



6.03.010 AMENDMENTS TO THE INTERNATIONAL BUILDING CODE 2024 EDITION

The following provisions of the International Building Code, 2024 Edition, as published by the International Code Council, are hereby amended as follows:

1. **At Section 101.1 Title.** Insert [NAME OF JURISDICTION] as “Cochise County, AZ.”
2. **At Section 101.4.4 Referenced Codes.** DELETE the entire section.
3. **At Section 101.4.5 Fire prevention.** REVISE section by DELETING the paragraph and REPLACE with the following: The provisions of the *International Fire Code* shall apply whenever referenced in this code or as deemed necessary by the Building Official. Enforcement of the Fire Code shall, however, be relegated to the fire jurisdiction having authority or to the designated responding fire department.
4. ADD new section 101.4.8 to read:
Section 101.4.8 Electrical. The provisions of the *National Electrical Code* shall apply to the installation of electrical systems, including alterations, repairs, replacement, equipment, appliances, fixtures, fittings and appurtenances thereto.
5. **At Section 102.6 Existing structures.** DELETE “International Property Maintenance Code” from the sentence.
6. **At Section 103.1 Creation of enforcement agency.** Insert [NAME OF DEPARTMENT] as “Cochise County Development Services”
7. **At Section 105.2 Work exempt from permit (Building).** REVISE item number 1 by DELETING “120 square feet (11m²)” and REPLACING it with “200 square feet (18.58m²).”

REVISE item number 6 by DELETING the fragment “Sidewalks and driveways...” and REPLACING it with “Decks and non-structural flatwork...”

REVISE item number 9 by DELETING the phrase fragment “24 inches (610 mm)” and REPLACING it with “18 inches”.

REVISE the Building section by ADDING new items number 14 to 19 as follows:
 14. Any work completed to structures owned and controlled by the United States of America or the State of Arizona.



15. Amusement devices or structures located on a site for no more than 30 calendar days.
16. Devices used in manufacturing, processing, or fabricating normally used in industrial plants.
17. Tents or membrane structures provided the area does not exceed 400 square feet (37.16 m²) or 700 square feet (65.03 m²) if a minimum of two sides are open.
18. Detached ramadas/gazebos not greater than 200 square feet (18.58 m²) and not containing any electrical, mechanical, plumbing or stairs.
19. Residential window and door replacements in buildings legally permitted. Existing safety glazed windows shall be replaced with safety glazed windows. Existing emergency escape and rescue windows shall be same size or larger as window being replaced.

At Section 105.2 Work exempt from permit (Electrical). REVISE the Electrical section by ADDING a new fourth paragraph section to read:

Other items:

1. Power for amusement devices and carnival rides in place on a site for less than 30 calendar days and not connected to a utility company's facilities.
2. Repair or replacement of fixed motors and transformers of the same type and rating in the same location.
3. Repair or replacement of current-carrying parts of any switch, contactor, control device, or overcurrent device of the required capacity in the same location.
4. Electrical wiring, devices, appliances, apparatus or equipment operating at less than 25 volts and not capable of supplying more than 50 volt-amps of energy.
5. Devices used in manufacturing, processing or fabricating.

At Section 105.2 Work exempt from permit (Mechanical). REVISE the Mechanical section by ADDING new item number 8 as follows:

8. Replacement of evaporative coolers with like coolers.
9. **At Section 105.3.2 Time limitation of application.** REVISE section by DELETING the phrase fragments "180 days" and "90 days" and respectively REPLACING these with "365 days" and "180 days".
10. **At Section 105.5 Expiration.** REVISE section by DELETING all occurrences of the phrase fragment "180 days" and REPLACING them with "365 days"; ADDING a sentence after



the first sentence to read: “Such time periods shall be evidenced by a recorded inspection approval demonstrating progress”; DELETING the last sentence and REPLACING with the following: The extension shall be requested in writing, prior to permit expiration and with justifiable cause demonstrated. Permit reinstatements and associated fees shall conform to the procedure on file with the Building Official.

11. **At Section 107.3.2 Previous approvals.** REVISE section by DELETING the phrase fragment “180 days” and REPLACING it with “365 days” and ADDING new text at the end of the last sentence to read: “as evidenced by a recorded inspection demonstrating progress.”

12. **At Section 109.3 Permit valuations.** Building permit valuations, REVISE to read: “The valuation of work for a permit shall be determined from the County adopted ICC Bi-Yearly Building Valuation Data and/or the adopted Building Permit Fee Rate Schedule. If a project is covered under an adopted Flat Fee rate the value of the work is still required for reporting purposes. For Remodeling, Tenant improvements and Phased Project work the applicant for a permit shall provide an estimated permit value at the time of application.” (Last two sentences remain the same.)

13. **At Section, 110.3.9 Energy efficiency inspections.** DELETE this section and renumber the remaining sections “110.3.9-110.6”.

14. ADD new section 112.2.2 to read:

112.2.2 Construction power. Construction power is a privilege granted under the jurisdiction for convenience during construction. Construction power may be from either temporary power poles or through the permanent power panel. Each 120 Volt circuit used for construction power shall be GFCI protected. Construction power may be revoked at any time upon cause by the Building Official.

At Section 202 Definitions: Swimming Pool. REVISE section by DELETING the fragment “24 inches (610 mm)” and REPLACING it with “18 inches” (457 mm).



