

**CITY OF SAN LUIS
ADMENDMENTS TO 2024
INTERNATIONAL BUILDING CODE**

Section [A] 101.1 Title. These regulations shall be known as the Building Code of the City of San Luis, hereinafter referred to as 'this code.'

(B) **Section [A] 103.1 Creation of enforcement agency.** The Development Services Department, Building Safety Division, is hereby created and the official in charge thereof shall be known as the building official. The function of the agency shall be the implementation, administration and enforcement of the provisions of this code.

Section [A] 104.10.1 Flood hazard areas. Delete section in its entirety in favor of adopted City floodplain ordinances.

Section [A] 105.2 Work exempt from permit. Add the following additional item under the heading, "Building:"

14. Window replacements of like size where framing is not altered and any required emergency egress dimensions are not diminished from existing, in Group R3 one-and two-family dwellings and installed by either a licensed contractor or owner-occupant of the residence.

Section [A] 105.3.2 Time limitation of application. 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. The extension shall be requested in writing and justifiable cause shall be demonstrated.

105.8 Construction Debris. Construction sites shall be kept reasonably clean of construction debris during the course of construction. Construction debris shall be removed or retained on the lot and not be at risk to be displaced from the lot by wind. Debris shall not be allowed to transfer to adjacent lots or City rights-of-way.

If the Building Official determines that the construction site is not in compliance with this section or the debris presents a safety hazard for inspection personnel, inspections shall not be performed until the construction site is cleaned.

Section [A] 107.2.2 Fire protection system shop drawings. 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 statement of design criteria and fire flow test 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 in writing by the Fire Department 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.

Section [A] 107.2.6.1 Design flood elevations. Delete section in its entirety in favor of adopted City floodplain ordinances.

Section [A] 109.2 Schedule of permit fees. As per City of San Luis Resolution No. 2306

TABLE 1-A: BUILDING PERMIT FEES

Section [A] 109.4 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 \$100.00 and the maximum shall be an amount up to the same as the fee set forth in City of San Luis Resolution No. 2306”

Section [A] 109.6 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.

Section [A] 110.3.6 Lath and gypsum panel product inspection. Delete exception to section.

Section [A] 113.3 Qualifications. Delete section in its entirety.

Section [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 the penalty and fine described in resolution 2306 of the City of San Luis

(R) **Section [A] 115.4 Failure to comply.** 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 Resolution 2306 of the City of San Luis.

Section [F] 903.2 Where required. Add to end of section, “Requirements in Sections [F] 903.2.1 through [F] 903.2.10 are superseded by the current City of San Luis adopted fire code.”

Section 1102.1 Design. Amend to read, “Buildings and facilities shall be designed and constructed to be *accessible* in accordance 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), and this code and ICC A117.1.”

Section 1110.10 Elevators. Add to end of section, “Passenger elevators shall be utilized as part of an accessible route in new construction to connect three or more stories (or levels), other than structures with four or more dwelling units.”

Create new subsection, “**1110.10.1. Lula Elevators.** Lula (Limited-Use/Limited Application) elevators are permitted to be a part of a required accessible route in new construction to connect up to two stories (or levels) in buildings other than offices of health care providers, government buildings and multiple tenant facilities containing five or more tenant spaces used for the sales or rental of goods and where at least one such tenant space is located on a floor level above or below the accessible levels.”

SECTION 1612 FLOOD LOADS. Delete section in its entirety in favor of adopted City floodplain ordinances.

Section 1705.6 Soils. Exception: Where Section 1803 does not require reporting of materials and procedures for fill placement, the special inspector shall verify that the in-place dry density of the compacted fill is not less than 90 percent of the maximum dry density at optimum moisture content determined in accordance with ASTM D 1557, or not less than 95 percent of the maximum dry density at optimum moisture content determined in accordance with ASTM D 698 where approved by the building official.

Section 1804.6 Compacted fill material. Exception: Compacted fill material 12 inches (305 mm) in depth or less need not comply with an approved report, provided that the in-place dry density is not less than 90 percent of the maximum dry density at optimum moisture content determined in accordance with ASTM D 1557, or not less than 95 percent of the maximum dry density at optimum moisture content determined in accordance with ASTM D 698 where approved by the building official. The compaction shall be verified by special inspection in accordance with Section 1705.6.

Section 1807.2.5.1 Where required. Add to end of section. “Guards may be required at other fall hazard conditions were deemed necessary by the Building Official.”

Section 2304.10.6.1 Fasteners and connectors for preservative-treated wood. Add second exception to section and renumber accordingly:

2. Fasteners for preservative-treated wood sill plates to studs in areas not normally subjected to high moisture.

Section 2512.1.2 Weep screeds. Amend second sentence to read, “The weep screed shall be placed not less than 4 inches (102 mm) above the earth or $\frac{3}{4}$ (19 mm) above paved areas and be of a type that will allow trapped water to drain to the exterior of the building.”

Section 2902.6 Small Occupancies. Add to end of section, “In other than Assembly uses and Educational facilities, drinking fountains are not required for an occupant load of 25 or fewer.”

Section 3302.1 Site safety plan. Amend first sentence to read, “When required by the Fire Code Official or the Building Official, the owner or owner's authorized agent shall be responsible for the development, implementation and maintenance of an approved, written site safety plan establishing a fire prevention program at the project site applicable throughout all phases of the construction, repair, alteration or demolition work.”

3304.2 Dust Control. Prior to construction, a plan shall be submitted to the building official outlining the steps that will be taken throughout construction to minimize and control dust associated with the project

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Section R101.1 Title. These provisions shall be known as the *Residential Code for One- and Two-family Dwellings* of the City of San Luis, and shall be cited as such and will be referred to herein as ‘this code.’

Section R101.2 Scope. Add to end of **Exception:** “Subject to preemption by Arizona Revised Statutes, Title 9, Chapter 7, Article 1, Section 807, Mandated Sprinklers in Certain Residences Prohibited.”

Section R103.1 Creation of agency. Amend first sentence to read, “Development Services Department, Building Safety Division is hereby created and the official in charge thereof shall be known as the *building official*.”

Section R104.2.3.1 Flood hazard areas. Delete section in its entirety in favor of adopted City floodplain ordinances.

Section R105.1 Required. Add to end of section, “In addition, Park Models, as defined in Chapter 2 of this Code, shall require a building permit for placement. The required placement permit shall be obtained through the State of Arizona, Arizona Department of Housing. Installation of Park Models shall comply with the minimum installation standards as established and enforced by the Arizona Department of Housing. Proof of compliance with these requirements shall be provided to the City of San Luis, Building Safety Division prior to final approval.”

Section R105.2 Work exempt from permit. Add new items #11 and #12, under “**Building**”:

11. Window replacements of like size where framing is not altered and any required emergency egress dimensions are not diminished from existing.
12. Replacement of an existing electric water heater in the same location.

Items #11 and #12 apply only to work performed by a licensed contractor or the owner/occupant of the premises.

