

City of Prescott 2024 Code Adoption

EXIHIBIT A FOR BUILDING CODE ADOPTIONS

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3:1-1: ADOPTION OF THE INTERNATIONAL BUILDING CODE:

Chapter 3-1-2 of the Prescott City Code is repealed and replaced with the following:

“3-1-2: AMENDMENTS:

PART 1 - SCOPE AND ADMINISTRATION

SECTION 101 – SCOPE AND GENERAL REQUIREMENTS

SECTION 101.1 – Title, is deleted in its entirety and revised to read as follows:

101.1 - Title. These regulations shall be known as the “International Building Code”, herein referred to as “this Code”

SECTION 101.4.10 – Electrical is hereby added as a new section to read as follows:

101.4.10 – Electrical. The provisions of the 2023 Edition of the “National Electrical Code” shall apply to the installation of electrical systems, including alterations, repairs, replacement, equipment, appliances, fixtures, fittings and appurtenances thereto for commercial and regional projects as required. Residential structures use Chapters 34 through 40 of the “International Residential Code for One- and Two- Family Dwellings”.

SECTION 101.4.11 – Urban Wildland Code as added and amended by The City of Prescott Fire Department

101.4.11 – Urban Wildland Code. The provisions of adopted ‘Urban Wildland Codes’ as enforced by the City of Prescott Fire Department.

PART 2—ADMINISTRATION AND ENFORCEMENT

SECTION 103 CODE COMPLIANCE AGENCY

SECTION 103.1 Creation of enforcement agency. is hereby amended by the revision of the first sentence to read as follows:

103.1 Creation of enforcement agency. The Building 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 104 DUTIES AND POWERS OF BUILDING OFFICIAL

SECTION 104.2.4.1 – Flood Hazard Areas is hereby deleted in its entirety and replaced by Title XIII Floodplain Regulations as adopted by the City of Prescott.

SECTION 105 – PERMITS

SECTION 105.2 – Work exempt from permit is hereby amended to read as follows:

105.2 – Work exempt from permit. Exemptions from permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction. Permits shall not be required for the following:

NOTE: Work exempt from a permit pursuant to this section shall apply ONLY to Building Safety Division. Other City of Prescott regulatory agencies may have permit requirements for these exemptions.

Building permits.

1. One-story detached accessory buildings on residential properties used as tool and storage sheds, garages, playhouses, and similar uses, provided the area does not exceed 200 square feet under roof.
2. Fences, other than swimming pool barriers, not over 7 feet high.
3. Oil derricks.
4. Retaining walls that are not over 4 feet (1219 mm) in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge or impounding Class I, II or IIIA liquids.
5. Water tanks supported directly on grade if the capacity is not greater than 5,000 gallons (18 925 L) and the ratio of height to diameter or width is not greater than 2:1.
6. Sidewalks and driveways not more than 30 inches (762 mm) above adjacent grade, and not over any basement or story below and are not part of an accessible route.
7. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
8. Temporary motion picture, television and theater stage sets and scenery.
9. Prefabricated swimming pools accessory to a Group R-3 occupancy that are less than 24 inches (610 mm) deep, are not greater than 5,000 gallons (18 925 L) and are installed entirely above ground.
10. Shade cloth structures constructed for nursery or agricultural purposes, not including service systems.
11. Swings and other playground equipment accessory to detached one- and two-family dwellings.
12. Window awnings in Group R-3 and U occupancies, supported by an exterior wall that do not project more than 54 inches (1372 mm) from the exterior wall and do not require additional support.
13. Nonfixed and movable fixtures, cases, racks, counters and partitions not over 5 feet 9 inches (1753 mm) in height.

14. Re-roofing (no sheathing replacement) for one- and two-family properties. Exceptions: roofing in a historic house or district; structural curbing for equipment or building features.

SECTION 105.5 – Expiration is hereby deleted in its entirety and revised to read as follows:

105.5 – Expiration. Every permit issued shall become invalid unless the work on the site authorized by such permit commences within 180 days after its issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced. The building official is authorized to grant, in writing, one or more extensions of time, for periods not more than 180 days each. The extension shall be requested in writing and justifiable cause demonstrated. An expired permit shall only be renewed once provided no changes have been made or will be made in the original issued construction documents and the renewal application is submitted within one (1) year of the expiration date. Each extension will have a required fee per the current adopted building fee schedule that shall accompany the written extension request. All permits allowed to expire and not eligible for re-instatement will receive a Notice of Violation with no occupancy allowed, and have the Parcel put on hold until brought current.

SECTION 107 – SUBMITTAL DOCUMENTS

SECTION 107.2.2 – Fire protection system shop drawings is hereby deleted in its entirety and revised to read as follows:

107.2.2 – Fire protection shop drawings. Shop drawings for the fire protection systems shall be submitted to indicate conformance to this code and the construction documents and shall be approved prior to the start of system installation. Shop drawings shall contain all information as required by the referenced installation standards as required by City of Prescott 2024 Fire Code and Amendments.

SECTION 107.2.6 – Site plan is deleted in its entirety and revised to read as follows:

107.2.6 – Site plan. The construction documents submitted with the application for permit shall be accompanied by a site plan showing to scale the size and location of new construction and existing structures on the site, distances from lot lines, the established street grades and the proposed Existing (native) and finished grades, contour intervals and, as applicable, flood hazard areas, floodways, and design flood elevations; and it shall be drawn in accordance with an accurate boundary line survey. Plans must also include Building pad elevations, finished floor elevations, drainage flow directions, utility line locations (water, gas, sewer, septic, and electrical), cut and fill amounts of any grading all required SWPPP locations and details; In the case of demolition, the site plan shall show construction to be demolished and the location and size of existing structures and

construction that are to remain on the site plan. The Chief Building Official is authorized to waive or modify the requirement for a site plan when the application for permit is for alteration or repair or when otherwise warranted.