15. **At Section 310.4.1 Care facilities within a dwelling.** REVISE to read: "Care facilities for six (6) or fewer persons receiving care that are within a single-family dwelling are permitted to comply with the International Residential Code."
16. **At Section 406.3.2 Separation.** Insert new subsection 406.3.2.3: "Attic access opening". The attic access opening protection supports shall be of noncombustible material.
17. **At Section 406.3.2.1 Dwelling unit separation.** Change all references of 1/2-inch gypsum board to 5/8-inch *Type X gypsum board*. At the end of this section, Insert: Windows are not permitted in the separation wall. All walls supporting the fire-resistance rated ceiling shall be protected with 5/8-inch *Type X gypsum board*."
18. **At Section 717.6.1 Through penetrations.** REVISE Exception 1 by ADDING "or the floor/ceiling assembly" after the word "wall" and before the word "and."
19. **At Section 903.2.4 Group F-1, (2),** change to read: "A Group F-1 fire area is located more than two stories above grade plane."
20. **At Section 903.2.7 Group M, (2),** change to read: "A Group M fire area is located more than two stories above grade plane."
21. **At Section 903.2.9 Group S-1, (2),** change to read: "A Group S-1 fire area is located more than two stories above grade plane."
22. **At Section 1512 Reroofing.** REVISE section by DELETING Roof Replacement and REPLACE with Roof Covering Replacement.

At Section 1609.1.1 Determination of wind loads. REVISE section by ADDING the following after the last paragraph:

Per the Basic Wind Speed Figures, use the following:

- Risk Category I – 105 mph
- Risk Category II – 115 mph
- Risk Category III – 120 mph
- Risk Category IV – 120 mph

23. ADD new section 1609.6.1.1 to read:

Section 1609.6.1.1 Uplift resistance to minimize microburst effects. In addition to requirements in ASCE 7, minimum uplift resistance shall be determined by either Method 1 or 2 below:



1. Design-based wind uplift criteria

Wind uplift requirements shall be determined by using the design wind values from the wind speeds listed in amended Section 1609.1.1 plus 5 mph (8.04672 kph) for all components and cladding material for the continuous load path transmitting the uplift forces from the rafter or truss ties to the foundation.

2. Prescriptive-based wind uplift criteria

(Please note that the requirements of this section are in addition to those required for the structural connection of wood members).

2.1. Conventionally-framed wood or cold-formed steel structures

All bearing wall vertical connections shall be connected by an approved structural sheathing or approved connector to provide a continuous load path from the joist or truss through the ledger or top plate to the bottom wall plate. Where connectors are used, they have a minimum uplift load capacity of 500 lbs (226.796 kg) of configuration to match connection and spaced at intervals not to exceed 24 inch (610 mm). At openings, lower cripple studs do not require connectors, but king/trimmer studs require double connectors at bottom, and upper cripples require both full connectors to header as well as header to king stud. All platform framing requires either strapping listed for the purpose or continuous sheathing over rim joist from stud to stud vertically at each floor level. All non-bearing exterior walls shall be connected as above except that the spacing may be extended not to exceed every other stud.

2.2. Masonry or concrete structures

If lateral design requires larger anchors or more conservative spacing, these may be used in lieu of those called out in this section.

2.2.1. Roof bearing on wall top plate

Top plates shall be secured to masonry or concrete walls with minimum 0.5 inch (13 mm) anchor bolts embedded minimum 7 inch (180 mm) and spaced at intervals not to exceed 48 inch (1219mm). Each joist or truss shall be connected to the plate at each bearing location with a metal connector having a minimum uplift load capacity of 500 lbs (226.796 kg), and of configuration to match connection. Gable end joists or truss connectors shall also be connected at intervals not to exceed 48 inch (1219 mm).

2.2.2. Roof bearing on wall ledger

Joists or trusses bearing on a wall ledger shall be secured to masonry or concrete walls with metal strap purlin anchors of 800 lbs (362.874 kg) minimum capacity (ASD) installed in accordance with the manufacture's installation requirements, and at



intervals not to exceed 48 inch (1219 mm). Nonbearing roof diaphragm edges shall likewise be anchored to the wall but with the metal strap purlin anchor connected to a one framing bay or 24inch (610mm) minimum length of blocking, whichever is greater.

24. At Section 1612.3 Establishment of flood hazard areas. Insert: [NAME OF JURISDICTION] as “Cochise County, AZ”; and Insert [DATE OF ISSUANCE] as most recent panel.

25. At Section 1705.4 Masonry construction. REVISE section by ADDING a new Exception 4 as follows:

Exception 4: Nonessential facilities designed in accordance with Section 2107 with allowable masonry stresses reduced by one-half and the maximum value of $f'm$ limited to 1500 psi (10342136 pascals) for concrete or clay masonry. The following limitations shall apply to this exception:

1. The unsupported height (or length)-to-thickness ratio of a building wall shall not exceed 20.
2. The soil retaining height for a retaining wall shall not exceed 4 feet-0 inch (1219 mm) measured from the top of footing for an 8-inch (203.2 mm)-thick wall or 6 inch-0 inch (1828 mm) for a 12-inch (305 mm)-thick wall.
3. The height-to-thickness ratio shall not exceed 10 for a cantilevered masonry fence or combination masonry fence and retaining wall as measured from the top of footing to the top of wall. If a combination retaining/fence wall consists of more than one wall thickness, the smallest thickness shall be used in determining the height-to-thickness ratio.