Section R105.10 Toilet facilities on construction sites. Toilet facilities shall be provided for construction workers and such facilities shall be maintained in a sanitary condition. Construction worker toilets of the non-sewer type shall conform to ANSI Z4.3.

Toilet facilities shall be required at a ratio of at least one toilet for a maximum of 15 lots under construction.

Section R105.11 Construction Debris. Add to end of section, construction sites shall be kept reasonably clean of construction debris during the course of construction. Construction debris shall be removed or retained on the lot and not be at risk to be displaced from the lot by wind. Debris shall not be allowed to transfer to adjacent lots or City Rights of Way.

If the *Building Official* determines that the construction site is not in compliance with this section or the debris presents a safety hazard for inspection personnel, inspections shall not be performed until the construction site is cleaned.

Section R106.1.4 Information for construction in flood hazard areas. Delete item 4 in its entirety.

Section R106.4 Amended Construction documents. Add to end of section, “Changes may be made without resubmittal that are not affecting code-related items, or when otherwise approved by the *building official*.”

Section R108.2 Schedule of permit fees. Amend by adding City of San Luis Resolution 2306.

Section R108.2.1 Plan review fees. When submittal documents are required by Section R106.1, a plan review fee shall be paid at the time of submitting the submittal documents for plan review. Site plan review fee shall be 65 percent of the building permit fee as shown in City of San Luis Resolution 2306.

The plan review fees specified in this section are separate fees from the permit fees specified in Section R108.2 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 City of San Luis Resolution 2306.

Section R108.6 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 \$100.00 and the maximum shall be an amount up to the same as the fee set forth in City of San Luis Resolution 2306”.

Section R109.4 Approval required. Add to end of section, “Inspection comments shall include code section references, when requested.”

Section R110.2 Certificate issued. Amend to read, “After the *building official* inspects the building or structure and does not find violations of the provisions of this code or other laws that are enforced by the *jurisdiction*, the *building official* may issue a certificate of occupancy upon request, containing the following:

1. The *permit* number.
2. The address of the structure.
3. The name of the *owner* or the *owner’s* authorized agent.
4. A description of that portion of the structure for which the certificate is issued.
5. A statement that the described portion of the structure has been inspected for compliance with the requirements of this code.
6. The edition of the code under which the *permit* was issued.

7. Any special stipulations and conditions of the *building permit*.”

Section R113.4 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 the penalty and fine described in this ordinance.

Section R114.2 Failure to comply. Any person who shall continue any work in or about the structure 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.

Section R202 Definitions. Park Model. Any factory assembled portable unit, to which is affixed on Arizona recreational vehicle seal, mounted on a chassis and wheels, not more than 12 feet in width and no greater than 400 square feet nor less than 320 square feet in total area, and permanently connected to utilities that are necessary for the operation of the installed park model with no holding tank.

TABLE R301.2 CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA. Amend table to add values applicable to this jurisdiction

**TABLE R301.2
CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA**

GROUND SNOW LOAD ^o	WIND DESIGN				SEISMIC DESIGN CATEGORY ^f	SUBJECT TO DAMAGE FROM			ICE BARRIER UNDER-LAYMENT REQUIRED ^h	FLOOD HAZARDS ^g	AIR FREEZING INDEX ⁱ	MEAN ANNUAL TEMP ^j
	Speed ^d (mph)	Topographic effects ^k	Special Wind Region ^l	Windborne Debris Zone ^m		Weathering ^a	Frost line depth ^b	Termite ^c				
0	99	No	No	No	D _o <small>(in City of San Luis)</small>	Negligible	12"	Negligible	No	1980, 1987, 2004,2006	0	73.9
Manual J Design Criteriaⁿ												
Elevation	Altitude correction factor^e	Coincident wet Bulb	Indoor winter design relative humidity	Indoor winter design dry-bulb temperature	Outdoor winter design dry-bulb temperature	Heating temperature difference						
207	.9925	73	50%	70	45	25						
Latitude	Daily Range	Summer Design Gains	Indoor summer design relative humidity	Indoor Summer design dry-bulb temperature	Outdoor summer design dry-bulb temperature	Cooling temperature difference						
33	H	-8	50%	75	109	34						

TABLE R301.2 CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA. Add to end of footnote f, “All locations in City of San Luis shall be classified as Seismic Design Category D0.”

Section R301.2.2.6 Irregular buildings. Add exception to Item 6.

Perpendicular shear wall and wall bracing.

“**Exception:** Angled walls, per provisions of Section R602.10.1.4.”

Section R301.2.2.10.1 Seismic restraint resistance. Add exception to item 1.

“**Exception:** Tank type water heaters shall be anchored or strapped in the upper one-third and in the lower one-third of the appliance to resist a force equal to one-third of the operating weight of the water heater, acting in a horizontal direction, or in accordance with the appliance manufacturer’s recommendations, using approved seismic straps (and excluding use of ‘plumbers tape’).”

Section R302.3.1 Dwelling unit separation. Add to end of section, “If built on a property line, the separation wall shall be as required for Townhouses, per Section R302.2.”

Section R304.1 Location required. Delete the exception to Item 8 in this section.

Section R304.3.1 Fasteners for preservative-treated wood. Add fourth exception to section:

1. “Fasteners for preservative-treated wood in areas not normally subjected to high moisture.”

Section R305.1 Subterranean termite control methods. Add to end of section, “Method 3 or 4 shall be incorporated per Section R304.1, regardless of other methods or combination of methods utilized.”

Section R306 Flood-resistant construction. Delete section in its entirety in favor of adopted City floodplain ordinances.

Section R309.2 One- and two-family dwellings automatic fire sprinkler systems. Delete section in its entirety. (Preemption by ARS § 9-807).

Section R309.2.1 Design and installation. Clarification: This section is to remain.

Section R312.1 Minimum area. Add to end of section, “Every *dwelling unit* shall have at least one habitable room that shall have not less than 120 square feet (11 m²) of gross floor area.”

Create new Section, “**R312.4 Access from bedrooms.** *Bedrooms* shall not constitute the only means of access to other *bedrooms* or *habitable spaces* and shall not serve as the only means of egress from other *habitable spaces*.

Exception: Units that contain fewer than *two bedrooms*.”

Section R319.5. Add to end of section, “Where wall finishes are replaced/altere d (other than existing masonry openings), replacement windows shall comply as for new construction.”

Section R325.3 Mechanical Ventilation. Add to end of section, “For other than whole house fans and kitchen hoods, local exhaust systems including, but not limited to bathrooms, water closet compartments, laundry rooms, etc., shall be provided with timer switches or automatic shutoff controls.”

Section R401.2 Requirements. Add to end of section, “Engineered fill building pads shall be placed in 12-inch lifts, compacted to not less than 95% Maximum Density, per ASTM D698 or D1557. The building pads shall extend a minimum of 3-feet beyond the footprint of the building at an elevation level not less than 10-inches below the finished floor.

Section R401.2 Requirements. Add exception to section:

“**Exception:** Fills depths 12-inches or less may not require testin subject to determination by the *building official*.”