SECTION 107.2.6.1 – Design Flood Elevations is deleted in its entirety and revised to read as follows:

107.2.6.1 – Design Flood Elevations as adopted by Title XIII of the City of Prescott.

SECTION 109 – FEES

SECTION 109.2 – Schedule of permit fees is here by amended and revised as follows:

109.2 – Schedule of permit fees. Where a permit is required, a fee for each permit shall be paid as required, in accordance with the schedule as established by the City of Prescott, and may be changed occasionally. All fees are to be rounded up to the next whole dollar.

SECTION 109.3 – Building permit valuations is here by amended and revised as follows:

109.3 – Building permit valuations. Valuations for new construction and additions shall be determined as set forth in that certain document called "Building Valuation Data," as published by the International Code Council. Valuations per square foot shall be rounded up to the next whole dollar.

The annual publication of "Building Valuation Data" as published by the International Code Council shall automatically be adopted, effective January 1st of each year following publication, absent specific action to the contrary by the City of Prescott City Council. The same rounding described above shall be applied to the new valuations per square foot in each subsequent publication. A copy of the most current "Building Valuation Data" shall be kept on file by the Chief Building Official (as well as by the City Clerk) for public inspection.

Valuation for categories of construction not specifically covered by the applicable "Building Valuation Data" shall be established by the Chief Building Official in a separate listing (kept on file at the Community Development Department and also filed with the City Clerk for public inspection) and are expressly adopted herein and made a part hereof. The Chief Building Official shall annually review such valuations and make adjustments based on the valuations in the publication of "Building Valuation Data".

The applicant for a permit shall provide an estimated value of the work for which the permit is being issued at time of application. Such estimated valuations shall include the 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. Where, in the opinion of the building official, the valuation is underestimated, the permit shall be denied, unless the applicant can show detailed estimates acceptable to the building official. The building official shall have the authority to adjust the final valuation for permit fees.

For all permit fee schedules, see the current adopted permit fee resolution.

SECTION 109.3.1 – Plan review fees is here by added as follows:

109.3.1 – Plan review fees. When submittal documents are required by Section 107, a deposit shall be paid at the time documents are submitted for plan review.

The plan review fees for electrical, mechanical and plumbing work shall be as shown in the Valuation and Fee Schedule.

The plan review fees specified in this section are separate fees from the permit fees specified in Section 109 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 the Valuation and Fee Schedule.

SECTION 109.4.1 – Investigation is here by added as follows:

109.4.1 – Investigation. Whenever work for which a permit is required by this code has been commenced without first obtaining a permit, a special investigation may be made prior to a permit being issued for such work.

Exception: Repairs performed in an emergency, where the application was submitted the next business day.

SECTION 109.4.2 – Investigation Permit Fee is here by added as follows:

109.4.2 – Investigation Permit Fee. 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 equal to the amount of the permit fee required by this code. The payment of such an investigation fee shall not exempt an applicant from compliance with all other provisions of either this code, the technical codes, and from the penalty prescribed by law.

SECTION 109.6 – Fee Refunds is deleted in its entirety and revised to read as follows:

109.6 – Fee Refunds The Chief Building Official may authorize refunding of a fee paid hereunder, which was erroneously paid or collected.

The Chief Building Official may authorize refunding of up to 80% of the building permit fee paid when no work and no inspections have been carried out under a permit issued in accordance with this code.

The Chief Building official may authorize refunding of up to 80% of plumbing, electrical, and mechanical fees paid when no work and no inspections have been done under a permit issued in accordance with this code.

The Chief Building Official may authorize refunding a plan review fee for a permit withdrawn after a deposit fee has been paid at the greater of the per-hour charge rate (minimum of one hour) or the calculated plan review fee. No refund of plan review fees is authorized once plan review on a plan has begun.

The Chief Building Official shall not authorize the refunding of any fee paid except upon written application filed by the original applicant no later than 180 days after the date of fee payment.

SECTION 110 – INSPECTIONS

SECTION 110.1 – GENERAL is here by amended and revised as follows:

110.1 – General. Construction or work for which a permit is required shall be subject to inspection by the building official and such construction or work shall remain visible and able to be accessed for inspection purposes until approved. Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. Inspections presuming to give authority to violate or cancel the provisions of this code or of other ordinances of the jurisdiction shall not be valid. It shall be the duty of the owner or the owner's authorized agent to cause the work to remain visible and able to be accessed for inspection purposes. Neither the building official nor the jurisdiction shall be liable for expense entailed in the removal or replacement of any material required to allow inspection.

A survey of the property, as done by an Arizona licensed surveyor may be required by the Chief Building Official to verify that buildings, structures and related features are located in accordance with the approved plans.

SECTION 110.3 – REQUIRED INSPECTIONS is here by amended and revised as follows:

110.3 – REQUIRED INSPECTIONS. The Chief Building Official, upon notification, shall make the inspections set forth in Sections 110.3.1 through 110.3.15 or any other inspection as deemed necessary by the Chief Building Official. The Chief Building Official may modify inspections by policy as required.

110.3.1 – Footing. Footing inspection shall be made after excavations are complete and any required reinforcing steel is in place. For concrete

footings, any required forms shall be in place prior to inspection. As required by ACI standards, all vertical steel shall be tied in place at the time of footing inspection.

110.3.2 – Stem wall/grout. Stem wall inspections of masonry or formed concrete walls, shall be made prior to any grout or concrete being placed after the masonry units or required forms are completed and any required reinforcing steel installed with proper laps, splices etc., including the installation of any required framing attachments, which shall be secured to the un-grouted masonry units or concrete wall forms.