Any portion or portions of a structure in which the design masonry stresses exceed one-half the allowable masonry stresses, shall require Special Inspection for that portion or portions of the structure.

26. At Section 2308.11.4 Wind uplift. REVISE section by DELETING first sentence and REPLACING with the following:

Uplift resistance shall comply with Section 1609.6.1.1.



27. **At Section 3109 Swimming pools, spas, and hot tubs.** DELETE section and subsections and REPLACE with: The design and construction of Public and Semipublic pools, spas, and hot tubs shall comply with Arizona Administrative Code, Title 18, Chapter 5, Article 2. Public and Semipublic Swimming Pools and Spas as well as A.R.S. § 36-1681 is hereby adopted by reference and subject to the requirements of this code. <https://www.azleg.gov/ars/36/01681.htm>

28. Specifically adopt Appendices E, G, I and K.



6.03.020 AMENDMENTS TO THE INTERNATIONAL RESIDENTIAL CODE 2024 EDITION

The following provisions of the International Residential Code, 2024 Edition, as published by the International Code Council, are hereby amended as follows:

1. **At Section R101.1 Title.** Insert [NAME OF JURISDICTION] as “Cochise County, AZ”
2. **At Section R103.1 Creation of agency.** Insert [NAME OF DEPARTMENT] as “Cochise County Development Services.”
3. **At Section R105.2 Work Exempt from permit, (Building)** Revise to read:
 1. One-story detached accessory structures, provided that the floor area does not exceed 200 square feet provided there are no utilities.
 2. Fences not over 7 feet (2134 mm) high. Except where the following applies then 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 and slabs, not in public right-of-way.
 6. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work including: flooring of wood, vinyl, ceramic, stone, masonry or carpeting.
 7. Prefabricated swimming pools that are less than 18 inches (457 mm) deep.
 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 and still meets emergency exit requirements.
 15. Replacing existing appliances or internal light fixtures.
 16. General landscaping including lawn sprinkler systems, subject to water conservation requirements.
 17. Installation or removal of non-structural interior wall partitions, if no utilities are involved.
 18. Adding or replacing insulation in walls, floors, or ceilings.
 19. Satellite dishes and residential antennas for wireless communications.



At Section R105.2 Work Exempt from permit, (Plumbing) ADD:

3. Replacing like for like or repairing existing plumbing fixtures such as toilet, tub, sink, garbage disposal or faucets.
4. **At Section R108.3 Building permit valuations.** Change to read: The valuation of work for a permit shall be determined from the County adopted ICC Bi-Yearly Building Valuation Data and/or the adopted Residential Building Permit Fee Rate Schedule. If a project is covered under an adopted Flat Fee rate the value of the work is still required for reporting purposes. For Remodeling, Tenant improvements and Phased Project work the applicant for a permit shall provide an estimated permit value at the time of application. Permit valuations shall include total value of work, including materials and labor, for which the permit is being issued, such as electrical, gas, mechanical, plumbing equipment, and permanent systems. If, in the opinion of the Building Official, the valuation is underestimated on the application, the permit shall be denied, unless the applicant can show detailed estimates to meet the approval of the Building Official. Final building permit valuation shall be set by the Building Official.
5. **At Table R301.2 Climatic and geographic design criteria** Insert as follows: Ground Snow Load: Above 4600 ft, [5 lb] Above 5000 ft, [10 lb] Wind Speed, [115 mph 3-second gust] Topographic Effects, [As required] Seismic Design Category, [B] Live load, [20 lb] Weathering, [Negligible] Frost Line Depth: Below 5500 ft, [0 inches] Above 5500 ft, [12 inches] Termite, [Heavy] Winter Design Temperature, [18-20 degrees] Ice Barrier Required, [No] Flood Hazards, [12/4/84, 5/19/87, 4/17/89, 2/13/00, 2/14/00, 2/15/00, 8/28/08, 02/03/16 and new panels as adopted by FEMA] Air Freezing Index, [50] Mean Annual Temp, [62 degrees]
6. **At Section R302.1 Exterior Walls.** REVISE section by DELETING text and tables and REPLACING with the following:

Exterior walls with a fire separation distance less than 3 feet (914mm) shall have not less than a one-hour fire-resistive rating with exposure from both sides. Projections shall not extend to a point closer than 2 feet (610 mm) from the line used to determine the fire separation distance. Projections extending into the fire separation distance shall have not less than one-hour fire-resistive construction on the underside. The above provisions shall not apply to walls which are perpendicular to the line used to determine the fire separation distance.



Exceptions:

1. Detached garages accessory to a dwelling located within 2 feet (610 mm) of a lot line may have roof eave projections not exceeding 4 inches (102 mm).
2. Tool and storage sheds, playhouses, ramadas and similar structures exempt from permits are not required to provide wall protection based on location on the lot. Projections beyond the exterior wall shall not extend over the lot line.

7. ADD new section R302.1.1 to read:

Section R302.1.1 Openings. Openings shall not be permitted in the exterior wall of a dwelling with a fire separation distance less than 3 feet (914 mm). This distance shall be measured perpendicular to the line used to determine the fire separation distance.

Exception:

1. Penetrations shall be permitted in walls that are perpendicular to the line used to determine the fire separation distance.
2. Foundation vents installed in compliance with this code are permitted.