Section R403.1.2 Continuous footing in Seismic Design Categories D0, D1 and D2. Add to end of section, “Required interior *braced wall* panels at one-story and two-story buildings located in Seismic Design Categories D0, D1 and D2 shall be supported by continuous solid or fully grouted masonry or concrete footings in accordance with Section R403.1.3.4 at intervals not exceeding 60 feet (18288 mm) in both directions.”

Section R403.1.3.4 Interior bearing and braced wall panel footings in Seismic Design Categories D0, D1 and D2. In Seismic Design Categories D0, D1 and D2, interior footings supporting bearing walls or *braced wall panels* with a foundation, and cast monolithically with a slab on *grade*, shall extend to a depth not less than 12 inches (305 mm) below the top of the slab.

Section R403.1.4 Minimum depth. Amend first sentence to read, “All exterior footings shall be placed at least 12 inches (305 mm) below the undisturbed ground surface, or 12 inches (305 mm) into engineered pad.”

Section R403.1.6.1 Foundation anchorage in Seismic Design Categories C, D0, D1 and D2. Add item 7 to section:

“7. Interior *braced wall panels* when not supported by a continuous foundation

shall be attached to the concrete slab on ground using ½ inch (12.7 mm) diameter anchor or expansion bolts spaced at not more than 6 feet (1829 mm) on center, or an equivalent method such as approved pneumatic anchor pins as per manufacturer requirements. Cut nails or adhesives shall not be permitted.”

Section R408.7 Flood Resistance. Delete section in its entirety in favor of adopted City floodplain ordinances.

Section R506.1 General. Add to end of section, “Control joints in unreinforced concrete slab-on-ground floors shall be provided at maximum 12 feet (3658 mm) on center in both directions.”

Section R506.3.3 Vapor retarder. Amend section title to read, “**Section R506.3.3 Vapor retarder (Optional).**”

Section R602.10.1.3 Spacing of braced wall lines. Add exception to section:

“**Exception:** As an exception to *braced wall line* spacing of Table R602.10.1.3, in detached one- and two-story *dwellings*, for seismic bracing, spacing between *braced wall lines* may be up to 30 feet (9144 mm) x 45 feet (13716 mm) for one single room and one attached garage, each not exceeding 1,350 square feet (125.42 m²) per *dwelling unit*. When this exception is taken all the following shall apply:

- 1.1 Wall bracing at *braced wall lines* surrounding the single room and one attached garage shall be Method WSP of Section R602.10.4.
- 1.2 *Braced wall panel* locations shall be as per Sections R602.10.2.2 and R602.10.2.2.1, and length of bracing provided as per Sections R602.10.3 and R602.10.5.
- 1.3 The entire length of *braced wall lines* surrounding the single room and garage shall be continuously sheathed with wood structural panel sheathing (WSP).
- 1.4 *Braced wall panel* locations at the single room and garage shall have a maximum 3 1/2:1 height-width ratio, except for methods ABW and PFH of Section R602.10.4.
- 1.5 *Braced wall lines* surrounding the single room and garage shall be supported by continuous foundations around the entire *braced wall lines*.
- 1.6 Spacing of all other interior braced wall lines shall not exceed 25 feet.”

Section R602.10.2.2.1 Location of braced wall panels in Seismic Design Categories D0, D1 and D2. Add exception 3 and 4 to section:

“3. Interior *braced wall* panels shall begin within 10 feet (3810 mm) from each end of a braced wall line as determined in Section R602.10.1.1.

4. For *braced wall* panel construction Method WSP of Section R602.10.4, the braced wall panel shall be permitted to begin no more than 12.5 feet (3810 mm) from each end of the *braced wall* line, where a designed collector is

provided. See sketches SK1, SK2, and SK3 for designed collectors and applicable conditions.”

Section R602.10.4.4 Panel joints. Delete exception 4 to this section.

Section R602.10.7 Ends of braced wall lines with continuous sheathing. Add exception to section:

“**Exception:** The first *braced wall panel* shall be permitted to begin 12.5 feet (3810 mm) from each end of the *braced wall line* in Seismic Design Category D0, where a designed collector is provided. See sketches SK1, SK2, and SK3 for designed collectors and applicable conditions.”

Section R602.10.8 Braced wall panel connections. Add to end of section, “This section also applies for connections of interior *braced wall panels* to roof trusses and rafters.”

TABLE R702.3.5 MINIMUM THICKNESS AND APPLICATION OF GYPSUM BOARD AND GYPSUM PANEL PRODUCTS. Amend last sentence of footnote “d” of table to read, “Where applying a water-based texture material, the minimum gypsum board thickness shall be increased from 3/8 inch to ½ inch for 16-inch on center framing ceiling.”

Section N1101.14 (R401.3) Certificate (Mandatory). Amend section title to read, “**Section N1101.14 (401.3) Certificate (Optional).**”

Section N1102.4 (R402.4) Fenestration. Add exception to section:

“**Exception:** Standard insulated garage doors shall be permitted at conditioned garages in new construction and are not subject to the fenestration air leakage requirements of Section N1102.4.3. For use of this exception the garage conditioning shall be a dedicated mechanical system. Register/diffuser openings at the garage ceiling shall include ceiling radiation dampers or ducts shall be constructed of minimum No. 26 gage (0.48 mm) sheet steel.”

Section N1102.5 (R402.5) Air Leakage. Add to end of section, “Building envelope air tightness and insulation installation shall be demonstrated to comply with one of the following options given by Section N1102.5.1.2 or N1102.5.1.4.”

Section N1102.5.1.2 (R402.5.1.2) Air leakage testing. Amend section title to read, “N1102.5.1.2 (R402.5.1.2) Air leakage testing optional.”

Section N1102.5.1.4 Visual inspection option. The components listed in Table N1102.45.1.1 (R402.5.1.1), applicable to the method of construction, are field verified. Where required by the *building official*, an *approved* party independent from the installer of the insulation, shall inspect the *air barrier* and insulation.

Table N1102.5.1.1 (R402.5.1.1) AIR BARRIER AND INSULATION INSTALLATION.

Amend as follows:

- a. "COMPONENT, 'Showers, tubs and fireplaces adjacent to the building thermal envelope.' Optional.
- b. COMPONENT, 'Electrical, communications and other equipment boxes, housings and enclosures.' Optional."

Section N1103.2 (R403.2) Hot water boiler temperature reset. Amend section title to read, "Section N1103.2 (R403.2) Hot water boiler temperature reset (Optional)."

Section N1103.4.1 (R403.4.1) Protection of piping insulation. Amend second sentence to read, "The protection shall provide shielding from solar radiation that can cause degradation of the material."

Section N1103.5 (R403.5) Service hot water systems. Amend section title to read, "Service hot water systems (Optional)."

Section N1103.6 (R403.6) Mechanical Ventilation. Amend to section title to read, "Section N1103.6 (R403.6) Mechanical ventilation (Optional)."