110.3.3 – Reinforced masonry, insulating concrete form (ICF) and conventionally formed concrete wall inspection. Reinforced masonry walls, insulating concrete form (ICF) walls and conventionally formed concrete walls shall be inspected after plumbing, mechanical and electrical systems embedded within the walls, and reinforcing steel are in place and prior to placement of grout or concrete. Inspection shall verify the correct size, location, spacing and lapping of reinforcement. For masonry walls, inspection shall also verify that the location of grout cleanouts and size of grout spaces comply with the requirements of this code.

110.3.5 – Floodplain inspections. For construction in areas prone to flooding, as determined by the City of Prescott Flood Maps and the City of Prescott Flood Engineer, upon placement of the lowest floor, including the basement, and prior to further vertical construction, the Chief Building Official shall require submission of documentation, prepared and sealed by a registered design professional, of the elevation of the lowest floor, including the basement, or as required by City of Prescott Flood Engineer.

110.3.6 – Plumbing, mechanical, gas and electrical systems inspection. Rough inspection of plumbing, mechanical, gas and electrical systems shall be made prior to covering or concealment, before fixtures or appliances are set or installed, and prior to slab pours, or at the time of rough-in inspection prior to insulation.

Exception: Back-filling of ground-source heat pump loop systems tested in accordance with Sections M2105.1 of the 2018 International Residential Code and 1208.1.1 of the 2018 International Mechanical Code prior to inspection shall be permitted.

110.3.7 – Roof nailing and exterior braced wall panels. Roof nailing and exterior braced wall panel inspection shall be made after the roof deck sheathing, exterior wall sheathing, and required wall framing attachments are in place and prior to the installation of the roofing material and exterior wall covering. All required wall framing attachments to the foundation and stem wall systems shall be in place.

110.3.8 – Framing and exterior lath. Framing inspection shall be made after all framing, fire-blocking, windows, and bracing are in place and pipes, chimneys and vents to be concealed are complete and the rough electrical, plumbing, heating, wiring, pipes and ducts are installed. All penetrations through the floor and through the top plate into the attic must be sealed.

110.3.9 – Water-resistive and/or Air barrier. A moisture barrier inspection shall be performed after all flashings, windows, and moisture barrier is installed prior to the installation of any exterior wall covering. For water resistive and/or air barrier inspection, a letter of code compliance, on the contractors letterhead, stating a certified installer (general or sub-contractor) was used to install the water-resistive and/or air barrier, along with a certificate of training from barrier manufacture, can be submitted at rough in inspection in lieu of building wrap/ barrier being inspected for water resistive and air barrier proper installation.

110.3.10 – Energy Efficiency Inspections. Insulation inspection shall be made after frame and exterior lath inspection and all rough plumbing, mechanical, gas, and electrical systems are approved and prior to covering or concealment. Blown or sprayed roof/ceiling insulation may be verified before final inspection with markers affixed to the trusses or joists and marked with the insulation thickness by one inch (1”) high numbers. A minimum of one (1) marker must be provided for each 300 square feet of area, with numbers to face the attic access opening. In lieu of an insulation inspection, a certification from the insulation installer may be submitted. Wall air barrier must be approved prior to lath inspections.

110.3.11 – Gypsum board. An inspection shall be made of the gypsum board, interior and exterior, before any joints and fasteners are taped and finished.

110.3.12 – Fire-resistant penetrations and fire-resistance-rated construction inspection. Protection of joints and penetrations in fire-resistance-rated assemblies shall not be concealed from view until inspected and approved. Where fire-resistance-rated construction is required between dwelling units or due to location on property, the Chief Building Official or appointed deputies shall require an inspection of such construction after all lathing and/or wallboard is in place, but before any plaster is applied, or before wall board joints and fasteners are taped and finished.

110.3.15 – Final inspection. Final inspection shall be made after the permitted work is complete and prior to occupancy.

110.7 – Re-inspection. A re-inspection fee may be assessed for each inspection or re-inspection when such portion of work for which inspection is called is not complete or when corrections called for are not made. The Re-inspect fee will apply on the third (3rd) inspection attempt. To obtain a re-inspection, the applicant shall pay the re-inspection fee as set forth in the fee schedule adopted by this jurisdiction. In instances where re-inspection fees have been assessed, additional inspection of the work will not be performed until the required fees have been paid.

SECTION 111 – CERTIFICATE OF OCCUPANCY/ CERTIFICATE OF COMPLETION

SECTION 111.1 – CHANGE OF OCCUPANCY is hereby amended as follows:

111.1 – CHANGE OF OCCUPANCY. A building or structure shall not be used or occupied in whole or in part, and a change of occupancy of a building or structure or portion thereof shall not be made, until the building official has issued a certificate of occupancy therefor as provided herein. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. Certificates presuming to give authority to violate or cancel the provisions of this code or other ordinances of the jurisdiction shall not be valid. Certificate of occupancy is to be maintained on the premises."

Exception: Certificates of Occupancy or Certificate of Completion are not required for work exempt from permits under Section 105.2, accessory buildings or structures on residential properties being used for non-habitable residential purposes. Certificates of Completion shall be issued on permits issued as a Shell Building. Certificates of Completion shall not authorize occupancy.

SECTION 113 – BOARD OF APPEALS

SECTION 113 – Board of appeals is hereby deleted in its entirety and revised to read as follows:

SECTION 113 – ADVISORY AND APPEALS BOARD:

SECTION 113 – Advisory and Appeals Board

113 .1 – General. In order to hear and decide appeals of orders, decisions or determinations made by the Chief Building Official relative to the application and interpretation of the technical code, there is hereby created the Building Safety Advisory and Appeals Board.

113 .2 – Number of Board Members. The Building Safety Advisory and Appeals Board shall consist of five (5) voting members appointed by the City Council of Prescott for a four-year term, scheduled so that no more than two (2) terms expire in a given year. The City of Prescott Council shall fill vacancies for unexpired terms.