8. **At Section R302.6 Dwelling unit garage fire separation.** Insert new subsection R302.6.1 "Attic access opening. The attic access opening protection supports shall be of noncombustible material.

9. **At Table R302.6 Dwelling unit garage separation.** REVISE all references of "1 / 2-inch gypsum board" to "5 / 8-inch *Type X gypsum board*."

10. **At Section R309 Automatic Sprinkler Systems.** DELETE section in its entirety.

11. **At Section R310.6 Power source.** Insert the following after the third sentence: "Smoke alarms shall not be installed on a dedicated circuit and shall originate from a primary bedroom lighting circuit."

12. **At Section R317.5 Fire sprinklers.** DELETE section in its entirety.

13. **At Section R506.3.3 Vapor retarder.** REVISE section by DELETING Exception #4 and REPLACING with the following:

4. Where designed by a qualifying *registered design professional*, based on soil conditions and floor finishing such as exposed concrete surfaces.



14. **At Section R606.6.4.2.1 Roof structures.** REVISE section by DELETING section in its entirety and ADDING the following:

Masonry walls with ledgers shall be anchored to roof structures with metal strap purlin anchors of 800 lb (363 kg) minimum capacity (ASD) installed in accordance with the manufacture's installation requirements, and at intervals not to exceed 48 inch (1219 mm).

Top plates shall be secured to masonry or concrete walls with minimum 0.5 inch (13 mm) embedded anchor bolts spaced at intervals not to exceed 48 inch (1219 mm). Each joist or truss shall be connected to the plate at each bearing location with a connector with a minimum of 500 lbs (227 kg) uplift load capacity and configuration to match connection. Gable end joists or trusses shall also be clipped connected at intervals not to exceed 48 inch (1219 mm).

15. **At Section R606.6.4.2.2 Floor diaphragms.** REVISE section by DELETING section in its entirety and ADDING the following:

Masonry walls with ledgers shall be anchored to floor structures with metal strap purlin anchors of 800 lb (363 kg) minimum capacity (ASD) installed in accordance with the manufacture's installation requirements, and at intervals not to exceed 48 inch (1219 mm).

16. **At Section R606.11 Anchorage.** REVISE to read: "Masonry walls shall be reinforced and anchored."

17. **At Figure 606.11(2) Requirements for reinforced grouted masonry construction in seismic design category C.** RETITLE to read: Requirements for Reinforced Grouted Masonry Construction in Seismic Design Category B, and change the following: change No. 4 bars at 10 ft. o.c. to 4' o.c.; add one 1/2" bar @ top of foundation; add two 1/2" bars @ bottom of foundation; add one 1/2" bar @ top of wall; add one 1/2" bar @ roof connection.

18. **At Section R606.12.2.3.3 Minimum reinforcement requirements for masonry shear walls.** End of first paragraph, REVISE to read: "...., and at a maximum spacing of 4 feet."

19. **At Section R802.11.1 Uplift resistance.** REVISE section by DELETING section in its entirety and ADDING the following:

Uplift resistance to minimize microburst effects shall be determined by either Method 1 or 2 below:



1. Design-based wind uplift criteria

Wind uplift requirements shall be determined by using the design wind value of 110 mph (177.028 kph) within Table R802.11 for the continuous load path transmitting the uplift forces from the rafter or truss ties to the foundation.

2. Prescriptive-based wind uplift criteria

(Please note that the requirements of this section are in addition to those required for the structural connection of wood members).

2.1. Conventionally-framed wood or cold-formed steel structures

All bearing wall vertical connections shall be connected by an approved structural sheathing or approved connector to provide a continuous load path from the joist or truss through the ledger or top plate to the bottom wall plate. Where connectors are used, they shall have a minimum uplift load capacity of 500 lbs (227 kg), of configuration to match connection and spaced at intervals not to exceed 24 inch (610 mm). At openings, lower cripple studs do not require connectors, but king/trimmer studs require double connectors at bottom and upper cripples, require both full connectors to header as well as header to king stud. All platform framing requires either strapping listed for the purpose or continuous sheathing over rim joist from stud to stud vertically at each floor level.

All non-bearing exterior walls shall be connected as above except that the spacing may be extended not to exceed every other stud.

2.2. Masonry or concrete structures

If lateral design requires larger anchors or more conservative spacing, these may be used in lieu of those called out in this section.

2.2.1. Roof bearing on wall top plate

Top plates shall be secured to masonry or concrete walls with minimum 0.5 inch (13 mm) embedded anchor bolts spaced at intervals not to exceed 48 inch (1219 mm). Each joist or truss shall be connected to the plate at each bearing location with uplift load capacity of 500 lbs (227 kg) and configuration to match connection. Gable end joists or trusses shall also be connected at intervals not to exceed 48 inch (1219 mm).

2.2.2. Roof bearing on wall ledger

Joists or trusses bearing on a wall ledger shall be secured to masonry or concrete walls with metal strap purlin anchors of 800 lb (363 kg) minimum capacity (ASD) installed in accordance with the manufacture's installation requirements, and at intervals not to exceed 48 inch (1219 mm). Nonbearing roof diaphragm edges shall likewise be anchored to the wall but with the metal strap purlin anchor connected to a one framing bay or 24-inch minimum length of blocking, whichever is greater.



