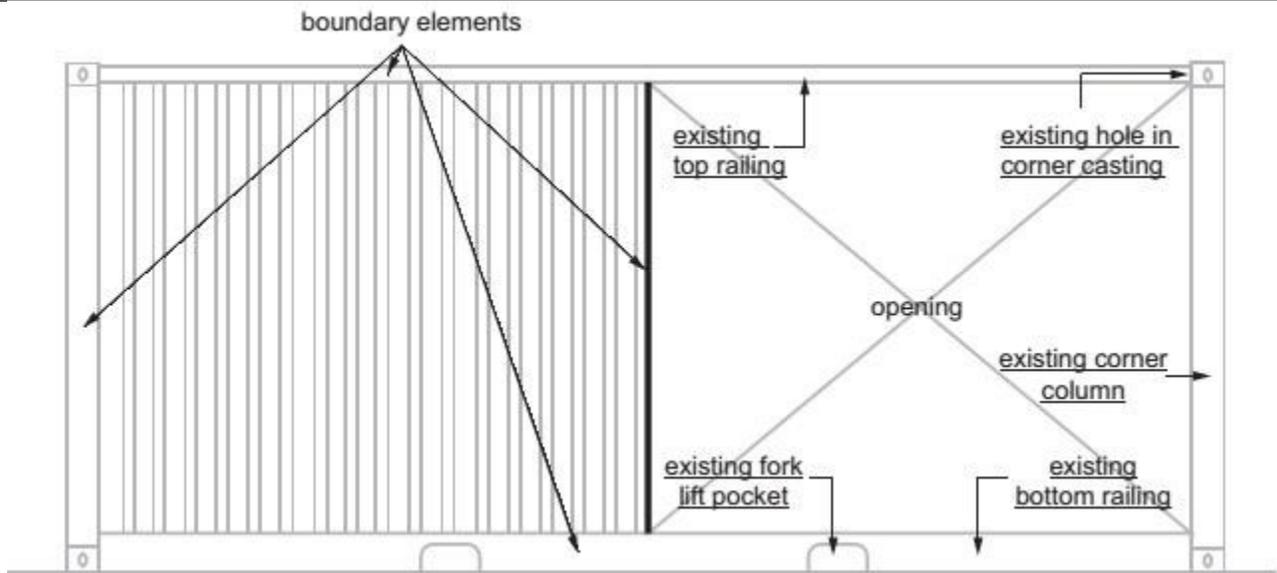
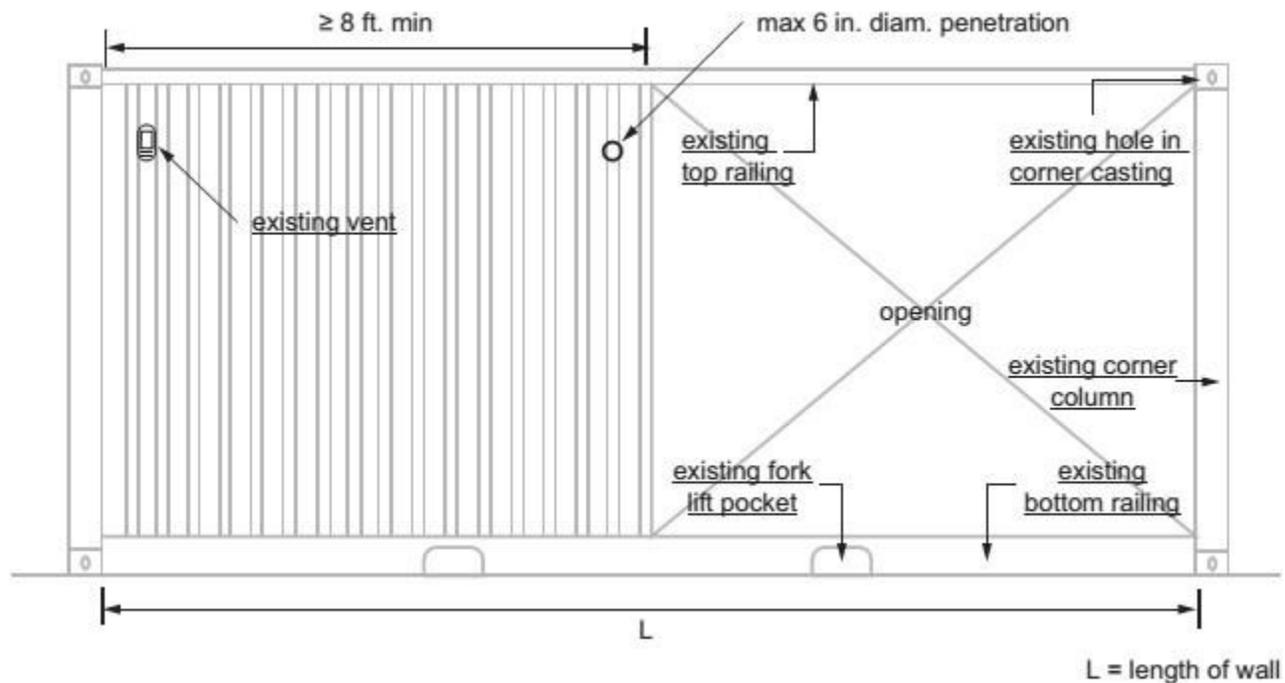