113 .3 – Members of Board. Members of the Advisory and Appeals Board shall include representatives in the following areas, to the extent that qualified representatives are available and willing to serve:

- An architect or a professional engineer duly licensed or prior licensed in the State of Arizona, held in good standing.
- A general contractor, duly licensed or prior licensed, held in good standing.
- One or two persons representing the public and who are residents of the City of Prescott, with extensive knowledge relating to construction matters.
- One or two persons duly or prior licensed, or possessing extensive knowledge in the electrical, mechanical, or plumbing trades.
- The Chief Building Official shall be an ex officio member, shall have no vote upon any matters before the Board, and shall provide a Secretary to the Board that shall also have no vote upon any matters before the Board.

113 .4 – Duties of Building Safety Advisory and Appeals Board.

1. The Building Safety Advisory and Appeals Board shall hear appeals of orders, decisions or determinations made by the Chief Building Official relative to the application and interpretation of the building and/or technical code, including suitability of alternative materials and methods of construction, effectiveness, efficiency, responsiveness, code content, geographic coverage, and any other matters of concern to the Board.
2. Findings shall be advisory to the Chief Building Official.
3. The Board shall act as technical advisory in the formation and acceptance of adopting Building Codes and Ordinances in the City of Prescott.

113.5 – Limitation of Authority. The Building Safety Advisory and Appeals Board shall have no authority relative to interpretation of the administrative provisions of this code or the administrative provisions of the technical codes, nor shall the Board be empowered to waive requirements of either this code or the technical codes.”

CHAPTER 2 - DEFINITIONS

SECTION 201 – GENERAL

SECTION 201.4 - Terms not defined, is hereby amended as follows:

201.4 Terms not defined. Where terms are not defined through the methods authorized by this Chapter, such terms shall have ordinarily accepted meanings such as the context implies. The current edition of Webster's New International Dictionary of the English Language, Unabridged, shall be considered as providing ordinarily accepted meanings.

SECTION 202-DEFINITIONS is hereby amended by adding the following definitions:

ACCESSORY DWELLING UNIT (ADU), GUEST HOUSE, GUEST QUARTERS OR MOTHER-IN-LAW SUITE -- . A smaller, independent residential dwelling unit located on the same single-family zoned lot as an existing single-family home. ADUs can be attached or detached to the primary single-family home but May not be rented separately from the house.

OBSOLETE EQUIPMENT – Mechanical, Electrical, Fuel Gas and Plumbing equipment, fixtures, piping, electrical and ducts, must be removed from any roof, room or crawlspace when it has become obsolete and disposed of in a manner consistent with local codes and ordinances. This will include removing equipment, fixtures, piping, electrical and ducts no longer in use to the nearest shut-off, electrical junction, main trunk line, or panel location. Exception: that equipment deemed to be of historical significance, on a historical registry or within a historical district or considered a historical landmark as determined by the City of Prescott, or equipment 'safed' in place due to asbestos or other contaminates by an approved remediation company.

SHELL STRUCTURE – Structure where only the exterior of building is finished, Structure may not have utilities other than those required by the City of Prescott Fire Department. The interior of the structure may not be occupied until additional permits are approved and certified for occupancy.

TRAILER (PARK MODEL) – A park trailer built on a single chassis with the square footage between 320 to 400, mounted on wheels and designed to be connected to utilities necessary for operation of installed fixtures and manufactured to comply with ANSI A119.5 standards, except that it does not include recreational vehicles, travel trailers, campers or fifth wheel trailers.

CHAPTER 3 – USE AND OCCUPANCY CLASSIFICATION

SECTION 308 – INSTITUTIONAL GROUP I

SECTION 308.2.3 and 308.2.4 – Institutional Group I-1, is hereby amended as follows:

308.2.3 Six to 16 persons receiving custodial care. A *facility* housing not fewer than six and not more than 16 *persons* receiving *custodial care* shall be classified as Group R-4. Automatic sprinkler and alarm systems as required by City of Prescott International Fire Code and Amendments.

308.2.4 Five or fewer persons receiving custodial care. A *facility* with five or fewer *persons* receiving *custodial care* shall be classified as Group R-3 or shall comply with the *International Residential Code* provided an automatic sprinkler system is installed as required by City of Prescott International Fire Code and Amendments.

SECTION 308.3.2 – Institutional Group I-2, is hereby amended as follows:

308.3.2 Five or fewer persons receiving medical care. A *facility* with five (5) or fewer persons receiving *medical care* shall be classified as Group R-3 or shall comply with the *2024 International Residential Code* provided an Automatic sprinkler system is installed as required by the International City of Prescott Fire Code and Amendments ~~or Section P2904 of the 2024 International Residential Code.~~

SECTION 308.5.4 – Institutional Group I-4, is hereby amended as follows:

SECTION 308.5.4 Five (5) or fewer persons receiving care in a dwelling unit. A facility such as the above within a *dwelling unit* and having five (5) or fewer persons receiving *custodial care* shall be classified as a group R-3 and shall comply with the *International Residential Code*. Automatic sprinkler and Alarm systems as required by City of Prescott International Fire Code and Amendments.

SECTION 310.4.1 Residential Group R-3, is hereby be amended as follows:

310.4.1 Care facilities within a dwelling. Care *facilities* or *facilities* licensed by the Arizona Department of Health Services, for five (5) or fewer persons receiving care that are within a single-family dwelling are permitted to comply with the *International Residential Code*. Automatic sprinkler and alarm systems as required by City of Prescott International Fire Code and Amendments.