Section N1103.6.4 (R403.6.5) Intermittent exhaust control for bathrooms and toilet rooms. Amend section title and first sentence to read,

Section N1103.6.4 (R403.6.5) Intermittent exhaust control for bathrooms, toilet rooms and laundry rooms. "Where an exhaust system serving a bathroom or toilet room or laundry room is designed for intermittent operation, the exhaust system controls shall include one or more of the following:"

Section N1103.6.4 (R403.6.5) Intermittent exhaust control for bathrooms, toilet rooms and laundry rooms. Delete Items 3 and 4 from this section.

Section N1103.10.3 (R403.10.3) Covers. Amend section title to read, "Section N1103.10.3 (R403.10.3) Covers (Optional)."

Section N1103.12 (R403.12) Residential pools and permanent residential spas. Delete section in its entirety.

Section N1104 (R404) Electrical power, lighting and renewable energy systems. Amend section title to read, "Section N1104 (R404) electrical power, lighting and renewable energy systems (optional)"

Section N1108 (R408) Additional efficiency requirements. Amend section title to read, "Additional efficiency requirements (Optional)."

Section N1109.6 (R501.6) Change in space conditioning. Add to end of section, "Permitted existing garages and accessory structures (excluding patio enclosures) shall

be permitted to be conditioned, by use of approved ductless cooling/heating systems (maximum 2 tons total capacity), where such spaces are not being converted to habitable or livable spaces. Existing enclosed walls that are uninsulated shall be accepted. If accessible, the existing attic space shall be insulated as required for new construction.”

Section N1110.2.5 Additional efficiency credit requirements for additions. Amend section title to read, “**Section N1110.2.5 Additional efficiency credit requirements for additions (Optional).**”

Section N1111.1.2.3 (R503.1.2.3) Duct system leakage. Add to end of section, “This section applies to new duct sections only.”

Section N1111.1.5 Additional efficiency credit requirements for substantial improvements. Amend section title to read, “**Section N1111.1.5 Additional efficiency credit requirements for substantial improvements (Optional).**”

Section M1602.2 Return Air Openings. Amend Exception 8 to read:

“8. For other than dedicated HVAC systems, return air shall not be taken from indoor swimming pool enclosures and associated deck areas.”

Section G2406.2 (303.3) Prohibited locations. Delete items 3 and 4 in their entirety.

Section G2407.5 (304.5) Indoor combustion air. Add to beginning of section, “Indoor *combustion air* shall not be used in new construction within the building envelope. Garages of minimum 400 square feet in area may use combination of *infiltration* and partial exterior *combustion air* for one standard water heater fuel gas *appliance* up to 50,000 *Btu/h* total input capacity.”

Section G2407.7 (304.7) Combination indoor and outdoor combustion air. Add to beginning of section, “Combination indoor and outdoor combustion air shall not be used in new construction within the building envelope. Garages of minimum 400 square feet in area may use combination of *infiltration* and partial exterior *combustion air* for one standard water heater fuel gas *appliance* up to 50,000 *Btu/h* total input capacity.”

Section G2413.2 (402.2) Maximum gas demand. Add to end of section, “Where an input rating is not indicated, the gas supplier, *appliance* manufacturer or a qualified agency shall be contacted, or the rating from Table G2413.2 may be used for estimating the volumetric flow of gas to be supplied.”

TABLE G2413.2 (402.2)
APPROXIMATE GAS INPUT FOR TYPICAL APPLIANCES

APPLIANCE	INPUT BTU/H (Approx.)
Space Heating Units	
Hydronic boiler	
Single family	100,000
Multifamily, per unit	60,000
Warm-air furnace	
Single family	100,000
Multifamily, per unit	60,000
Space and Water Heating Units	
Hydronic boiler	
Single family	120,000
Multifamily, per unit	75,000
Water Heating Appliances	
Water heater, automatic instantaneous	
Capacity at 2 gal./minute	142,800
Capacity at 4 gal./minute	285,000
Capacity at 6 gal./minute	428,400
Water heater, automatic storage, 30- to 40-gal. tank	35,000
	50,000
Water heater, automatic storage, 50-gal. tank	35,000
Water heater, domestic, circulating or side-arm	
Cooking Appliances	
Built-in oven or broiler unit, domestic	25,000
Built-in top unit, domestic	40,000
Range, free-standing, domestic	65,000
Other Appliances	
Barbecue	40,000
Clothes dryer, Type 1 (domestic)	35,000
Gas fireplace, direct-vent	40,000
Gas light	2,500
Gas log	80,000
Refrigerator	3,000

For SL: 1 British thermal unit per hour = 0.293 W, 1 gallon = 3.785 L.,
1 gallon per minute = 3.785 L/m.

Section G2414.4.3 (403.4.3) Copper or copper-alloy tubing. Add to end of section, "Copper or copper-alloy tubing shall not be used in natural gas piping systems, due to hydrogen sulfide content which cannot be guaranteed to be delivered from the serving utility provider to meet the code acceptable levels."

Section G2415.12 (404.12) Minimum burial depth. Underground *piping systems* shall be installed at a minimum depth of 12 inches (305 mm) below grade.

Section G2415.12.1 (404.12.1) Individual outdoor appliances. Delete section in its entirety.

Section G2415.17.1 (404.17.1) Limitations. Amend exception 3 to read:

"3. Plastic pipe shall be permitted under uncovered outdoor patio, walkway and driveway slabs provided that the burial depth complies with Section G2415.12."

TABLE G2427.10.2.4 (503.10.2.4) MINIMUM THICKNESS FOR GALVANIZED STEEL VENT CONNECTORS FOR LOW-HEAT APPLIANCES.

"Thickness	Gauge
0.019 inch	28 Ga.
0.023 inch	26 Ga.
0.029 inch	24 Ga.
0.034 inch	22 Ga.
0.056 inch	18 Ga."

Section G2445.4 (621.4) Prohibited Locations. Add to end of section, "*Unvented room heaters* shall not be installed in bedrooms or bathrooms."

Section P2503.5.1 Rough plumbing. In Item 1, revise 10 feet (3048 mm) to 5 feet 524 mm).

Section P2603.5.1 Sewer depth. *Building sewers* that connect to private sewage disposal systems shall be at not less than 12 inches (305 mm) below finished *grade* at the point of septic tank connection. *Building sewers* shall be not less than 12 inches (305 mm) *below grade*.

Section P2801.5.3 Appliance, equipment and insulation in pans. Delete section in its entirety.

Section P2804.6.1 Requirements for discharge pipe. Amend Item #5 to read:

"5. Discharge to the floor of the garage (where the garage floor is sloped and below the floor level of the dwelling), to a waste receptor or to the outdoors."

Section P2902.5.3 Lawn irrigation systems. Rename section/title to read, “**Section P2902.5.3 Landscape irrigation systems.**” Add to beginning of section, “A landscape irrigation system shall be provided for all new dwellings, consisting of a stub-out, electric valve (or valves) and backflow protection.”

Section P2904.1 General. Add item #5 to end of section:

“5. The system is integral with the domestic water piping system. See Section P2902.5.4 for protection of separate/independent sprinkler piping systems.”

Section P2906.5 Water distribution pipe. Add to end of section, “Use of copper at inaccessible water piping under slabs shall be limited to Type K, with no joints.”