2.3. Structural steel structures

Structural steel buildings shall have roof members attached by either welds, bolts, screws or other similarly approved connections at intervals not to exceed 48 inch (1219 mm). Ledger designs shall connect to roof trusses with strapping listed for the purpose at intervals not to exceed 48 inch (1219 mm) on all diaphragm sides. If lateral design requires larger anchors or more conservative spacing, the lateral design requirements shall be used in lieu of those called out in this section.

20. At Section M1411.9 Condensate disposal. REVISE section by ADDING the following at the end of the paragraph:

Condensate disposal shall be allowed to terminate as follows:

1. At or below grade outside the building in an area capable of absorbing the condensate flow without surface drainage.
2. Over roof drains or gutters or downspouts that connect to drainage pipes, provided they terminate at or above grade in an area capable of absorbing the condensate flow without surface drainage.

21. At Chapter 11 Energy Efficiency- DELETE chapter in its entirety and revert to the provisions of Chapter 4 of the 2012 IECC. "Where any referenced code section conflicts with this amendment, the Building Official shall have authority to make determinations, at such time, for code compliance."

22. At Section P2904.1.1 Required sprinkler locations. REVISE section by DELETING the first sentence and REPLACING with the following: "Sprinklers are not required within dwelling units per A.R.S. § 11-861(E). This section serves as a guide for voluntary installation or to allow for a fire separation reduction within Sections R302.2 and R302.3."

23. At Section E3601.6.2 Service disconnect location. REVISE by adding the following at the end of the first paragraph: "Service disconnecting means and risers shall be surface mounted."

24. At Section E3602.1 Ampacity of ungrounded conductors. REVISE the second sentence to read: "For one-family dwellings, the rating of the ungrounded conductor shall be not less than 200 amperes. Exception: Existing structures."



25. **At Section E3608.1 Grounding electrode system.** Insert a second paragraph to read:

“All accessory structures with a concrete footing require the installation of a concrete-encased electrode as required by Section E3608.1.2 Concrete-encased electrode.”

26. **At Section E3802.10 Earthen material wiring method.** Type UF Cable shall be permitted to be used in mortar joints of adobe construction in occupancies where the use of Nonmetallic Sheathed Cable is permitted by this code.

27. Adopt Appendix BB: Tiny Houses BB101 – BB105.1

28. Specifically adopt Appendices BF, BG, BO, CA, CB, CC, CD



6.03.030 AMENDMENTS TO THE INTERNATIONAL PLUMBING CODE 2024 EDITION

The following provisions of the International Plumbing Code, 2024 Edition, as published by the International Code Council, are hereby amended as follows:

1. **At Section 101.1 Title.** Insert [NAME OF JURISDICTION] as “Cochise County, AZ.”
2. **At Section 103.1 Creation of agency.** Insert [NAME OF DEPARTMENT] as “Cochise County Development Services.”
3. **At Section 312.1 Required tests.** REVISE section by DELETING the last two sentences of the first paragraph.
4. **At Section 314.2.1 Condensate disposal:** REVISE section by ADDING the following at the end of the paragraph:

Condensate disposal shall be allowed to terminate as follows:

1. At or below grade outside the building in an area capable of absorbing the condensate flow without surface drainage.
 2. Over roof drains, gutters, or downspouts that connect to drainage pipes, provided they terminate at or above grade in an area capable of absorbing the condensate flow without surface drainage
5. **At Section 405.3.2 Public lavatories.** REVISE section by adding an exception as follows: Gender neutral restroom configurations that consist of a continuous bank of single user rooms may share lavatories provided the quantity of lavatories is not reduced and the lavatories are located directly outside the single user rooms.
 6. **At Section 410.4 Substitution.** REVISE section by ADDING a third sentence to read: When a single drinking fountain is required, it may be substituted with a point of use water cooler or dispenser.
 7. ADD new section 412.13 to read:

412.13 Automatic faucets. New or replacement faucets serving lavatories in all buildings other than R3 occupancies or International Residential Code structures shall be provided with automatic faucets in accordance with section 603.



8. ADD new section 419.7 to read:

419.7 Automatic faucets. Lavatories installed in all buildings other than R3 occupancies or International Residential Code structures shall be provided with automatic faucets dispensing a maximum of 0.25 gallon per metering cycle.

9. **At Section 423.3 Footbaths and pedicure baths.** REVISE section by ADDING the following at the end of the paragraph:

Provide backflow prevention on both the cold and hot water supply to each individual bath.

For tub fill only, provide air gap of “3” times the diameter of each water inlet. Or reduced pressure principle backflow prevention assembly. Or pressure type vacuum breaker installed not less than 12” above the flood rim of the bath.

Drainage from each bath shall terminate with an air gap at an indirect waste receptor that includes a floor sink or washer standpipe. Gravity drains from tubs can be directly connected to the waste system through a trap and vent.

10. **At Table 604.3 Water distribution system design criteria required capacity at fixture supply pipe outlets.** REVISE table by DELETING the column titled “FLOW PRESSURE (psi)” in its entirety.

11. **At Section 608.17.4 Connections to automatic fire sprinkler systems and standpipe systems.** REVISE section by DELETING all text therein and in subsection 608.17.4.1 and REPLACING it with the following:

The potable water supply to automatic fire sprinkler and standpipe systems shall be protected against backflow in accordance with ARS § 41-2168.