FIGURE 3115.8.5.3(3)
BRACING UNIT DISTRIBUTION—BOUNDARY ELEMENTS



For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.

FIGURE 3115.8.5.3(4)
BRACING UNIT DISTRIBUTION—PENETRATION LIMITATIONS

MARICOPA COUNTY LOCAL ADDITIONS AND ADDENDA SECTION 2 – Adopted National Codes and Amendments

TAB G: International Residential Code (IRC)

R101.1 Title. These regulations shall be known as the Residential Code of Maricopa County ~~[NAME OF JURISDICTION]~~, hereinafter referred to as “this code.”

R102 – R114 Reserved

Replace with Chapter 1 of the IBC as amended in Tab F

R202 Definitions: Standard Plans. Plans authorized by the Planning & Development Department to be used in construction on a repetitive basis. Refer to the applicable department directive for standard plans.

Table R301.2.1 Climatic and Geographic Design Criteria

(Due to space limitations, the table could not be completely be reproduced; only the values are listed)

Ground snow load	N/A
Windspeed (mph)	115
Topographic effects	NO
Special wind region	NO
Windborne debris zone	NO
Seismic Design Category	B
Weathering	Negligible
Frost line depth	0
Termite	Moderate to heavy
Winter design temperature	None to slight
Ice barrier underlayment required	NO
Flood Hazards	Maricopa County Flood Control District
Air freezing index	N/A
Mean annual temperature	71.2° F

(See notes associated with this table in the IRC)

R302.5.1 Opening Protection Openings from a private garage or carport directly into a room used for sleeping purposes shall not be permitted. Other openings between the garage or carport and residence shall be equipped with solid wood doors not less than 1 3/8 inches (35 mm) in thickness, solid or honeycomb-core steel doors not less than 1 3/8 inches (35 mm) thick, or 20-minute fire-rated doors or windows, equipped with a self-closing or automatic-closing device.

R313.2 One- and two-family dwellings automatic fire sprinkler systems

This section is deleted and replaced with:

Refer to the IFC adopted by the Fire Authority having Jurisdiction.

MARICOPA COUNTY LOCAL ADDITIONS AND ADDENDA

SECTION 2 – Adopted National Codes and Amendments

R320.2 Model Home Complex Model homes in a subdivision shall comply with the applicable Department Directive

R322 FLOOD RESISTENT CONSTRUCTION.

Delete the text of this section of the IRC and replace with:

All proposed development in a FEMA designated Flood Hazard Area shall comply with the requirements of Maricopa County Flood Control District.

