

RESOLUTION 21- _____

**AMENDING THE 2015 EDITION OF THE INTERNATIONAL RESIDENTIAL CODE
APPENDIX Q OF THE 2018 EDITION OF THE INTERNATIONAL RESIDENTIAL CODE, AND
THE 2015 INTERNATIONAL PLUMBING CODE
AS SET FORTH IN EXHIBIT A**

WHEREAS, Arizona Revised Statutes (“A.R.S.”) § 11-861 gives the Cochise County Board of Supervisors (“Board of Supervisors”) the authority to adopt and enforce a building code and other related codes to regulate the quality, type of material, and workmanship of all aspects of construction of buildings or structures; and

WHEREAS, Cochise County has adopted a Building Safety Code, as permitted by law, known as the Cochise County Building Safety Code, which incorporates various building, plumbing, electrical, fire, mechanical and energy conservation codes, and which is now applicable throughout the County; and

WHEREAS, the Board of Supervisors desires to update the Cochise County Building Safety Code by amending the International Residential Building Code, as amended, International Plumbing Code, as amended, and Appendix Q in the 2018 International Residential Code, as amended; and

WHEREAS, the proposed action was heard in a Public Hearing before the Planning and Zoning Commission on November 10, 2021, at a duly noticed public hearing on the proposed amendments; and

NOW, THEREFORE, IT IS HEREBY RESOLVED by the Cochise County Board of Supervisors as follows:

Section 1: The Cochise County Building Safety Code regulates the erection, construction, enlargement, alteration, repair, moving, removal, demolition, conversion, occupancy, and maintenance of all structures situated within the designated areas of Cochise County, as specified by the Board of Supervisors on August 27, 1984, and as

thereafter amended, which include all existing building code enforcement areas throughout the County.

Section 2: The provisions of these Building Safety Codes shall not be construed to apply to the uses or occupations of land declared to be exempt pursuant to A.R.S § 11-865.

Section 3: Should any section, subsection, sentence, clause, phrase or portion of this resolution or previously adopted and effective ordinances or resolutions be declared by a court of competent jurisdiction to be invalid, such invalidity shall not affect other provisions which can be given effect without the invalid provisions, and to this end the provisions of this resolution are declared to be severable.

All resolutions or ordinances and parts of resolutions or ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section 4: The Board of Supervisors hereby amends the 2015 International Residential Building Code, the 2015 International Plumbing Code, and Appendix Q in the 2018 International Residential Code, as contained in “Exhibit A” attached hereto.

PASSED AND ADOPTED by the Board of Supervisors of Cochise County, Arizona, this 30th day of November 2021.

Ann English, Chairman
Cochise County Board of Supervisors

ATTEST:

Kim Lemons, CPCC
Clerk of the Board

APPROVED AS TO FORM:

Paul Correa

Paul Correa, Esq.
Civil Deputy County Attorney

EXHIBIT A

COCHISE COUNTY AMENDMENTS TO THE INTERNATIONAL RESIDENTIAL CODE 2015 EDITION

The following provisions of the International Residential Code, 2015 Edition, as published by the International Code Council, Inc., are hereby amended as follows: (items in strike-through shall be deleted, items underlined shall be added)

1. At Section 105.2 Work Exempt from permit, shall be amended to read:

Building:

1. One-story detached accessory structures, provided that the floor area does not exceed ~~120 square feet (11 m²)~~. 200 square feet provided there are no utilities.
2. Fences not over 7 feet (2134 mm) high. However, if any of the following applies an informational permit is required: Located on a corner lot and greater than 3 feet in height; and/or Located within a designated FEMA Flood Hazard Area; and/or Located within a designated wash; and/or in a platted subdivision.
5. Sidewalks, ~~and~~ Driveways, Concrete walkways, not in County right-of-way, and patio slabs.
6. Painting, papering, tiling, ~~carpeting~~, cabinets, counter tops and similar finish work including flooring of wood, vinyl, ceramic, stone, masonry or carpeting.
10. Decks not exceeding 200 square feet (18.58 m²) in area, that are not more than 54 inches (1372 mm) from the exterior wall and do not require additional support. less than 30-inches in height above the lowest grade within 5-feet of deck edge.
11. Re-roofing (when no structural changes are proposed or any reinforcement is required to add heavier roofing materials), re-siding or replacement of exterior trim.
12. Replacing or adding gutters or downspouts.
13. Replacing or adding soffit, gable, or roof ventilation.
14. Replacing existing windows or doors with no structural changes.
15. Replacing existing appliances or internal light fixtures.
16. Replacing like for like or repairing existing furnace, air-conditioner, cooler, heat pump, or heater.

17. General landscaping including lawn sprinkler systems, subject to water conservation requirements.
18. Installation or removal of non-structural interior wall partitions, if no utilities are involved.
19. Adding or replacing insulation in walls, floors, or ceilings
20. Satellite dishes and residential antennas for wireless communications.

Electrical:

6. Installation of low voltage wiring for security alarm systems.

Plumbing:

3. Replacing like for like or repairing existing plumbing fixtures such as toilet, tub, sink, garbage disposal, water heater, or faucets

COCHISE COUNTY AMENDMENTS TO
APPENDIX Q TINY HOUSES 2018 IRC EDITION

The following provisions of Appendix Q Tiny Houses, 2018 IRC Edition, as published by the International Code Council, Inc., are hereby amended as follows:

3. **At About this appendix**, replace first sentence to read, “...between 296 and 400 square feet in area.”