12. **At Section 903.1.1 Roof extension unprotected.** Insert [number] as “12 inches”.

13. **At Section 1003.1 Where required.** Insert at the end of this section: A grease interceptor is required if a food establishment that produces grease in their wastewater is served by a septic system.

14. **At Section 1003.3.5.1 Grease interceptor capacity.** Insert at the end of this section: Grease interceptors shall be designed for size in accordance with the Arizona Administrative Code.



15. **At Section 1003.4.2.1 General design requirements.** Insert at the end of this section:
Oil interceptors shall be designed for size in accordance with the Arizona Administrative Code.
16. **At Section 1108.1 Secondary (emergency overflow) drains or scuppers.** Insert at the end of this section: The overflow opening in the downspout/rainwater leader box shall not be considered the secondary (emergency) roof drain of a scupper. Regardless of the size of the roof drain or scupper, secondary (emergency) roof drains or scuppers are required. Secondary (emergency) roof drains or scuppers shall be the same size as the roof drains or scuppers with the inlet flow line 2 inches maximum above the low point of the roof and shall be independent from the roof drain or scupper.
17. **At Section 1302 On-site nonpotable water reuse systems.** DELETE section and REPLACE with the following: Regulated under Arizona Administrative Code (A.A.C.) Title 18, Chapter 9.
18. Specifically adopt Appendices B [3” per hour], C and E.
19. 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, gymnasiums, 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 for new work or replacement 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-3 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.



6.03.040 AMENDMENTS TO THE INTERNATIONAL MECHANICAL CODE 2024 EDITION

The following provisions of the International Mechanical Code, 2024 Edition, as published by the International Code Council, are hereby amended as follows:

1. **At Section 101.1 Title.** Insert [NAME OF JURISDICTION] as “Cochise County, AZ.”
2. **At Section 103.1 Creation of agency.** Insert [NAME OF DEPARTMENT] as “Cochise County Development Services”.
3. **At Section 202 General Definitions.** Add the definition, Warming Kitchen- a facility or portion thereof, for the utilization of domestic cooking appliances used to reheat precooked and /or prepared meals.
4. **At Section 307.2.1.1 Condensate discharge.** REVISE section by ADDING the following at the end of the paragraph:

Condensate disposal shall be allowed to terminate as follows:

1. At or below grade outside the building in an area capable of absorbing the condensate flow without surface drainage.
 2. Over roof drains or gutters or downspouts that connect to drainage pipes, provide they terminate at or above grade in an area capable of absorbing the condensate flow without surface drainage.
5. **At Section 401.4 Intake opening location.** REVISE section by ADDING an exception to read:

Exception: Replacement of existing evaporative coolers where the building official determines that the replacement does not constitute a high degree of hazard.

6. **At Section 407 Ambulatory Care Facilities and Group 1-2 Occupancies.** REVISE section by DELETING the entire section and REPLACE with the following:

Section 407 Healthcare Facilities

407.1 General. Mechanical ventilation for healthcare facilities shall be designed and installed in accordance with this code, ASHRAE 170/ASHE and NFPA 99. Healthcare



facilities include I-1, I-2, and R-4 occupancies along with freestanding birth centers, urgent care centers, neighborhood clinics and physicians' offices, Class 1 imaging facilities, outpatient healthcare facilities, outpatient psychiatric facilities, outpatient rehabilitation facilities, and outpatient dental facilities.

Exceptions:

1. Existing healthcare facilities that are being remodeled and the occupancy classification does not change shall meet the requirements of Section 403 or 407.

407.2 Mixed Occupancies. If no functionally equivalent spaces exist in ASHRAE 170/ASHE and NFPA 99, ventilation requirements shall be obtained from Section 403. Where spaces with prescribed rates in both ASHREA 170/ASHE or NFPA 99 and Section 403 of this code exist, the higher of the two airflow rates shall be provided.

7. Add new section to read.

Section 408 Marijuana Related Occupancies.

Section 408.1 General. General. Marijuana related occupancies include growing, drying, processing, cooking, storage, and sales of any marijuana or cannabis related products.

Section 408.2 Exhaust and ventilation systems. Exhaust and ventilation systems. All marijuana related occupancies shall meet one of the following paths:

1. Prescriptive path for exhaust and ventilation as described in Section 408.2.1.
2. Engineered exhaust and ventilation system as described in Section 408.2.2.

Section 408.2.1 Prescriptive exhaust and ventilation requirements.

Section 408.2.1.1 Exhaust systems. All marijuana related occupancies must be installed to the following requirements:

1. A minimum negative pressure of 0.01 inch w.c. relative to the building exterior and to adjacent spaces without marijuana related product.
2. A minimum exhaust rate of 0.2 cfm/sf of floor area or the greater as require by Section 403 or the International Fire Code.



3. Exhaust air must be treated with chemical absorption filters, such as activated charcoal prior to discharge. These filters shall have an airflow velocity across the face area of the filter that does not exceed 350 feet per minute.
4. Exhaust outlet locations shall meet the requirements of Section 501.3.1.2 for other product conveying outlets.

Section 408.2.1.2 Ventilation systems. All marijuana related occupancies must be installed to the following requirements:

1. A minimum of 1 cfm/sf of floor area of continuous recirculation air that is provided with a minimum MERV 8 filters and chemical absorbing filters such as activated carbon filters.
2. A design airflow velocity across the face of the chemical absorbing filters shall not exceed 350 feet per minute.