SECTION 310.4.2 Lodging houses, is hereby amended as follows:

310.4.2 Lodging houses. Owner-occupied lodging houses with five or fewer guest rooms shall be constructed in accordance with this code or the *International Residential Code*, provided that facilities constructed using the *International Residential Code* are protected by an automatic sprinkler and alarm systems as required by City of Prescott International Fire Code and Amendments

SECTION 310.5 Residential Group R-4, is hereby amended as follows:

310.5 Residential Group R-4. Residential Group R-4 occupancy shall include buildings, structures or portions thereof for more than five but not more than 16 persons, excluding staff, who reside on a 24-hour basis in a supervised residential environment and receive custodial care. Buildings of Group R-4 shall be classified as one of the occupancy conditions specified in Section 310.5.1 or 310.5.2. This group shall include, but not be limited to, the following:

Alcohol and drug centers
Assisted living *facilities*
Congregate care *facilities*
Group homes
Halfway houses
Residential board and care *facilities*
Social rehabilitation facilities

Group R-4 occupancies shall meet the requirements for construction as defined for Group R-3, and are protected by an automatic sprinkler and alarm systems as required by City of Prescott International Fire Code and Amendments

CHAPTER 9 – FIRE PROTECTION SYSTEMS

SECTION 901 – GENERAL

SECTION 901.1- Scope is hereby deleted in its entirety and revised to read as follows:

901.1 Scope. Fire protection systems and equipment shall be constructed, installed, operated, designed and maintained in accordance with City of Prescott International Fire Code and Amendments.

CHAPTER 16 STRUCTURAL DESIGN

SECTION 1612 FLOOD LOADS

SECTION 1612.3 Establishment of flood hazard areas is hereby deleted in its entirety and replaced by Title XIII Floodplain Regulations as adopted by the City of Prescott.

CHAPTER 29 – PLUMBING SYSTEMS

SECTION 2902.1 – MINIMUM PLUMBING FIXTURES

SECTION 2902.1 Minimum number of fixtures is hereby amended by adding new footnotes to Table 2902.1, to read as follows:

g. Water coolers or bottled-water dispensers may be substituted for drinking fountains in A, B, M, and S occupancies with more than 15 but less than 26 occupants. Such water shall be free of charge to the public.

h. A water cooler or bottled-water dispensers or break room sink with a drinking water faucet may be substituted for drinking fountains in A, B, M, and S occupancies with more than 26 but less than 49 occupants. Such water shall be free of charge to the public.

i. Goose neck faucets on a lavatory or a hose bib located within a restroom may be substituted for the required utility sink in A, B, M, and S occupancies with more than 15 and less than 26 occupants. Hose bibs shall comply with section 608.15.4.2 Hose connections. Must provide a floor drain if using a hose bib.

SECTION 2902.2 Separate facilities is hereby amended to read as follows:

Exceptions:

. Separate toilet facilities shall not be required in structures or tenant spaces with a total occupant load, including both employees and customers, of 25 or fewer.

2

APPENDIX G- FLOOD RESISTANT CONSTRUCTION

SECTION G101 ADMINISTRATION

SECTION G101.5 DESIGNATION OF FLOODPLAIN ADMINISTRATOR Is hereby amended as follows:

SECTION G101.5 DESIGNATION OF FLOODPLAIN ADMINISTRATOR The ~~[INSERT JURISDICTION'S SELECTED POSITION TITLE]~~ CITY OF PRESCOTT FLOOD PLAIN ADMINISTRATOR is designated as the floodplain administrator and is authorized and directed to enforce the provisions of this appendix. The floodplain administrator is authorized to delegate performance of certain duties to other employees of the jurisdiction. Such designation shall not alter any duties and powers of the building official.

SECTION G103 APPLICABILITY

G103.2 ESTABLISHMENT OF FLOOD HAZARD AREAS. is hereby deleted in its entirety and replaced by Title XIII Floodplain Regulations as adopted by the City of Prescott.

3:2-1: ADOPTION OF THE INTERNATIONAL MECHANICAL CODE:

Chapter 3-2-2 of the Prescott City Code is repealed and replaced with the following:

“3-2-2: AMENDMENTS:

CHAPTER 1 - SCOPE AND APPLICATION

SECTION 101 – SCOPE AND GENERAL REQUIREMENTS

SECTION 101.1 Title is deleted in its entirety and revised to read as follows:

101.1 - Title. These regulations shall be known as the “*International Mechanical Code*”, herein referred to as “this Code”

SECTION 102 through 116 is hereby deleted and replaced with the requirements of the International Building Code SECTION 102 through 116, as adopted and as may be amended from time to time.

3:5-1: ADOPTION OF THE INTERNATIONAL FUEL GAS CODE:

Chapter 3-5-2 of the Prescott City Code is repealed and replaced with the following:

“3-5-2: AMENDMENTS:

CHAPTER 1 - SCOPE AND APPLICATION

SECTION 101 – SCOPE AND GENERAL REQUIREMENTS

SECTION 101.1 Title is deleted in its entirety and revised to read as follows:

101.1 - Title. These regulations shall be known as the “International Fuel gas Code”, herein referred to as “this Code”

SECTION 102 through 116 is hereby deleted and replaced with the requirements of the International Building Code SECTION 102 through 116, as adopted and as may be amended from time to time.

CHAPTER 3 – GENERAL REGULATIONS

SECTION 305 – INSTALLATION

SECTION 305.13 – FUTURE GAS STUB is hereby added as a new section as follows:

SECTION 305.13 - FUTURE GAS STUBS The gas stub-out for a future appliance shall be provided with a shut-off valve equipped with a sealed cap and an *approved* permanently engraved label shall be affixed to the gas stub-out/shut-off valve that states the maximum allowable BTHU rating of appliance connected to it. Where a gas stub is located above a combustible deck or under a combustible ceiling/roof future appliances must meet the manufacturers specifications and installation instructions regarding proximity to combustible construction.

CHAPTER 4 GAS PIPING INSTALLATIONS

SECTION 409– GAS SHUTOFF VALVES

SECTION 409.3.2 INDIVIDUAL BUILDINGS is hereby amended as follows:

409.3.2 INDIVIDUAL BUILDINGS. In a common system serving more than one building, shutoff valves shall be installed outdoors at each building. The gas line for shut off must break ground prior to entering the building and the shutoff installed as well as the dielectric union to the exterior of the building.