Section E3406.3 Minimum size of conductors. Amend first sentence to read, “The minimum size of conductors for feeders and branch circuits shall be 12 AWG copper and 1 AWG aluminum or copper-clad aluminum for current carrying conductors (shall not apply for grounding conductor).”

Section E3601.1 Scope. Add to end of section, “Local utility company installation regulations may exceed/supersede installation requirements of this chapter.”

Section E3601.7.3 Metering centers. Add to end of section: “Any Residential Service Panel rated up to 400-amps maximum, with a single meter and maximum 2 disconnects, shall be exempt from requirements of this section. This exemption does not apply to multi-meter service panels.”

Section E3604.2.2 Vertical clearance from grade. In item 1, amend 10 feet (3048 mm) to 12 feet 6 inches (3810 mm). In item 2, amend 12 feet (3658 mm) to 12 feet 6 inches (3810 mm).

Section E3607.3.2 Grounded conductor, existing premises. Add exception to section:

“**Exception:** If the Load Center or Panel Board does not have provisions for a Main Disconnect and an approved fastening method, the over current protective device shall have a lock-out device installed.”

Section E3702.15 Branch-circuit requirement – summary. Amend 1st sentence to delete **TABLE E3702.15(2)** in its entirety.

TABLE E3702.15(1) [TABLE 210.24(1)] BRANCH-CIRCUIT REQUIREMENTS-SUMMARY. Amend table to delete 14 AWG conductors.

TABLE E3803.1 (TABLE 300.5) – MINIMUM COVER REQUIREMENTS, BURIAL IN INCHES. Amend Column 3 of table to delete Electrical metallic tubing (EMT).

Section E3901.4.2 Island and peninsular countertops and work surfaces. Amend to read:

“Receptacle outlets shall be installed in accordance with the following and Section E3901.4.3:

1. At least one receptacle outlet shall be provided for the first 9 square feet (0.84m²), or fraction thereof, of the countertop or work surface. A receptacle outlet shall be provided for every additional 18 square feet (1.7 m²), or fraction hereof, of the countertop or work surface.
2. At least one receptacle outlet shall be located within 2 feet (600 mm) of the outer end of a peninsular countertop or work surface.

A peninsular countertop shall be measured from the connected perpendicular wall.”

Section E3901.4.3 Receptacle outlet location. Add item 4 to section:

4. “Required receptacles shall be located not more than 12 inches (305mm) below the countertop or work surface.”

Section E3901.12 HVAC outlet. Amend exception to read:

“**Exception:** A receptacle outlet shall not be required for the servicing of evaporative coolers or rooftop HVAC equipment.”

Section E3902 – Ground-fault and arc-fault circuit-interrupter protection. Add exception to section:

“**Exception:** Delete requirement for GFCI protection at all 240-volt (nominal) outlets throughout this section. This exception shall not apply to swimming pool, spa or fountain pump motors.”

Section E3902.2 Garage and accessory building receptacles. Add exception to section:

“**Exception:** GFCI protection shall not be required for single receptacle outlets dedicated for a specific use (such as a freezer) and single receptacle outlets for garage door openers.”

Create new section, “**Section E3902.11.1 Floor receptacles.** Floor receptacle outlets shall have ground-fault circuit-interrupter protection for personnel.”

Section E3902.14 Outdoor outlets. Delete last sentence in exception 3.

Section BB106.1 Air Leakage Testing. (Tiny Homes) Add exception to section:

“Exception: The building thermal envelope shall be permitted to comply with the applicable provisions of Chapter 11, as amended.”

**CITY OF SAN LUIS
ADMENDMENTS TO 2018
INTERNATIONAL MECHANICAL
CODE**

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

Create a new sub-section, “**Section [A] 101.2.2 Other Codes.** Where a section references the *International Fire Code*, amend to read ‘current adopted fire code.’ Where a section references the *International Energy Conservation Code*, amend to read ‘current adopted energy conservation code.’ Where a section references accessibility provisions, it shall be taken to reference 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).”

Section [A] 103.1 General. Amend to read, “Development Services Department, Building Safety Division is hereby created and the executive 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.’”

Section [A] 106.4.4 Extensions. Delete last two sentences of this section.

Section [A] 106.5.1 Work commencing before permit issuance. 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 \$100 and the maximum shall be an amount up to the same as the fee set forth in City of San Luis Resolution 2306.

Section [A] 106.5.2 Fee Schedule. Amend by adding “As per City of San Luis Resolution 2306”

Section [A] 106.5.3 Fee Refunds. Add to end of section. “The building official shall authorize the refunding of fees as follows:

1. The full amount of any fee paid hereunder which 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 except upon written application filed by the original permittee not later than 180 days after the date of fee payment.”

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.

Section [A] 108.4 Violation penalties. Any person 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.

Section [A] 108.5 Stop work orders. 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.

Section [A] 109.2 Membership of board. The membership of the Building Advisory Board as prescribed in CH 15.05 – Section 15.05.010 through 15.05.070 of the San Luis City Code will be the Board of Appeals.

Sections [A] 109.2.1 through [A] 109.7. Delete sections in their entirety.

Section [BS] 301.16 Flood hazard. For structures located in flood hazard areas, *mechanical systems, equipment and appliances* shall be located at or above the elevation required in the adopted city floodplain Ordinances for utilities and attendant *equipment*.

Exception: *Mechanical systems, equipment and appliances* are permitted to be below the elevation required by the adopted city floodplain Ordinances for utilities and attendant equipment, 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.

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.”

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.”

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.”

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”

Section 1101.6 General. Add to end of section, “Wind socks shall be installed on all industrial facilities utilizing ammonia refrigerant

**CITY OF SAN LUIS
ADMENDMENTS TO 2018
INTERNATIONAL PLUMBING
CODE**

Section [A] 101.1 Title. These regulations shall be known as the *International Plumbing Code* of the City of San Luis, hereinafter referred to as ‘this code.’

Create a new sub-section, “**Section [A] 101.2.1 Other Codes.** Where a section references the *International Fire Code*, amend to read ‘current adopted fire code.’ Where a section references the *International Energy Conservation Code*, amend to read ‘current adopted energy conservation code.’ Where a section references accessibility provisions, it shall be taken to reference 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).”

Section [A] 103.1 General. Amend to read, “Development Services Department, Building Safety Division is hereby created and the executive 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*.”

Section [A] 106.6.1 Work commencing before permit issuance. Any person who commences work on a plumbing 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 \$100 and the maximum shall be an amount up to the same as the fee set forth in City of San Luis Resolution No, 2306

Section [A] 106.6.2 Fee schedule. As per City of San Luis Resolution 2306.

Section [A] 106.6.3 Fee refunds. Add to end of section “The building official shall authorize the refunding of fees as follows:

1. The full amount of any fee paid hereunder which 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.”

Section [A] 106.7 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.

Section [A] 108.4 Violation penalties. Any person 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 plumbing 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 City of San Luis Resolution 2306.