COCHISE COUNTY
AMENDMENTS TO THE
INTERNATIONAL PLUMBING CODE 2015 EDITION

The following provisions of the International Plumbing Code, 2015 Edition, as published by the International Code Council, Inc., are hereby amended as follows:

Insert Water Conservation Code, as follows:

Water Conservation Code

Certification

The plumbing fixtures and devices required to be installed pursuant to this article shall be certified by the International Association of Plumbing and Mechanical Officials and comply with all applicable American-National Standards Institute standards. All new plumbing features are required to use WaterSense or Energy Star-rated products when such labeled fixtures are available.

Definitions

In this article, unless the context otherwise requires:

1. "Commercial, industrial and public construction" means buildings used for commercial, industrial or public purposes, including restaurants, bars, nightclubs, public buildings, comfort stations, schools, gymnasias, factories, offices, athletic clubs, hotels and motels.
2. "Person" means an individual, public or private corporation, company, partnership, firm, association, society, estate or trust, any other private organization or enterprise, the United States, any state, territory or country or a governmental entity, political subdivision or municipal corporation organized under or subject to the constitution and laws of this state.
3. "Plumbing fixture" means a lavatory faucet, lavatory faucet replacement aerator, kitchen faucet, kitchen faucet replacement aerator, shower head, urinal, water closet, evaporative cooler or decorative fountain. Plumbing fixture does not include parts necessary for routine maintenance.
4. "PSI" means pounds per square inch of water pressure.
5. "Residential construction" or "residential dwelling" means buildings used for temporary or permanent human habitation, including single family residences and accessory guest houses, multi-family dwellings, townhouses, condominiums, apartments, the sleeping quarters of hotels and motels, dormitories and group housing units.
6. "Urinal" means a fixture that consists of a water flushed bowl, and any associated flush valve, and that is used for the disposal of human urine.
7. "Water closet" means a fixture that consists of a water flushed bowl, and any associated flush valve, and that is used for the disposal of all wastes from the human body.
8. "Water free urinal" means a plumbing fixture that does not require a water supply or flushing device to receive and convey only liquid waste through a trap seal and into the gravity drainage system for such function and that meets the requirements of the American society of mechanical engineers (ASME) standard A112.19.2M-95 or the American national standards institute (ANSI) standard Z124.9-94 or any equivalent standard.

Plumbing fixtures; residential construction

Except as provided in Arizona Revised Statutes Sections 45-315 and 45-319, no person may install any plumbing fixture for use in this county in any new residential construction or for replacing plumbing fixtures in existing residential construction, unless the fixtures meet or exceed the following water-saving performance standards:

1. Lavatory faucets and replacement aerators shall be designed to deliver no more than an average of three (3) gallons of water per minute at a pressure of eighty (80) psi or shall be equipped with permanent flow control devices that allow delivery of no more than an average of three (3) gallons of water per minute at a pressure of eighty (80) psi.
2. Kitchen faucets and replacement aerators shall be designated to deliver no more than an average of three (3) gallons of water per minute at a pressure of eighty (80) psi or shall be equipped with permanent flow control devices that allow delivery of no more than average of three (3) gallons of water per minute at a pressure of eighty (80) psi.

3. Shower heads shall be designed to deliver no more than an average of three (3) gallons of water per minute at a pressure of eighty (80) psi.
4. The installation of a pressure-reducing valve (PRV) on the house side of the water meter, in an easily accessible location, shall be required for all new single-family residences served by a water company. The preferred location is in the garage or other non-in-ground location. The static service pressure shall be set no higher than 60 pounds per square inch (psi), regardless of input pressure. New single-family residences served by a well or well-share are not required to install the PRV.
5. Water closets shall be designed to use no more than an average of one and six-tenths (1-6/10) gallons of water per flush.
6. Any installed urinals shall be waterless.
7. Evaporative cooling systems shall be equipped with water recycling or reuse systems. Any bleed off rate used by the system shall be limited to that recommended by the manufacturer. Once through evaporative cooling systems using potable water shall not be permitted.
8. Hot water on demand: In new construction, a hot water system will be installed to provide hot water on demand at the point of use in sinks and baths/showers. Insulation for hot-water pipe with a minimum thermal resistance (R-value) of R-4 shall be applied. Hot water systems shall be designed and shall include such components as may be necessary to deliver hot water at each demand point with no more than 0.6 gallons (2.3 liters) of water delivered prior to the delivery of hot water. Systems that are activated based solely on a timer and/or temperature sensor do not meet this requirement.
9. Water softeners, if installed, must meet NSF/ANSI requirements.
10. Drinking water treatment systems, if installed, shall meet NSF/ANSI requirements (such systems shall yield at least 85 gallons of treated water per 100 gallons processed).

Plumbing fixtures; commercial, industrial and public construction.

Except as provided in Arizona Revised Statutes Sections 45-315 and 45-319, no person may install any plumbing fixtures for use in this county in any new commercial, industrial or public construction or for replacing plumbing fixtures in existing commercial, industrial or public construction, unless the fixtures meet or exceed the following water-saving performance standards:

1. Lavatory faucets shall be equipped with a mechanism that causes the faucet to close automatically after delivering no more than an average of one (1) quart of water.
2. Shower heads shall be designed to deliver no more than an average of three (3) gallons of water per minute at a pressure of eighty (80) psi.
3. Water closets shall be designed to use no more than an average of one and six-tenths (1-6/10) gallons of water per flush.
4. Any installed urinals shall be waterless.
5. Evaporative cooling systems shall be equipped with water recycling or reuse systems. Any bleed off rate used by the system shall be limited to that recommended by the manufacturer. Once through evaporative cooling systems using potable water shall not be permitted.
6. Water softeners, if installed, must meet NSF/ANSI requirements.