Section 408.2.2 Engineered exhaust and ventilation system. An approved engineered system must provide equivalent ventilation and dilution of product and production chemicals as the prescriptive method. This requirement is not intended to supersede structural, mechanical, or fire code or requirements set by other state or federal agencies such as hazardous materials ventilation and control.

8. **At Section 507.1.6.1 Canopy size and location.** Insert after the paragraph, "Exception- Domestic cooking appliances used in a 'Warming Kitchen.' Domestic appliances must still meet the provisions of Section 505."
9. **At Section 607.6.1 Through penetrations.** REVISE Exception 1. by ADDING "or the floor/ceiling assembly" after the word "wall" and before the word "and"
10. **At Section 607.6.2.1.2 Static systems.** REVISE section by ADDING new Exceptions 4 and 5.
 4. Static *ceiling radiation dampers* shall be permitted to be installed in *Dwelling Units* with smoke alarms installed in accordance with the Building Code and activation of any smoke alarm within the *Dwelling Unit* shall shut down the system.
 5. Static *ceiling radiation dampers* shall be permitted to be installed in *Dwelling Units* having a fire alarm system which has smoke detectors installed within the *Dwelling Unit* in accordance with the Building Code requirements for smoke



alarms. Activation of any smoke detector within the *Dwelling Unit* shall shut down the system in the *Dwelling Unit*.

11. **At Section 608.1 Balancing.** REVISE section by DELETING the second sentence and REPLACING it with the following:

Ventilation systems shall be balanced by individuals holding current certification from the Associated Air Balance Council (AABC), the National Environmental Balancing Bureau (NEBB) or other *approved* agencies.

12. **At Section 1001.1 Scope.** REVISE section by DELETING the text of exception 7 and REPLACING it with the following:

Any boiler or lined water heater in excess of 200,000 BTU shall be subject to inspection by federal or state inspectors. See Arizona Boiler Rules for ARS, Title 20, Chapter 5.

13. **At Section 1004.1 Standards.** REVISE section by DELETING all text after the second sentence and ADDING the following:

Boilers shall be designed and constructed in accordance with the ASME *Boiler and Pressure Vessel Code*, and Arizona Boiler Rules, Title 20 Chapter 5.



6.03.050 AMENDMENTS TO THE NATIONAL ELECTRICAL CODE 2023 EDITION

The following provisions of the National Electrical Code, 2023 Edition, as published by the National Fire Protection Association, are hereby amended as follows:

1. **At Article 210.8 (B)(5)** – Amend to read: Rooftops. The receptacle(s) shall have the reset located on the roof.
2. **At Article 210** – Amend by adding – **Article 210.52 Commercial Buildings**. 125-volt, single phase, 15-or 20-ampere-rated receptacle outlets shall be provided in the locations specified below.
 1. Outdoors, at both the front and rear entrances, accessible at grade level. NEC Article 210.8 (B) shall apply.
 2. In all restrooms, adjacent to and within 3 feet of the outside edge of one basin. NEC Article 210.8 (B) shall apply.
3. **At Article 230.70 (A)(1)** – Amend to read: The service disconnecting means shall be installed at a readily accessible location outside the building or structure.
Exception: The service disconnecting means may be installed inside of the building when a remote means of disconnecting the service is provided from outside of the building.
4. **At Section 230.70(B) Marking**. REVISE this section by ADDING the following to the end of the sentence: The markings shall be of sufficient durability to withstand the environment involved.
5. **At Article 230.79 (C)** – Amend to read: For a one-family dwelling, the service disconnecting means shall have a rating of not less than 200 amperes, 3-wire.
Exception: Existing structures.
6. **At Article 230.90 (A)** – Amend by adding the following before the first sentence: The ungrounded service conductors shall have an ampacity of the highest rating(s) of the service equipment.
7. **At Article 250.50** – Amend by adding a second paragraph: All new accessory structures with a concrete foundation require the installation of a concrete-encased electrode as required by NEC 250.52 (A)(3) and IRC Section E3608.1.2.



8. **At Section 340.10 Uses permitted.** REVISE section by ADDING new item (7) to read: (7) Type UF Cable shall be permitted to be used in mortar joints of adobe construction in occupancies where the use of Nonmetallic Sheathed Cable is permitted by this code.
9. **At Article 408** – Amend by adding – **Article 408.31 Panel boards and Low-Voltage Boxes.** Panel boards and low-voltage boxes shall not be recessed in any firewall, fire barrier, fire partition, or in the garage side of the common wall separating the dwelling from a garage or carport. Panel boards and low-voltage boxes may be surface mounted on any of the above-mentioned walls.
10. **At Article 410.16(B)** – All references in this article and section to closet or clothes closet shall apply to clothes closets, pantries, and storage rooms. Amend the title to read: "Luminaires in Clothes Closets, Pantries, and Storage Rooms".
11. **At Article 450.13** – Amend by adding paragraph (C): (C) Doorbell transformers shall not be permitted in a closet, pantry, or storage room. If a remote receptacle is installed for an alarm system transformer, it shall be located above the door.