R1001.1.1 FIREPLACE RESTRICTIONS

R1001.1.2 Purpose

The purpose of this subsection is to regulate fireplaces, wood stoves, or other solid fuel burning devices to reduce the amount of air pollution caused by particulate matter and carbon monoxide.

R1001.1.3 Applicability

The Residential Woodburning Restriction Ordinance applies to any residential wood burning device in sections of Area A that are within Maricopa County or within incorporated cities and towns in such sections.

AREA A – As defined in Arizona Revised Statutes (ARS) §49-541(1), the area in Maricopa County delineated as follows:

Township 8 North, Range 2 East and Range 3
East Township 7 North, Range 2 West
through Range 5 East Township 6 North,
Range 5 West through Range 6 East
Township 5 North, Range 5 West through
Range 7 East Township 4 North, Range 5
West through Range 8 East Township 3
North, Range 5 West through Range 8 East
Township 2 North, Range 5 West through
Range 8 East Township 1 North, Range 5
West through Range 7 East Township 1
South Range 5 West through Range 7 East
Township 2 South, Range 5 West through
Range 7 East Township 3 South Range 5
West through Range 1 East Township 4
South Range 5 West Through Range 1 East

MARICOPA COUNTY LOCAL ADDITIONS AND ADDENDA

SECTION 2 – Adopted National Codes and Amendments

R1001.1.4 Effective Date

The effective date of the regulations and prohibitions set forth in this subsection shall be December 31, 1998.

R1001.1.5 Definitions

For purposes of this subsection, the following words and terms shall be defined as follows:

FIREPLACE means a built in place masonry hearth and fire chamber of a factory-built appliance, designed to burn solid fuel or to accommodate gas or electric log insert or similar device, and which is intended for occasional recreational or aesthetic use, not for cooking, heating, or industrial processes.

SOLID FUEL includes but is not limited to wood, coal, or other nongaseous or nonliquid fuels, including those fuels defined by the Maricopa County Air Pollution Control Officer as “inappropriate fuel” to burn in residential wood-burning devices.

WOOD STOVE means a solid fuel burning heating appliance, including a pellet stove, which is either freestanding or designed to be inserted into a fireplace.

R1001.1.6 Installation Restrictions

On or after December 31, 1998, no person, firm or corporation shall construct or install a fireplace or a wood stove, and the Building Official shall not approve or issue a permit to construct or install a fireplace or a wood stove, unless the fireplace or wood stove complies with one of the following:

1. Provides the sole or primary source of heat or fuel for cooking for a residence.
2. Meets performance standards for new residential wood heaters manufactured on or after July 1, 1990, or sold at retail on or after July 1, 1992, as prescribed by 40 Code of Federal Regulations Part 60, Subpart AAA.
3. Burns gaseous fuels, including gas logs.
4. Meets rules adopted by the Board of Supervisors as prescribed in ARS § 49- 479 for burning wood in approved appliances.

MARICOPA COUNTY LOCAL ADDITIONS AND ADDENDA

SECTION 2 – Adopted National Codes and Amendments

R1001.1.7 Permits Required

In addition to the provisions and restrictions of this subsection, construction, installation or alteration of all fireplaces, wood stoves and gas, electric or solid-fuel burning appliances and equipment shall be done in compliance with provisions of the County Building Code and shall be subject to the permits and inspections required by the County Building Code.

Compliance with Chapter 11 Energy Efficiency or the International Energy Conservation Code is optional unless specifically required through ordinance by Maricopa County. If used, the following amendments will apply:

N1101.15 RESNET Testing & Inspection Protocol. The Residential Energy Services Network (RESNET) Mortgage Industry National Home Energy Rating System Standards Protocol for third party testing and inspections shall be deemed to meet the requirements of sections N1102.4.1.1, N1102.4.1.2 and N1103.2.2 and shall meet the following conditions:

1. Third Party Testing and Inspections shall be completed by RESNET certified Raters or Rating Field Inspectors and shall be subject to RESNET Quality Assurance Field Review procedures.
2. Sampling in accordance with Chapter 6 of the RESNET Standards shall be performed by Raters or Rating Field Inspectors working under a RESNET Accredited Sampling Provider.
3. Third Party Testing is required for the following items:
 - a. N1102.4.1.1 – Building Envelope – Thermal and Air Barrier Checklist
 - b. N1102.4.1.2 – Testing – Air Leakage Rate
 - c. N1103.2.2 – Sealing – Duct Tightness
4. The other requirements identified as “mandatory” in Chapter 4 shall be met.
5. Alternate testing and inspection programs and protocols shall be allowed when approved by the Code Official.

N1101.15.1 Alternative approach for compliance. A Home Energy Rating System (“HERS”) Index of 73 or less, confirmed in writing by a Residential Energy Services Network certified energy rater may be used in place of the approach described in Section N1101.2 above. Compliance may be demonstrated by use of sampling in accordance with Chapter 6 of the Mortgage Industry National Home Energy Rating Systems Standard as adopted by the Residential Energy Services Network.

MARICOPA COUNTY LOCAL ADDITIONS AND ADDENDA

SECTION 2 – Adopted National Codes and Amendments

N1106.4 Energy Rating Index-based compliance. Amend Table N1106.4 as follows:

Table N1106.4 Energy Rating Index

CLIMATE ZONE	ENERGY RATING INDEX
1	57
2	57 73
3	57
4	62
5	61
6	61
7	58
8	58

G2406.2.1 (303.3.2) Liquefied Petroleum Appliances Prohibited Locations.

LPG appliances shall not be installed in an attic, pit or other location that would cause a ponding or retention of gas.

SECTION P2904 DWELLING UNIT FIRE SPRINKLER SYSTEMS is deleted and replaced with Refer to the Fire Authority Having Jurisdiction.

MARICOPA COUNTY LOCAL ADDITIONS AND ADDENDA

SECTION 2 – Adopted National Codes and Amendments

TAB H: International Mechanical Code (IMC)

[A]101.1 Title. These regulations shall be known as the Mechanical Code of Maricopa County ~~[NAME OF JURISDICTION]~~, hereinafter referred to as “this code.”

[A]102 – [A]110 Reserved

Replace with Chapter 1 of the IBC as amended in Tab F

901.5 FIREPLACE RESTRICTIONS

901.5.1 Purpose

The purpose of this subsection is to regulate fireplaces, wood stoves, or other solid fuel burning devices to reduce the amount of air pollution caused by particulate matter and carbon monoxide.

901.5.2 Applicability

The Residential Woodburning Restriction Ordinance applies to any residential wood burning device in sections of Area A that are within Maricopa County or within incorporated cities and towns in such sections.

AREA A – As defined in Arizona Revised Statutes (ARS) §49-541(1), the area in Maricopa County delineated as follows:

Township 8 North, Range 2 East and Range 3 East Township 7 North, Range 2 West through Range 5 East Township 6 North, Range 5 West through Range 6 East Township 5 North, Range 5 West through Range 7 East Township 4 North, Range 5 West through Range 8 East Township 3 North, Range 5 West through Range 8 East Township 2 North, Range 5 West through Range 8 East Township 1 North, Range 5 West through Range 7 East Township 1 South Range 5 West through Range 7 East Township 2 South, Range 5 West through Range 7 East Township 3 South Range 5 West through Range 1 East Township 4 South Range 5 West Through Range 1 East

MARICOPA COUNTY LOCAL ADDITIONS AND ADDENDA

SECTION 2 – Adopted National Codes and Amendments

901.5.3 Effective Date

The effective date of the regulations and prohibitions set forth in this subsection shall be December 31, 1998.

901.5.4 Definitions

For purposes of this subsection, the following words and terms shall be defined as follows:

FIREPLACE means a built in place masonry hearth and fire chamber of a factory-built appliance, designed to burn solid fuel or to accommodate gas or electric log insert or similar device, and which is intended for occasional recreational or aesthetic use, not for cooking, heating, or industrial processes.