Section [A] 108.5 Stop work orders. Upon notice from the building official, work on any plumbing system that is being done contrary to the provisions of this code or in a dangerous or unsafe manner shall immediately cease. Such notice shall be in writing and shall be given to the owner of the property, or to the owner's agent, or to the person doing the work. The notice shall state the conditions under which work is authorized to resume. Where an emergency exists, the building official shall not be required to give a written notice prior to stopping the work. Any person who shall continue any work in or about the structure 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 City of San Luis Resolution 2306.

Section [A] 109.2 Membership of the board. The membership of the Building Board of Appeals, as prescribed in CH 15.05 – Section 15.05.010 through 15.05.070 of City of San Luis Code.

Sections [A] 109.2.1 through [A] 109.7. Delete sections in their entirety.

Section 201.3 Terms defined in other codes. Where terms are not defined in this code and are defined in the *International Building Code*, current adopted Fire Code, *NEC Electrical Code*, *International Fuel Gas Code* or the *International Mechanical Code*, such terms shall have the meanings ascribed to them as in those codes.

Section 305.4.1 Sewer depth. Building sewers that connect to private sewage disposal systems shall be a minimum of 12 inches (305 mm) below finished grade at the point of septic tank connection. Building sewers shall be a minimum of 12 inches (305 mm) below grade.

Section 305.8 Tracer wire. Per ARS §40-360, all buried non-metallic piping shall be identified with a minimum #12 gauge solid copper insulated tracer wire securely attached to pipe or wrapped around the pipe. Attachments shall be provided at maximum 20 foot intervals and at each change in direction.

Section [BS] 309.2 Flood hazard. For structures located in flood hazard areas, systems and equipment shall be installed as required by the flood hazard as per City of San Luis floodplain Ordinances.

Section 314.2.1 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.”

Section 410.2 Small Occupancies. Amend to read. “In other than Assembly and Educational Occupancies, drinking fountains shall not be required for an occupant load of 25 or fewer.”

Section 605.4 Water Distribution Pipe. Create a new footnote and exception to TABLE 605.4, “a. Copper and copper alloy piping and tubing are prohibited for installation in or on the ground under buildings. Exception: Copper and copper alloy piping and tubing installed in a continuous sleeve consisting of a minimum Schedule 40 ABS or PVC piping.”

Section 608.1 General. Add to end of section, “Where required by the Authority Having Jurisdiction (AHJ), backflow prevention shall comply with City of San Luis requirements.”

Section 712.3.1 Sump pump. “The sump pump capacity and head shall be appropriate to the anticipated use requirements, and for any ‘*public*’ or ‘*public utilization*’ occupancies, as defined in this code, dual pumps or ejectors shall be provided.

Exception: Dual pumps are not required in small, single-tenant buildings where the use of fixtures can be readily restricted or controlled, as determined by the building official”

Section 903.1 Roof extension. Amend to read, “Open vent pipes that extend through a roof shall be terminated not less than 6 inches (153 mm) above the roof. Where a roof is to be used for assembly or as a promenade, observation deck, sunbathing deck or similar purposes, open vent pipes shall terminate not less than 7 feet (2134 mm) above the roof”

Section 1003.2 Approval. Amend first sentence and add sentence, “The size, type, and location of each interceptor and of each separator shall be designed and installed in accordance with the manufacturer’s instructions and the requirements of this section based on the anticipated conditions of use, and when located in the City of San Luis jurisdiction, shall also comply with the policies of the Public Works - Waste Water Division. Wastes that do not require treatment or separation shall not be discharged into any interceptor or separator.”

Section 1003.3.1 Grease interceptors and automatic grease removal devices required. Amend to read, “A grease interceptor or automatic grease removal device shall be required to receive the drainage from fixtures and equipment with grease-laden waste located in Food Service Establishments, such as in restaurants, hotel kitchens, hospitals, school kitchens, bars, factory cafeterias and clubs, and multiple mobile food vendor locations. Fixtures and equipment shall include, but not be limited to three-compartment sinks (all three compartments), pot sinks, prerinse sinks; soup kettles or similar devices; wok stations; floor drains or sinks into which kettles are drained; automatic hood wash units and dishwashers without prerinse sinks. Grease interceptors and automatic grease removal devices shall receive waste only from fixtures and equipment that allow fats, oils or grease to be discharged. If a food preparation sink is required by the establishment, a separate sink for this purpose shall be provided, and shall be connected indirectly and shall be connected to the sanitary sewer. Where lack of space or other constraints prevent the installation or replacement of a grease interceptor, one or more grease interceptors shall be permitted to be installed on or above the floor and upstream of an existing grease interceptor.”

Section 1003.3.3 Additives to Grease Interceptors. Dispensing Systems that dispense interceptor performance additives to grease interceptors shall not be installed. Systems that discharge emulsifiers, chemicals or enzymes to grease interceptors shall be prohibited.

Section 1003.3.5 Hydromechanical grease interceptors, fats, oils and greases disposal systems and automatic grease removal devices. Amend first sentence to read, “Hydromechanical grease interceptors: fats, oils and greases disposal systems and automatic grease removal devices shall conform to ASME A112.14.3, ASME A112.14.4, ASME A112.14.6 CSA B481.3 or PDI G101, and when located in the City of San Luis jurisdiction shall also meet the City of San Luis Standards. All new Food Service Establishments shall be required to install at least a 500-gallon outdoor grease interceptor, unless granted a variance by the City of San Luis Utilities Pretreatment Section.”

Section 1003.3.5.1 Grease interceptor capacity. Grease interceptors shall have the volume indicated in TABLE 1003.3.5.1 for the Drainage Fixture Units (DFU) indicated.

Insert TABLE 1003.3.5.1:

**TABLE 1003.3.5.1
GREASE INTERCEPTOR SIZING**

Drainage Fixture Unit (DFU) (1)	Interceptor Volume (2)
0-8	500 gallons
9-21 (3)	750 gallons
22-35	1,000 gallons
36-90 (3)	1,250 gallons
91-172	1,500 gallons
173-216	2,000 gallons
217-307 (3)	2,500 gallons
308-342	3,000 gallons (4)

Notes:

- 1. The maximum allowable DFU's plumbed to the kitchen drain lines that will be connected to the grease interceptor.**
- 2. This size is based on: the DFU's, the pipe size; Useful Tables for flow in half-full pipes (ref: Mohinder Nayyar Piping Handbook, 3rd Edition, 1992).**
- 3. Based on 30 minutes retention time (ref.) Metcalf & Eddy, Inc. 3rd Ed. Small and Decentralized Wastewater Management Systems, 1998). Rounded up to nominal interceptor volume.**
- 4. No Food Service Establishment will be permitted to install a grease interceptor in excess of 3000 gallons. Applications where sizing calculation dictate the installation of a grease interceptor larger than 3000 gallons multiple interceptors shall be installed, in series, of sufficient size, to meet the requirement of the calculated retention volume.**

Section 1003.3.9 Grease Interceptor Variances. Any establishment wishing to seek a variance from the 500-gallon minimum grease interceptor requirement may submit a Variance for Cause Request to the Utilities Pretreatment Section.