3:2-1: ADOPTION OF THE INTERNATIONAL PLUMBING CODE:

Chapter 3-2-2 of the Prescott City Code is repealed and replaced with the following:

“3-2-2: AMENDMENTS:

CHAPTER 1 - SCOPE AND ADMINISTRATION

SECTION 101 – SCOPE AND GENERAL REQUIREMENTS

SECTION 101.1 Title is amended to read as follows:

101.1 Title. These regulations shall be known as the “*International Plumbing Code*”, hereinafter referred to as 'this Code'.

SECTION 102 through 116 is hereby deleted and replaced with the requirements of the International Building Code SECTION 102 through 116, as adopted and as may be amended from time to time.

CHAPTER 3 – GENERAL REGULATIONS

SECTION 305 – PROTECTION OF PIPES AND PLUMBING SYSTEM COMPONENTS

SECTION 305.4.1 Sewer Depth is hereby amended to read as follows:

305.4.1 Sewer Depth. Building sewers that connect to private sewage disposal systems shall be installed not less than 12 inches (12”) below finish grade at the point of connection. Building sewers shall be installed not less than 24 inches (24”) below grade

SECTION 305.4 Freezing is hereby amended by adding a new sub-section to read as follows:

305.4.2 Water in Attics. All water in attics must be either in a conditioned attic space, or must be in an approved chase with foam, on the conditioned side of the insulation, with a minimum of R-49 insulation over the chase. Pipe must be pex or equal and must slope to drain back to shut-off when not in use

CHAPTER 4 – FIXTURES, FAUCETS AND FIXTURE FITTINGS

SECTION 403 – MINIMUM PLUMBING FACILITIES

TABLE 403.1 Minimum number of required fixtures is hereby amended by adding new footnotes to Table 403.1 to read as follows:

- g. Water coolers or bottled-water dispensers may be substituted for drinking fountains in A, B, M, and S occupancies with 25 or fewer occupants. Such water shall be free of charge to the public. Cooler or dispenser must be installed at time of Certificate of Occupancy walk through.
- h. A water cooler or bottled-water dispensers or break room sink with a drinking water faucet may be substituted for drinking fountains in A,B,M and S occupancies with more than 26 but less than 49 occupants. Such water shall be free of charge to the public. Cooler or dispenser must be installed at time of Certificate of Occupancy walk through.
- i. Goose neck faucets on a lavatory or a hose bib located within a restroom may be substituted for the required utility sink in A, B, M, and S occupancies with 25 or fewer occupants. Hose bibs shall comply with section 608.15.4.2 Hose connections. Must be installed at time of Certificate of Occupancy walk through.

SECTION 403.2 Separate facilities is hereby amended to read as follows:

Exceptions:

- 2. Separate facilities shall not be required in structures or tenant spaces with a total occupant load, including employees and customers, of twenty-five (25) or less.
- 3. Separate facilities shall not be required in Mercantile occupancies in which the maximum occupant load is fifty (~~40~~50) or less.
- 4. Facilities from 25 to 49 occupants are allowed to use multiple unisex restrooms, at least one must meet ADA, or one ADA restroom that meets full family restroom requirement, must have an ANSI A117.1-2009 compliant toilet, urinal, lavatory and baby changing station. One Family restroom will meet the requirement for 1 male and 1 female minimum restroom numbers.

CHAPTER 6 – WATER SUPPLY AND DISTRIBUTION

SECTION 603 – WATER SUPPLY

SECTION 603 Water Service is hereby amended by adding a new Sections 603.3, 603.3.1, and 603.3.2 to read as follows:

603.3 Water service pipe installation. The installation of the water service pipe shall comply with Section 603.3.

603.3.1 Burial Depth. The water service pipe shall be buried a minimum of 24 inches (24") below the finished grade for metallic piping and 24 inches (24") minimum below the finished grade for non-metallic piping and shall be covered

with clean backfill material that is free of sharp rocks or any rocks that may cause damage to the piping. Native material to the job site may be used if it is free of rocks that may cause damage.

SECTION 608 – PROTECTION OF POTABLE WATER SUPPLY

SECTION 608.14 Backflow protection is hereby amended as follows:

608.14 Backflow protection. Means of protection against backflow shall be provided in accordance with Sections 608.14.2 and 608.14.3, as close as practicable to the meter and required shut-off valve, Sections 608.14.1 and 608.14.4 through 608.14.9 may be used only in-line past the required meter protection. All temporary water lines must have frost free hose bib and anti-siphon valve and be a minimum 10' of required water pipe size.

CHAPTER 7 – SANITARY DRAINAGE

SECTION 714 – BACKWATER VALVES

SECTION 714.1 Sewage backflow is amended to read as follows:

714.1 Sewage backflow. All structures connected to the City sewer system shall be protected by an approved backwater valve, installed in the building drain.

SECTION 714.1 Sewage backflow is hereby amended by adding a new section 715.1.1 to read as follows:

714.1.1 Sewage backflow retrofit requirements. All structures connected to the City of Prescott sewer system prior to the adoption of this ordinance shall be protected by an approved backwater valve when additions, alterations, or repairs to existing structures are done.

SECTION 903 – VENT TERMINALS

SECTION 903.1 Roof extension is amended by the insertion of nine inches (912").

3:7-1: ADOPTION OF THE NATIONAL ELECTRICAL CODE:

Chapter 3-7-2 of the Prescott City Code is repealed and replaced with the following:

“3-7-2: AMENDMENTS:

SECTION 210.52 DWELLING UNIT RECEPTACLE OUTLETS

SECTION 210.52(C)(3) COUNTERTOPS AND WORK SURFACES

is amended by adding Item 4 as follows:

210.52(C)(3) RECEPTACLE OUTLET LOCATION Required receptacle outlets shall be located in one or more of the following:

1. On or above, but not more than 20 inches (508 mm) above, the countertop or work surface.
2. In a countertop using receptacle outlet assemblies listed for the use in countertops.
3. In a work surface using receptacle outlet assemblies listed for use in work surfaces or listed for use in countertops. [210.52(C)(3)]

4. Receptacles are allowed below the countertop at a maximum of 12” below the top of the countertop surface measured to the middle of the box, when the countertop surface overhang does not exceed 1.5 inches.