SOLID FUEL includes but is not limited to wood, coal, or other nongaseous or nonliquid fuels, including those fuels defined by the Maricopa County Air Pollution Control Officer as "inappropriate fuel" to burn in residential wood-burning devices.

WOOD STOVE means a solid fuel burning heating appliance, including a pellet stove, which is either freestanding or designed to be inserted into a fireplace.

901.5.6 Installation Restrictions

On or after December 31, 1998, no person, firm or corporation shall construct or install a fireplace or a wood stove, and the Building Official shall not approve or issue a permit to construct or install a fireplace or a wood stove, unless the fireplace or wood stove complies with one of the following:

1. Provides the sole or primary source of heat or fuel for cooking for a residence.
2. Meets performance standards for new residential wood heaters manufactured on or after July 1, 1990, or sold at retail on or after July 1, 1992, as prescribed by 40 Code of Federal Regulations Part 60, Subpart AAA.
3. Burns gaseous fuels, including gas logs.
4. Meets rules adopted by the Board of Supervisors as prescribed in ARS § 49- 479 for burning wood in approved appliances.

901.5.7 Permits Required

In addition to the provisions and restrictions of this subsection, construction, installation or alteration of all fireplaces, wood stoves and gas, electric or solid-fuel burning appliances and equipment shall be done in compliance with provisions of the County Building Code and shall be subject to the permits and inspections required by the County Building Code.

MARICOPA COUNTY LOCAL ADDITIONS AND ADDENDA

SECTION 2 – Adopted National Codes and Amendments

TAB I: International Plumbing Code (IPC)

[A]101.1 Title. These regulations shall be known as the Plumbing Code of Maricopa County ~~[NAME OF JURISDICTION]~~, hereinafter referred to as “this code.”

[A]102 – [A]110 Reserved

Replace with Chapter 1 of the IBC as amended in Tab F

1003.3 Grease interceptors. Grease interceptors shall comply with the requirements of Sections 1003.3.1 through 1003.3.8 and Maricopa County Environmental Services requirements.

MARICOPA COUNTY LOCAL ADDITIONS AND ADDENDA

SECTION 2 – Adopted National Codes and Amendments

TAB J: National Electrical Code (NEC)

250.118 Types of Equipment Grounding Conductors. The equipment grounding conductor run with or enclosing the circuit conductors shall be one or more or a combination of the following:

(4) Electrical metallic tubing with an additional equipment grounding conductor.

MARICOPA COUNTY LOCAL ADDITIONS AND ADDENDA

SECTION 2 – Adopted National Codes and Amendments

TAB K: International Fuel Gas Code (IFGC)

[A]101.1 Title. These regulations shall be known as the Fuel Gas Code of Maricopa County ~~[NAME OF JURISDICTION]~~, hereinafter referred to as “this code.”

[A]102 – [A]110 Reserved

Replace with Chapter 1 of the IBC as amended in Tab F

301.2 Energy utilization. Heating, ventilating and air-conditioning systems of all structures shall ~~shall~~ may be designed and installed for efficient utilization of energy in accordance with the International Energy Conservation Code.

(303.3.2) Liquefied Petroleum Appliances Prohibited Locations. LPG appliances shall not be installed in an attic, pit or other location that would cause a ponding or retention of gas.

404.12 Minimum burial depth. Underground *pipng* systems shall be installed a minimum depth of 12 inches (305 mm) below grade, except for plastic piping which shall be buried at a depth of 18 inches. ~~as provided for in Section 404.12.1.~~

~~**404.12.1 Individual outside appliances.** Individual lines to outside lights, grills or other *appliance-s* shall be installed a minimum of 8 inches (203 mm) below finished grade, provided that such installation is *approved* and is installed in locations not susceptible to physical damage.~~

MARICOPA COUNTY LOCAL ADDITIONS AND ADDENDA

SECTION 2 – Adopted National Codes and Amendments

TAB L: International Green Construction Code (IGCC) Voluntary

101.1 Title These regulations shall be known as the Green Construction Code of Maricopa County: ~~[name of jurisdiction]~~ hereinafter referred to as "this code." The use of this code is voluntary unless required through ordinance by Maricopa County.