Section 1106.1 General. Amend to read, "The size of vertical conductors and leaders, building *storm drains*, building *storm sewers* and any horizontal branches of such drains or *sewers* shall be based on a minimum hourly rainfall rate of two and one-half (2.5) inches per hour."

Section 1106.2 Size of storm drain piping. Add to end of section, "The minimum size storm drain pipe shall be 3 inch pipe size."

Section 1106.3 Vertical leader sizing. Add to end of section, “The minimum size vertical leader shall be 3 inch pipe size.”

Section 1108.3 Sizing of secondary drains. Add to end of section, “The secondary drain or overflow drain inlet shall be 2” (51 mm) above the primary drain inlet.”

Section 1109 Combined Sanitary and Storm System. Delete section in its entirety.

**CITY OF SAN LUIS
ADMENDMENTS TO 2024
INTERNATIONAL PROPERTY
MAINTENANCE CODE**

Section [A] 101.1 Title. These regulations shall be known as the International Property Maintenance Code of the City of San Luis, hereinafter referred to as ‘this code.’

Section [A] 102.3 Application of other codes. Amend “International Zoning Code” in last sentence to “San Luis City Code Title 18 Zoning.”

Section [A] 103.1 General. The Development Services Department, Building Safety Division is hereby created and the executive official in charge thereof shall be known as the building official.

Section [A] 103.1.1. Amend All sections of this code to substitute ‘building official’ for the term ‘code official.’

Section [A] 107.3 Prosecution of violation. Amend First sentence to read, “Any person failing to comply with a notice of violation or order served in accordance with Section 107 shall be deemed guilty of a civil infraction [SLCC 15.10.990 (A)].”

Section [A] 107.4 Violation penalties. Any person who shall violate a provision of this code, or fail to comply therewith, or with any of the requirements thereof, shall be prosecuted within the limits provided by state or local laws and shall be subject to the penalty and fine described in this ordinance. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

Section [A] 106.1 Membership of the board. The membership of the Residential and Commercial Advisory Board, as prescribed in Section 15.05.010 of the San Luis City Code, will be the Board of Appeals for both Residential (one-and two-family dwellings) and Commercial appeals.

Delete the following sections in their entirety:

Section [A] 106.2 Limitations of Authority

Section [A] 106.3 Qualifications

Section [A] 106.4 Administration

Section [A] 108.2 Issuance. Insert the following between the first and second sentences, “In absence of anyone present on site, the order shall be conspicuously posted on the *premises*.”

Section [A] 108.4 Failure to comply. 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 as described in this ordinance.

Section 302.4 Weeds. Amend first sentence to read, “All premises and exterior property shall be maintained free from weeds or plant growth not properly controlled.”

Section 303.2 Enclosures. Amend first sentence to read, “All swimming pools, hot tubs and spas, containing water more than 24 inches (610 mm) in depth shall be completely

surrounded by a fence or barrier at least 60 inches (1524 mm) in height above the finished ground level measured on the side of the barrier away from the pool.”

Section 304.14 Insect Screens. Delete section in its entirety

TABLE 404.5 –MINIMUM AREA REQUIREMENTS. Add exception as footnote “c” to table:

“c. **Exception.** The minimum area requirements do not apply to immediate family members. Immediate family is defined to include parent or grandparent (including in-law and step); child or grandchild (including adopted, foster, step or legal ward) regardless of age; sibling (including in-law, step, half) and spouse.”

Section 602.3 Heat Supply. Amend first sentence to read, “Every owner and operator of any building who rents, leases or lets one or more dwelling units or sleeping units on terms, either expressed or implied, to furnish heat to the occupants thereof shall supply heat to maintain a minimum temperature of 68°F (20°C) in all habitable rooms, bathrooms and toilet rooms.”

Section 602.4 Occupiable work spaces. Amend first sentence to read, “Indoor occupiable workspaces shall be supplied with heat to maintain a minimum temperature of 65°F (18°C) during the period the spaces are occupied.”

Section 603.1 Mechanical Equipment and appliances. Add sentence at end of section to read, “Existing mechanical cooling unit shall be maintained in proper working order.”

Chapter 8 referenced standards. Delete reference to San Luis City Code Title 18 Zoning.

Replace **APPENDIX A** as follows:

APPENDIX A

CITY OF SAN LUIS BOARDING REQUIREMENTS

A101 GENERAL

A102 MATERIALS

A102.2 Boarding framing material. Boarding framing material shall be the clear boarding bracing system (polyethylene) minimum 1-inch (25.4 mm) thick.

A102.3 Boarding fasteners.

Option 1 - Boarding fasteners shall be minimum 3/8-inch (9.5 mm) diameter carriage bolts of such a length as required to penetrate the assembly and as required to adequately attach the washers and nuts. Washers and nuts shall comply with the International Building Code.

Option 2 - Boarding fasteners shall be minimum #8 Torx screw, minimum 2-inch (51 mm) long, alternating every 6 inches (152 mm) on center into existing 2-inch nominal king stud or trimmer (if king studs do not exist, nominal 2x material shall be added around opening.).

A103 INSTALLATION

A103.1 Boarding installation. The boarding installation shall be in accordance with Figures A103.1(1) and A103.1(2) and Sections A103.2 through A103.5.

A103.2 Boarding sheet material. The boarding sheet material shall be cut to fit the door or window opening neatly or shall be cut to provide an equal overlap at the perimeter of the door or window.

A103.3 Windows.

Option 1. The window shall be opened to allow the carriage bolt to pass through or the window sash shall be removed and stored. The 2-inch by 4-inch (51 mm by 102 mm) strong back framing material shall be cut minimum 2 inches (51 mm) wider than the window opening and shall be placed on the inside of the window opening 6 inches (152 mm) minimum above the bottom and below the top of the window opening. The framing and boarding shall be predrilled. The assembly shall be aligned, and the bolts, washers and nuts shall be installed and secured.

Option 2. Boarding material can overlap door opening to be secured with screws to the existing king stud and trimmer. Boarding sheet material shall be secured with screws (min. #8 Torx screw) alternating every 6 inches (152 mm) on center.

A103.4 Door walls.

Option 1 - The door opening shall be framed with minimum 2-inch by 4-inch (51 mm by 102 mm) framing material secured at the entire perimeter and vertical members at a maximum of 24 inches (610 mm) on center. Blocking shall also be secured at a maximum of 48 inches (1219 mm) on center vertically.

Option 2 - Boarding material can overlap door opening to be secured with screws to the existing king stud and trimmer. Boarding sheet material shall be secured with screws (min #8 Torx screw) alternating every 6 inches (152 mm) on center.

A103.5 Doors. Doors shall be secured by the same method as for windows or door openings. One door to the structure shall be available for authorized entry and shall be secured and locked in an approved manner.

**CITY OF SAN LUIS
ADMENDMENTS TO 2020
INTERNATIONAL ELECTRICAL
CODE**

(A) The requirements of the most current Arizona Public Service (APS) Electrical Service Manual shall supersede the requirements of the NEC when the APS requirements are more restrictive.