3:8-1: ADOPTION OF THE INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO- FAMILY DWELLINGS:

There is hereby adopted by reference, that certain document known as the “*International Residential Code for One- and Two- Family Dwellings, 2024 Edition*”, as published by the International Code Council. Said document is hereby amended and adopted as the “*International Residential Code for One- and Two- Family Dwellings*” for regulating and governing the conditions and maintenance of all property, buildings and structures; by providing the standards for supplied utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary and fit for occupation and use; and the condemnation of buildings and structures unfit for human occupancy and use and the demolition of such structures as herein provided; providing for the issuance of permits and collection of fees therefore; and each and all regulations, provisions, penalties, conditions, and terms of the various Technical codes and Ordinances. Providing procedures for enforcement thereof; providing the severability of each and all conditions and terms of the “*International Residential Code for One- and Two- Family Dwellings*” are hereby referred to, adopted, and made as part hereof as set forth herein, excepting such portions as are herein deleted, modified or amended.

Chapter 3-8-2 of the Prescott City Code is repealed and replaced with the following:

“3-8-2: AMENDMENTS:

CHAPTER 1 - SCOPE AND ADMINISTRATION

SECTION R101 SCOPE AND GENERAL REQUIREMENTS

SECTION R101.1 Title is deleted in its entirety and revised to read as follows:

R101.1 - Title. These regulations shall be known as the “*International Residential Code for One- and Two- Family Dwellings*”, herein referred to as “this Code”

SECTION R101.2 Scope is amended as follows:

SECTION R101.2 Scope The provisions of this code shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, removal and demolition of detached one- and two-family dwellings and townhouses not more than three stories above grade plane in height with a separate means of egress and their accessory structures not more than three stories above grade plane in height.

Exception: The following shall be permitted to be constructed in accordance with this code where provided with an automatic sprinkler system as required by the International Fire Code of The City of Prescott~~complying with Section P2904:~~

- 1.Live/work units located in townhouses and complying with the requirements of Section 508.5 of the International Building Code.
- 2.Owner-occupied lodging houses with five or fewer guestrooms.
- 3.A care facility with five or fewer persons receiving custodial care within a dwelling unit.
- 4.A care facility with five or fewer persons receiving medical care within a dwelling unit.
- 5.A day care facility for five or fewer persons of any age receiving care within a dwelling unit.

SECTION 102 through 116 is hereby deleted and replaced with the requirements of the International Building Code SECTION 102 through 116, as adopted and as may be amended from time to time.

CHAPTER 3 - BUILDING PLANNING

SECTION R301 DESIGN CRITERIA

Table R301.2 Climatic and Geographic Design Criteria, is hereby amended to read as follows:

Table 301.2 Climatic and Geographic Design Criteria.

GROUND SNOW LOAD°: Per <https://ascehazardtool.org/> for IRC Building

WIND DESIGN

Speed: 105 mph, 3 second gust

SEISMIC DESIGN CATAGORY: C

SUBJECT TO DAMAGE FROM:

Weathering: Negligible

Frost Line Depth: 18 inches (457.2 mm)

Termite: Moderate

ICE SHIELD UNDERLAYMENT: No

FLOOD HAZARDS: See Prescott City Code Title XIII

AIR FREEZING INDEX: 194

MEAN ANNUAL TEMP: 53 degrees F

MANUAL J DESIGN CRITERIAⁿ: Climate Designation 4B Mixed-Dry

Elevation 5,510 feet

Outdoor winter design dry-bulb temperature 16 degrees F

n. The jurisdiction shall fill in these sections of the table to establish the design criteria using Table 1a or 1b from ACCA Manual J 8th addition for HVAC system design, the criteria shall be from ACCA Manual J, Table 1B for Arizona, Prescott or Prescott, Love field or from ASHREA 2021 Prescott Love Field, AZ or established criteria determined by the jurisdiction.

o. The jurisdiction shall fill in this section of the allowable stress design table using the Ground Snow Loads Per ASCE 7-22 Hazard tool located at <https://ascehazardtool.org/> for IRC Buildingsin Figure R301.2(3).

SECTION R309 AUTOMATIC FIRE SPRINKLER SYSTEMS

SECTION R309.2.1 Design and Installation is hereby amended to read as follows:

SECTION R309.2.1 Design and installation.

Automatic sprinkler systems shall be designed and installed as required by the International Fire Code of The City of Prescott. in accordance with Section P2904 or NFPA 13D.

CHAPTER 5 - FLOORS

SECTION R506 CONCRETE FLOORS

SECTION R506.3.3 VAPOR RETARDER is hereby deleted in its entirety.

R506.3.3 VAPOR RETARDER. A vapor retarder shall be installed as required and specified by the certified geotechnical engineer and must be identified in the geotechnical soils report required by Section R401.4 of this code.

CHAPTER 7 - WALL COVERING

SECTION R702.7 VAPOR RETARDERS. to be deleted in its entirety including all table references.

CHAPTER 11 - ENERGY EFFICIENCY

CHAPTER 11 ENERGY EFFICIENCY to be deleted in its entirety to be replaced with the requirements of the “2012 International Energy Conservation Code” as adopted by the City of Prescott and as may be amended from time to time.