[A]103 – [A]109 Reserved

Replace with Chapter 1 of the IBC as amended in Tab F

MARICOPA COUNTY LOCAL ADDITIONS AND ADDENDA

SECTION 2 – Adopted National Codes and Amendments

TAB M: International Energy Construction Code (IECC) Voluntary

C101.1 Title. This code shall be known as the *Energy Conservation Code* of Maricopa County ~~[NAME OF JURISDICTION]~~, and shall be cited as such. It is referred to herein as “this code.”

[A] 102 – [A]109 – Reserved.

Replace with Chapter 1 of the IBC as amended in Tab F.

MARICOPA COUNTY LOCAL ADDITIONS AND ADDENDA

SECTION 2 – Adopted National Codes and Amendments

TAB N: International Existing Building Code (IEBC)

[A] 101.1 Title. These regulations shall be known as the *Existing Building Code* of Maricopa County ~~[NAME OF JURISDICTION]~~, hereinafter referred to as “this code.”

[A] 101.2 Scope. The provisions of this code shall apply to the *repair, alteration, change of occupancy, addition to and relocation of existing buildings.*

Exception: Detached one- and two-family dwellings and multiple single-family dwellings (townhouses) not more than three stories above grade plane in height with separate means of egress, and their accessory structures not more than three stories above grade plane in height, shall comply with this code or the International Residential Code.

101.2.1 Fire Code construction requirements for existing buildings.

Existing buildings shall also comply with Chapter 11 Construction Requirements for Existing Buildings in the Fire Code adopted and enforced by the fire authority having jurisdiction. Where conflicts occur between provisions of this code and Chapter 11 Construction Requirements for Existing Buildings in the Fire Code, the most restrictive provisions shall apply.

[A] 101.4 - [A] 117.4 – Reserved.

Replace with Chapter 1 of the IBC as amended in Tab F.

SECTION 803 FIRE PROTECTION

803.2 Automatic sprinkler systems. Automatic sprinkler systems shall be provided in accordance with the requirements of ~~Sections 803.2.1 through 803.2.4.~~ Installation requirements shall be in accordance with the *International Building Code*, the fire authority having jurisdiction and their adopted Fire Code.

SECTION 904 FIRE PROTECTION

904.1 Automatic sprinkler systems. Automatic sprinkler systems shall be provided in accordance with the requirements of ~~Sections 803.2.1 through 803.2.4.~~ Installation requirements shall be in accordance with the *International Building Code*, the fire authority having jurisdiction and their adopted Fire Code.

Maricopa County Local Additions & Addenda FEE SCHEDULE

Maricopa County Planning and Development Department
301 W. Jefferson St., Suite 170
Phoenix, AZ 85003

19 September 2022



Maricopa County



Determination of Value: Values shall be determined through the use of the most current published Building Valuation data in the publication “Building Standards” as modified for Arizona. The Building Official may develop similar increases for unpublished valuations.

Additional Value Determinations:

Walls and Fences:

Retaining Walls	Per Lineal Foot
0-2'	\$15
2-4'	\$25
4-6'	\$42
6' or more	\$86
Chain link	\$ 6
CMU	
4" 6' or less	\$14
4" more than 6'	\$21
8" block or other	\$22
Wrought iron	\$16
Iron wood	\$18
Wood	\$11
3 strand barbed wire	\$ 3
Rail	\$ 6

- In ground pools \$200 per perimeter foot.
- Wood frame or masonry patio covers shall be valued as open carports.
- Metal patio covers and covered pipe-rail horse corrals shall be valued at 50 percent of the value of a wood or masonry patio cover.
- Non-habitable accessory buildings, other than covered pipe-rail horse corrals, shall be valued as a private garage.
- Water/sewer collection and distribution lines shall be valued as determined by the Building Official.
- Shell buildings shall be valued at 80% of new building value. Alterations shall be valued at 20% of new building value.

