

City of San Luis – Amendments to: 2018 International Existing Building Code.

The following amendments, additions, and deletions are hereby made to the 2018 International Existing Building Code, as adopted by this subchapter. Paragraph, section numbers refer to the 2018 International Existing Building Code edition number system. Code reference not amended in this section shall be enforced as published in the reference document.

(A) Section [A] 101.1 Title. Amend to read, “These regulations shall be known as the *Existing Building Code* of City of San Luis, hereinafter referred to as ‘this code.’”

(B) Section [A] 103.1 Creation of enforcement agency. Amend to read, “The Planning and Zoning Department, Building Safety Division is hereby created and the official in charge thereof shall be known as the *building official*.”

(C) “[A] 103.1.1. Amend all sections of this code to substitute ‘*building official*’ for the term ‘*code official*.’”

(D) Section [A] 105.2 Work exempt from permit. Add new item #7, under “**Building:**” “7. Window replacements of like size where framing is not altered and any required emergency egress dimensions are not diminished from existing, in Group R-3 one and two-family dwellings and installed by either a licensed contractor or owner occupant of the residence.”

(E) Section [A] 105.3.2 Time limitation of application. Amend first sentence to read, “An application for a permit for any proposed work shall be deemed to have been abandoned 180 days after the date of filing, unless such application has been pursued in good faith or a permit has been issued; except that the *building official* is authorized to grant one or more extensions of time for additional periods not exceeding 180 days each.”

(F) Section [A] 106.2.2 Fire protection system(s) shop drawings. Amend to read, “Plan submittal documents shall include either a statement of the design criteria for the fire protection system(s) to also include a current fire flow test within the past 12 months or the complete design, plans, calculations and data for the fire protection system(s). If only the design criteria is initially submitted, the complete design, plans, calculations and data for the fire protection system(s) shall be submitted to indicate conformance to this code and the construction documents and shall be *approved* prior to the start of system installation. In addition, where applicable, shop drawings, calculations and data shall be submitted and shall contain all information as required by the referenced installation standards in Chapter 9 of the *International Building Code*.”

(G) Section [A] 108.2 Schedule of permit fees. Amend by adding Building Permit Fee in accordance with **City of San Luis Building Permits Fees on Resolution # 875**.

(H) “[A] 108.2.1 Plan review fees. When submittal documents are required by Section [A] 106.1, a plan review fee shall be paid at the time of submitting the submittal documents for plan review. Said plan review fee shall be 50 percent of the building permit fee as shown **in accordance with City of San Luis Building Permits Fees on Resolution # 875**.

The plan review fees specified in this section are separate fees from the permit fees specified in Section [A] 108.2 and are in addition to the permit fees.

When submittal documents are incomplete or changed so as to require additional plan review, an additional plan review fee shall be charged at the rate shown **in accordance with City of San Luis Building Permits Fees on Resolution # 875.**

(I) Section [A] 108.6 Refunds. “The *building official* shall authorize the refunding of fees as follows:

1. The full amount of any fee paid hereunder that was erroneously paid or collected.
2. Not more than 80 percent of the permit fee paid when no work has been done under a permit issued in accordance with this code.
3. Not more than 80 percent of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or canceled before any plan review effort has been expended.

The *building official* shall not authorize the refunding of any fee paid except upon written application filed by the original permittee not later than 180 days after the date of fee payment.”

(J) Section [A] 108.4 Work commencing before permit issuance. Add to end of section, “An investigation fee, in addition to the permit fee, shall be collected whether or not a permit is then or subsequently issued. The investigation fee shall be determined by the *building official*, based on the circumstances, nature, and severity of the infraction. The minimum investigation fee shall be \$50.00 and the maximum shall be an amount up to the same as the fee set **in accordance with City of San Luis Building Permits Fees on Resolution # 875.**

(K) Section [A] 109.3.5 Lath or gypsum board inspection. Delete exception to section.

(L) Section [A] 112.1 General. Add to end of section, “The membership of the Residential Board of Appeals, as prescribed in of the San Luis City Code, will be the Board of Appeals for Residential appeals (one-and two-family dwellings) and for Commercial appeals.”

(M) Section [A] 112.3 Qualifications. Delete section in its entirety.

(N) Section [A] 113.4 Violation penalties. Amend to read, “Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who *repairs* or alters or changes the occupancy of 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 provision of this code, shall be subject to the penalty and fine described in this ordinance.”

(O) Section [A] 114.3 Unlawful continuance. Amend to read, “Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to the penalty and fine described in this ordinance.”

(P) Section 302.3 Additional codes. Amend “International Fire Code” in first sentence to “current adopted fire code”. Add to end of section, “Substitute ‘current adopted fire code’ throughout this code for the term ‘International Fire Code’.”

(Q) Section 305 ACCESSIBILITY FOR EXISTING BUILDINGS. Delete section and subsections in its entirety and add new section to read, “**Section 305**

ACCESSIBILITY FOR EXISTING BUILDINGS.

Create new Section, “**305.1 Scope.** Accessibility provisions for maintenance, *change of occupancy, additions and alterations to existing buildings*, including those identified as *historic buildings*, shall comply with Arizona Revised Statutes, Title 41, Chapter 9, Article 8, Public Accommodations and Services, The Arizonans with Disabilities Act, R10-3-401 through R10-3-404, which includes – 28 CFR 35 and 28 CFR 36 and Americans with Disabilities Act Accessibility Guidelines for Buildings and Facilities (ADAAG), unless it is *technically infeasible*. Where compliance with this section is *technically infeasible*, the alteration shall provide access to the maximum extent that it is technically feasible.”

(R) Section [BS] 401.3 Flood hazard areas. Delete section in its entirety in favor of adopted City floodplain ordinances.

(S) Section [BS] 502.3 Flood hazard areas. Delete section in its entirety in favor of adopted City floodplain ordinances.

(T) Section [BS] 503.2 Flood hazard areas. Delete section in its entirety in favor of adopted City floodplain ordinances.

(U) Section [BS] 701.3 Flood hazard areas. Delete section in its entirety in favor of adopted city floodplain ordinances.

(V) Section 805.4.4 Panic Hardware. Amend first sentence to read, “In any *work area*, and in the egress path from any *work area* to the exit discharge, in buildings or portions thereof of Group A assembly occupancies and Group E educational occupancies with an occupant load greater than 50, all required exit doors equipped with latching devices shall be equipped with approved panic hardware.”

(W) Section [B] 1201.4 Flood hazard areas. Delete section in its entirety in favor of adopted city floodplain ordinances.

(X) Section [BS] 1301.3.3 Compliance with flood hazard provisions. Delete section in its entirety in favor of adopted City floodplain ordinances.