

**CITY OF SAN LUIS – AMENDMENTS TO: 2012 International Mechanical Code.**

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

**(B) Create a new sub-section, “[A] 101.2.2 Fire Code.** Where a section references the *International Fire Code*, amend to read the ‘current adopted fire code’.”

**(C) Section [A] 103.1 General.** 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’. Amend all sections of this code that reference the *code official* by replacing to read the ‘building official’.”

**(D) Section [A] 106.4.4 Extensions.** Delete last two sentences of this section

**(E) Section [A] 106.5.1 Work commencing before permit issuance.** Amend to read, “Any person who commences work on a mechanical system before obtaining the necessary permits shall be subject to the usual permit fee and an additional investigative fee. An investigative fee, in addition to the permit fee, shall be collected whether or not a permit is then or subsequently issued. The investigative fee shall be determined by the building official, based on the circumstances, nature and severity of the infraction. The minimum investigative fee shall be \$50 and the maximum shall be an amount up to the same as the fee set forth in **in accordance with City of San Luis Building Permits Fees on Resolution # 875.**”

**(F) Create a new section “[A] 106.6 Emergency repairs.** Where equipment replacements and repairs must be performed in an emergency situation, the *permit* application shall be submitted within the next working business day to the building official.”

**(G) Section [A] 108.4 Violation penalties.** Amend first sentence to read, “Persons who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter, or repair mechanical work 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.”

**(H) Section [A] 108.5 Stop work orders.** Amend last sentence to read, “Any person who shall continue any work on the system 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.”

**(I) Section [A] 109.2 Membership of board.** Amend to read, “The membership of the Building Board of Appeals as prescribed in the City of San Luis Code will be the Board of Advisors.”

**(J) Sections [A] 109.2.1 through [A] 109.3.** Delete sections in their entirety.

**(K) Section [A] 109.5 Postponed hearing.** Amend to read, “When seven members are not present to hear an appeal, either the appellant or the appellant’s representative shall have the right to request a postponement of the hearing.”

**(L) Section [B] 301.16 Flood hazard.** Amend to read, “For structures located in flood hazard areas, *mechanical systems, equipment and appliances* shall be located at or above the elevation required in **FEMA Flood Map Service Center** and the utilities and attendant *equipment specifications*.”

**Exception:** *Mechanical systems, equipment and appliances* are permitted to be below the elevation required by **FEMA Flood Map Service Center** and the utilities and attendant equipment specifications provided that they are designed and installed to prevent water from entering or accumulating within the components and to resist hydrostatic and hydrodynamic loads and stresses, including the effects of buoyancy, during the occurrence of flooding up to such elevation.”

**(M) Section 303.3 Prohibited locations.** Amend Exception #2 to read, “Solid fuel-fired appliances, provided that the room is not a confined space and as long as outdoor *combustion air* is provided.”

**(N) Section 304.11 Guards.** Add exception to section to read, “Where due to roof size or other constraints the building official may approve alternate means to achieve compliance.”

**(O) Section 306.5.1 Sloped roofs.** Amend first sentence to read, “Where appliances, *equipment*, fans or other components that require service are installed on a roof having a slope of greater than 4 units vertical in 12 units horizontal (33-percent slope) or greater and having an edge more than 30 inches (762 mm) above grade at such edge, a level platform shall be provided on each side of the *appliance or equipment* to which *access* is required for service, repair, or maintenance.”

**(P) Section 307.2.1 Condensate disposal.** Amend first sentence to read, “Condensate from all cooling and evaporators shall be conveyed from the drain pan outlet to an *approved* sanitary sewer connection, or other *approved* method of condensate disposal designed by a registered design professional.”

Add exceptions to section:

**“Exceptions:**

1. Condensate from cooling coils and evaporators up to and including (4) ton units may drain into an *approved* bottom disposal pit. The approved bottom disposal pit shall consist of a pit excavated in the earth not less than 24 inches (61 mm) in any dimension completely filled with coarse gravel. The drainpipe shall extend into the pit not less than 6 inches (15 mm) below grade and shall be securely anchored in place. The drain shall not be covered with sod or earth until it has been inspected.

2. *Equipment* provided with a factory, or other *approved*, condensate evaporation device.”

**(Q) Section 401.2 Ventilation required.** Delete second sentence of this section.

**(R) Section 1101.6 General.** Add to end of section, “Wind socks shall be installed on all industrial facilities utilizing ammonia refrigerant as required by the building official.”