6.03.060 AMENDMENTS TO THE INTERNATIONAL EXISTING BUILDING CODE 2024 EDITION

The following provisions of the International Existing Building Code, 2024 Edition, as published by the International Code Council, are hereby amended as follows:

1. **At Section 101.1 Title.** Insert [NAME OF JURISDICTION] as “Cochise County, AZ.”
2. **At Section 101.4.2 Buildings previously occupied.** Delete reference to International Property Maintenance Code.
3. **At Section 103.1 Creation of agency.** Insert [NAME OF DEPARTMENT] as “Cochise County Development Services”.
4. **At Section 302.2 Additional codes.** Delete reference to International Property Maintenance Code and International Private Sewage Disposal Code.
5. **At Section 408.2 Water closet replacement.** Delete the exception.
6. **At Section 1303.1.2 Compliance with other codes.** Delete reference to International Property Maintenance Code.
7. **At Section 1401.2 Conformance.** Delete reference to International Property Maintenance Code.
8. Specifically adopt Appendices A and B.



6.03.070 AMENDMENTS TO THE INTERNATIONAL FIRE CODE 2024 EDITION

The following provisions of the International Fire Code, 2024 Edition, as published by the International Code Council, are hereby amended as follows:

1. **At Section 101.1 Title.** Insert [NAME OF JURISDICTION] as “Cochise County, AZ.”
2. **At Section 103.1 Creation of agency.** Insert [NAME OF DEPARTMENT] as “Cochise County Development Services”.
3. **At Section 901.4.7 Pump and riser room size.** REVISE last paragraph to read: “Fire pump and automatic sprinkler system riser rooms shall be provided with an exterior door(s) ...”
4. **At Section 1011.7.3 Enclosures under interior stairways.** REVISE Exception where the reference of 1/2-inch gypsum board to 5/8-inch *Type X gypsum board*.
5. Specifically adopt Appendices B, D, E, F and G.



6.03.080 AMENDMENTS TO THE INTERNATIONAL ENERGY CONSERVATION CODE 2012 EDITION

The following provisions of the International Energy Conservation Code, 2012 Edition, as published by the International Code Council, are hereby amended as follows:

1. **At Section C101.1 Title.** Insert [NAME OF JURISDICTION] as “Cochise County, AZ.”
2. **At Section R401.3 Certificate (Mandatory).** DELETE the entire section.
3. **At Table R402.1.1 Insulation and fenestration criteria.** For Climate Zone 3, replace wood frame wall R-value with “19” and basement wall R-value with “0”.
4. **At Section R402.2.4 Access hatches and doors.** DELETE the entire section.
5. **At Table R402.4.1.1 Air barrier and insulation installation.** DELETE the second sentence under Fireplace criteria.
6. **At Section R402.4.1.2 Testing.** DELETE the entire section.
7. **At Section R405.4.2 Compliance report.** REVISE to read: Compliance software tools or other comparable tools that generate a report that documents....
8. **At Section R405.4.3 Additional documentation.** REVISE to read: “The *code official* may require the following documents:”



6.03.090 AMENDMENTS TO THE INTERNATIONAL FUEL GAS CODE 2024 EDITION

The following provisions of the International Fuel Gas Code, 2024 Edition, as published by the International Code Council, are hereby amended as follows:

1. **At Section 101.1 Title.** Insert [NAME OF JURISDICTION] as “Cochise County, AZ.”
2. **At Section 103.1 General.** REVISE to read: **Enforcement agency.** There exists a Development Services Department. The code official is the Building Official.
3. **At Section 108.3 Permit valuations.** DELETE the entire section and insert: The valuation of work for a permit shall be determined from the County adopted ICC Bi-Yearly Building Valuation Data or the adopted Building Permit Fee Rate Schedule.
4. Specifically adopt Appendices A, B, C and D.



6.03.100 AMENDMENTS TO THE INTERNATIONAL SWIMMING POOL AND SPA CODE 2024 EDITION

The following provisions of the International Swimming Pool and Spa Code, 2024 Edition, as published by the International Code Council, are hereby amended as follows:

1. **At Section 101.1 Title.** Insert [NAME OF JURISDICTION] as “Cochise County, AZ.”
2. **At Section 103.1 Creation of enforcement agency.** REVISE to read: **Enforcement agency.** There exists a Development Services Department. The code official is the Building Official.
3. **At Section 109.3 Permit valuations.** Delete the entire section and insert: The valuation of work for a permit shall be determined from the County adopted ICC Bi-Yearly Building Valuation Data or the adopted Building Permit Fee Rate Schedule.
4. **At Section 202 Definitions.** REVISE the definition of "RESIDENTIAL SWIMMING POOL" (Residential Pool) by deleting the first two sentences, and replacing them with, “A swimming pool, or other contained body of water, that contains water 18 inches (457 mm) or more in depth at any point that is wider than 8 feet at any point and is intended for swimming. This includes above ground storable pools, and permanent inground swimming pools.”
5. **At Section 303.1.3 Covers.** REVISE the end of the first sentence, “and requirements in the Cochise County Zoning Regulations, Section 2.51.140.
6. **At Section 305.2.1 Barrier height and clearances.** REVISE to read “The top of the barrier shall be not less than 60 inches (1524 mm) ...”
7. **At Section 305.5 (1) Onground residential pool structure as a barrier.** REVISE (1) to read, “... the top of the wall shall be not less than 60 inches (1524 mm) ...”
8. **At Section 305.5 (2) Onground residential pool structure as a barrier.** REVISE (2) to read, “... the top of the barrier shall be not less than 60 inches (1524 mm) ...”