Processing: All plan review fees (65 percent of calculated permit fee) required to be paid shall entitle the applicant to three submissions and reviews of documents submitted. If the applicant is unable to obtain approval of his application with these three attempts, the application shall be denied. The applicant may then resubmit and the submittal shall be treated as a new application. Should these circumstances occur or the permit has been expired in accordance with the Building Code, the Building Official may use information located in the denied/expired files to expedite processing, provided that the owner and/or architect/engineer have remained the same and that the building plans have not been changed.

No subsequent step in the permit process shall be undertaken without all fees due being paid.

Fees: The Building Official may develop a requirement for an initial flat rate filing fee for permits that require plan review. Should this type of fee be developed, said fee shall be considered as a part of and credited against any required plan review fees. The building plan review fees specified in the code are separate fees from the permit fees specified, these fees are also separate from the fees specified for investigations. Building plan review fees are assessed in addition to these other fees. All fees may be rounded up to the next full dollar amount at the discretion of the Building Official.

TABLE 1-A – BUILDING CODE/PERMIT FEES	
Total Valuation	Fee
\$1 to \$500	\$23.50
\$501 to \$2,000	\$23.50 for the first \$500 plus \$3.05 for each additional \$100, or fraction thereof, to and including \$2,000
\$2,001 to \$25,000	\$69.25 for the first \$2,000 plus \$14.00 for each additional \$1000, or fraction thereof, to and including \$25,000
\$25,001 to \$50,000	\$391.75 for the first \$25,000 plus \$10.10 for each additional \$1000, or fraction thereof, to and including \$50,000
\$50,001 to \$100,000	\$643.75 for the first \$50,000 plus \$7.00 for each additional \$1000, or fraction thereof, to and including \$100,000

TABLE 1-A – BUILDING CODE/PERMIT FEES (Continued)

\$100,001 to \$500,000	\$993.75 for the first \$100,000 plus \$5.60 for each \$1000, or fraction thereof, to and including \$500,000
\$500,001 to \$1,000,000	\$3,233.75 for the first \$500,000 plus \$4.75 for each additional \$1000, or fraction thereof, and including \$1,000,000
\$1,000,001 and up	\$5,608.75 for the first \$1,000,000 plus \$3.65 for each additional \$1000, or fraction thereof

Other Inspections and Fees:

Inspections outside of normal business hours	\$ 150 per residential inspection \$ 250 per commercial inspection
Reinspection fees	\$ 150 per residential inspection \$ 250 per commercial inspection
Inspections for which no fee is indicated	\$ 150 per inspection
Expedited plan review by consultant	Actual costs
Standard plan review (5 options)	2 times normal plan review fee
Change to approved plan (includes standards)	\$ 250
Code Modification	\$ 100 per request
Alternate material, design, or methods	\$ 100 per request
Tests required	\$ 100 per test & test fees paid by applicant
Appeal to the Building Code Advisory Board	\$ 500
Amendment to the Code	\$1500
Requested/needed staff directive	\$ 250
Requested staff research report	\$ 100 residential property \$ 250 commercial property
Annual Facilities Permit Program: Registration Fee	\$750
Annual Facilities Permit	\$500 per year
Inspection Fee	\$190 per hour

Flat Rate Fees:

Air Conditioner	\$50
Elec. Serv Residential 1 – 200 amps	\$50
Elec. Serv Res or Comm 201 – 400 amps	\$75
Elec. Serv over 400 amps	\$120
Temporary Meter	\$50
Evaporative Cooler	\$50
Gas Line (connect or clearance)	\$50
Mobile Home "Pre-HUD Upgrade"	\$50
Plumbing Sewer Line SFR	\$50
Irrigation System	\$50
Sprinkler	\$50
Mechanical	\$50
Plumbing (Install or replace Equip/fixture/devices)	\$50
Demolition Permit	\$50
Manufactured/Mobile Home Setup/Installation	\$300
Commercial Manufactured Building (factory-built building)	Based on installation value & Table 1-A
Occupancy Change	\$75
Hot Tub or Spa (in or above ground)	\$75
Swimming Pool above ground	\$75
Compliance Inspection	\$100
Move on House (compliance inspection)	\$100
Renew Permit for Final	\$100
Special Event Fee (tents)	\$100 per event