(B) Where reference is made to the Fire Code it shall mean the current adopted Fire Code.

(C) Article 210.8 Ground-Fault Circuit-Interrupter for Personnel. (F) Outdoor Outlets. Add 2 additional exceptions to section, as follows:

2. Air conditioning equipment where an approved grounding lug and an additional properly grounding conductor is attached to the equipment chassis
3. Air conditioning equipment located on roofs or within locked and maintained equipment enclosures that are not accessible to the public.

(D) Article 311.12(A) Minimum Size of Conductors. Amend to read, "The minimum size of conductors shall be as shown in TABLE 311.12(A). Whether solid or stranded, conductors, other than signal or control wiring, shall not be smaller than #12 Copper or #1 Aluminum or Copper-Clad Aluminum for current carrying conductors."

(E) Amend TABLE 311.12(A) as follows:

TABLE 311.12(A) MINIMUM SIZE OF CONDUCTORS

Conductor Voltage Rating	Minimum Conductor Size (AWG)	
	Aluminum or Copper-Clad	
0-2000	12	1
2001-8000	8	1
8001-15,000	2	1
15,001-28,000	1	1
28,001-35,000	1/0	1/0
(Volts)	Copper	Aluminum

(F) Article 334.10 Uses Permitted. Amend to read, "Type NM and Type NMC, cables shall be permitted to be used in residential Group R-3 and their related U structures. Type NM and Type NMC, cables shall be permitted to be used in Residential Group R-1, Residential Group R-2, Institutional Group I-1, Residential Group R-4 and their related U structures, for branch circuits only. The branch circuits shall serve only one residential unit and shall originate in a panel or junction box located on or within the unit served."

(G) Article 394.10 Uses Permitted. Use of Concealed knob-and tube wiring shall be limited to the maintenance and repair of existing installation. No knob-and-tube wiring shall be extended or otherwise altered to provide additional points of utilization or used to establish new circuits.

(H) Article 338.10 Uses Permitted (A) Service Entrance conductors. "Type SE and USE cable shall not be used as service-entrance conductors."

**CITY OF SAN LUIS
ADMENDMENTS TO 2018
INTERNATIONAL FUEL AND GAS
CODE**

Section [A] 101.1 Title. These regulations shall be known as the *Fuel Gas Code* of the City of San Luis, hereinafter referred to as ‘this code.’

Create a new sub-section, “**Section [A] 101.2.6 Other Codes.** Where a section references the *International Fire Code*, amend to read ‘current adopted fire code.’ Where a section references the *International Energy Conservation Code*, amend to read ‘current adopted energy conservation code.’ Where a section references accessibility provisions, it shall be taken to reference 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).”

Section [A] 103.1 General. Amend to read, “Development Services Department, Building Safety Division is hereby created and the executive 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.’”

Section [A] 106.6.1 Work commencing before permit issuance. Any person who commences work on an installation 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 \$100 and the maximum shall be an amount up to the same as the fee set forth in City of San Luis Resolution 2306.

Section [A] 106.6.2 Fee schedule. Amend by adding “As per City of San Luis Resolution 2306”

Section [A] 106.6.3 Fee refunds. Add to end of section, “The building official shall authorize the refunding of fees as follows:

1. The full amount of any fee paid hereunder which 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 except upon written application filed by the original permittee not later than 180 days after the date of fee payment.”

Section [A] 108.4 Violation penalties. Any person who shall violate a provision of this code, fail to comply with any of the requirements thereof or erect, install, alter or repair

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.

Section [A] 108.5 Stop work orders. Upon notice from the building official that work is being done contrary to the provisions of this code or in a dangerous or unsafe manner, such work shall immediately cease. Such notice shall be in writing and shall be given to the owner of the property, the owner's agent, or to the person doing the work. The notice shall state the conditions under which work is authorized to resume. Where an emergency exists, the building official shall not be required to give a written notice prior to stopping the work. 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.

Section [A] 109.2 Membership of the board. The membership of the Building Advisory Board, as prescribed in CH 15.05 Sections 15.05.010 through 15.05.070 of the San Luis City Code, will be the Board of Appeals.

Sections [A] 109.2.1 through [A] 109.7. Delete sections in their entirety.

Section [BS] 301.11 Flood hazard. For structures located in flood hazard areas, the appliance, equipment and system installations regulated by this code shall be located and installed as required by the adopted city floodplain Ordinances for utilities and attendant equipment.

Exception: The appliance, equipment and system installations regulated by this code are permitted to be located below the elevation required by the city adopted floodplain Ordinances for utilities and attendant equipment 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 to such elevation.

Section [M] 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."

Section 307.1 Evaporators and cooling coils. Condensate drainage systems shall be provided for *equipment* and appliances containing evaporators and cooling coils in accordance with the *International Mechanical Code* and its amendments.

Section 402.2 Maximum gas demand. Add to end of section. "Where an input rating is not indicated, the gas supplier, *appliance* manufacturer or a qualified agency shall be

contacted, or the rating from TABLE 402.2 may be used as a general guide for estimating the volumetric flow rate of gas to be supplied.”

Insert TABLE 402.2:

TABLE 402.2
Approximate Gas Input For Typical Appliances

APPLIANCE	INPUT BTU/H
Space Heating Units	
Hydronic Boiler	
Single family	100,000
Multifamily, per unit	60,000
Warm-air furnace	
Single family	100,000
Multifamily, per unit	60,000
Space and Water Heating Units	
Hydronic boiler	
Single family	120,000
Multifamily, per unit	75,000
Water Heating Appliances	
Water heater, automatic instantaneous	
Capacity at 2 gal./minute	142,800
Capacity at 4 gal./minute	285,000
Capacity at 6 gal./minute	428,400
Water heater, automatic storage, 30 to 40- gal tank	35,000
Water heater, automatic storage, 50-gal. tank	50,000
Water heater, domestic circulating or sidearm	35,000
Cooking Appliances	
Built-in oven or broiler unit, domestic	25,000
Built-in top unit, domestic	40,000
Range, free-standing, domestic	65,000
Other Appliances	
Barbecue	40,000
Clothes dryer, Type 1 (domestic)	35,000
Gas fireplace, direct-vent	40,000
Gas light	2,500
Gas <i>log</i>	80,000
Refrigerator	3,000

Section 403.4.3 Copper and copper alloy. Amend second sentence to read, “Copper and copper alloy pipe shall not be used for natural gas piping, but is permitted for propane gas piping.”

Section 403.5.2 Copper and copper alloy tubing. Amend second sentence to read, "Copper and copper alloy pipe shall not be used for natural gas piping, but is permitted for propane gas piping."

Section 404.5 Fittings in concealed locations. Add to end of section, "Union fittings are not permitted in concealed locations."

Section 404.17.3 Tracer. Amend last sentence to read, "The tracer wire size shall not be less than #12 gauge solid copper insulated tracer wire securely attached to pipe or wrapped around the pipe. Attachments shall be provided at maximum 20 foot intervals and at each change in direction."