Additional Fees:

Plumbing (water/sewer collector lines)	\$30 min based on valuation
Amendment to approved plan data	\$30
Unpaved Parking Area Paving	\$100
Temporary Certificate of Occupancy Without bonding	\$250
With bonding	\$500
Subdivision Infrastructure Permit	\$300
Ground Mounted Residential Solar System (Less than six (6) feet high)	\$500
Roof Mounted Residential Solar System	\$300

Licensing Time Frame Fees:

Pre-application meeting fee for non-residential projects	\$350
Pre-application meeting fee for residential projects subject to a violation	\$150
Pre-application meeting fee for residential projects not subject to a violation	\$50
Fee for a change to an application for a license in progress	\$50
Fee for an application to be added to an application for a license in progress	\$50
Fee to re-initiate application for a license administratively denied due to time (within 180 days)	\$50
Fee to appeal administrative denial of a license (within 30 days)	\$150

Copy Charges:

Additional copy of:	
Permit	\$2
Job card	\$2
Certificate of Occupancy	\$2
Copy (Approved Plans – per set) - (Restamping Only)	\$15
Copy (per page)	
Standard copier	\$1
Oversize copier	\$6

Grading Fees

Plan Review Fees:

Volume of material (Cut and Fill):	Fee:
<50 cubic yards	No fee
50 – 100 cubic yards	\$23.50
101 – 1,000 cubic yards	\$37.00
1,001 – 10,000 cubic yards	\$49.25
10,001 – 200,000 cubic yards	\$49.25 plus \$24.50 for each additional 10,000 cubic yards or fraction thereof
200,001 or more cubic yards	\$269.75 plus \$7.25 for each additional 10,000 cubic yards or fraction thereof
Additional plan review required by changes, additions, or revisions to approved plans	\$ 50.00

Permit Fees:

Volume of material (Cut and Fill):	Fee:
<50 cubic yards	\$23.50
50 – 100 cubic yards	\$37.00
101 – 1,000 cubic yards	\$37.00 plus \$17.50 for each additional 100 cubic yards or fraction thereof
1,001 – 10,000 cubic yards	\$194.50 plus \$ 14.50 for each additional 1,000 cubic yards or fraction thereof
10,001 – 100,000 cubic yards	\$325.00 plus \$ 66.00 for each additional 10,000 cubic yards or fraction thereof
100,001 or more cubic yards	\$919.00 plus \$ 24.50 for each additional 10,000 cubic yards or fraction thereof

Payment of Fees: No application shall be scheduled for hearing by any board or commission acting pursuant to the “Maricopa County Local Additions and Addenda”, or administratively approved unless and until all fees and fines owed to the Department as a result of any activity or inactivity attributable to the property that is the subject of the application are brought current and paid in full or any amounts owed pursuant to an agreement of compliance are current, as the case may be. This requirement shall not be waived by the board/commission.*1*2

SECTION 1606. OUTSTANDING FEES AND FINES

ARTICLE 1606.1. No application shall be scheduled for hearing by any board or commission acting pursuant to the “Maricopa County Zoning Ordinance (MCZO)”, or administratively approved unless and until all fees and fines owed to the Department as a result of any activity or inactivity attributable to the property that is the subject of the application are brought current and paid in full or any amounts owed pursuant to an agreement of compliance are current, as the case may be. This requirement shall not be waived by the board/commission.*1.*2

Date of Revisions			
*1	Effective 6-01-2009 – TA2009003	*2	Effective 6-01-2010 – TA2010003