CHAPTER 24 - FUEL GAS

SECTION G2408 (305) – INSTALLATION

SECTION G2408.7 – FUTURE GAS STUB is hereby added as a new section as follows:

SECTION G2408.7 - FUTURE GAS STUBS The gas stub-out for a future appliance shall be provided with a shut-off valve equipped with a sealed cap and an *approved* permanently engraved label shall be affixed to the gas stub-out/shut-off valve that states the maximum allowable BTHU rating of appliance connected to it. Where a gas stub is located above a combustible deck or under a combustible ceiling/roof future appliances must meet the manufacturers specifications and installation instructions regarding proximity to combustible construction.

SECTION G2420 (409) – GAS SHUTOFF VALVES

SECTION G2420.3 (409.3.2) INDIVIDUAL BUILDINGS is hereby amended as follows:

G2420.3 INDIVIDUAL BUILDINGS. In a common system serving more than one building, shutoff valves shall be installed outdoors at each building. The gas line for shut off must break ground prior to entrance in the building and the shutoff installed as well as the dielectric union to the exterior of the building.

CHAPTER 25 PLUMBING ADMINISTRATION

SECTION P2503 INSPECTION AND TESTS

SECTION P2503.4 BUILDING SEWER TESTING is hereby amended as follows:

SECTION P2503.4 BUILDING SEWER TESTING ~~The building sewer shall be tested by insertion of a test plug at the point of connection with the public sewer, filling the building sewer with water and pressurizing the sewer to not less than a 10-foot (3048 mm) head of water. The test pressure shall not decrease during a period of not less than 15 minutes.~~ The building sewer shall be watertight at all points.

A forced sewer test shall consist of pressurizing the piping to a pressure of not less than 5 psi (34.5 kPa) greater than the pump rating and maintaining such pressure for not less than 15 minutes. The forced sewer shall be watertight at all points.

CHAPTER 26 – GENERAL PLUMBING REQUIREMENTS

SECTION P2602 – INDIVIDUAL WATER SUPPLY AND SEWAGE DISPOSAL

SECTION P2602.1 GENERAL is hereby amended as follows:

P2602.1 GENERAL The water distribution system of any building or premises where plumbing fixtures are installed shall be connected to a public water supply. Where a public water supply system is not available, or connection to the supply is not feasible, an individual water supply shall be provided. Individual water supplies shall be constructed and installed in accordance with applicable state and local laws, where such laws do not address the requirements set forth in NGWA-01, individual water supplies shall comply with NGWA-01 for those requirements not addressed by state and local laws. Backflow devices are required per Prescott City Code 6-1, Section 903.3.5.

Sanitary drainage piping from plumbing fixtures in buildings and sanitary drainage piping systems from premises shall be connected to a public sewer. Where a public sewer is not available, the sanitary drainage piping and systems shall be connected to a private sewage disposal system approved for use by Yavapai County under separate permit. ~~that is in accordance with the International Private Sewage Disposal Code.~~

SECTION P2603 – STRUCTURAL AND PIPING PROTECTION

SECTION P2603.5.1 SEWER DEPTH is hereby amended to read as follows:

P2603.5.1 SEWER DEPTH. Building sewers that connect to private sewage disposal systems shall be a minimum of 18 inches below finished grade at the point of septic tank connection. Building sewers shall be a minimum of 18 inches below grade.

SECTION P2603.5.2 WATER IN ATTICS is hereby added as follows:

SECTION P2603.5.2 WATER IN ATTICS. All water in attics must be either in a conditioned attic space, or must be in an approved chase with foam, on the conditioned side of the insulation, with a minimum of R-49 insulation over the chase. Pipe must be pex or equal and must slope to drain to showerhead when not in use; no valve allowed on the showerhead.

CHAPTER 27 PLUMBING FIXTURES

SECTION P2709 SHOWER RECEPTORS

SECTION P2709.3 INSTALLATION is hereby amended to read as follows:

SECTION P2709.3 INSTALLATION. Lining materials shall be sloped 1/4 unit vertical in 12 units horizontal (2-percent slope) to weep holes in the subdrain by means of a smooth, solidly formed subbase, shall be properly recessed and fastened to approved backing so as not to occupy the space required for the wall covering, and shall not be nailed or perforated at any point less than 1 inch (25.4 mm) above the finished threshold. ~~The assembly shall be tested in accordance with Section P2503.6.~~

CHAPTER 29 – WATER SUPPLY AND DISTRIBUTION

SECTION P2901 – GENERAL

SECTION P2901.1 Potable Water Required is hereby amended by adding a section as follows:

P2901.1.1 Temporary Water. Temporary water must meet all requirements for direct burial and tracer wires, as well as sprinkler line sizing and material and weather protection and hose-bib protection per P2902.4.3. A minimum of 10 feet of line must be installed.

SECTION P2904 – DWELLING UNIT FIRE SPRINKLER SYSTEMS

SECTION P2904 Dwelling Unit Fire Sprinkler Systems is hereby deleted in its entirety and amended to read as follows:

P2904 Dwelling Unit fire Sprinkler Systems. Dwelling Unit fire Sprinkler Systems shall be installed and maintained as required by the International Fire Code of The City of Prescott.

SECTION P3008 – BACKWATER VALVES

SECTION P3008.1 Where Required is hereby amended to read as follows:

P3008.1 Where Required. All structures connected to the City of Prescott sewer system require an approved backwater valve. All structures connected to the City of Prescott sewer system prior to the adoption of this ordinance shall be protected by an approved backwater valve when additions, alterations, or repairs to existing structures, whose value of work is fifteen (15) percent or greater of the value of an existing building of assembly use or twenty-five (25) percent or greater of an existing structure of other occupancies, during a twelve month period. ~~Where the flood level rims of plumbing fixtures are below the elevation of the manhole cover of the next upstream manhole in the public sewer, the fixtures shall be protected by a backwater valve installed in the building drain, branch of the building drain or horizontal branch serving such fixtures.~~

CHAPTER 39 POWER AND LIGHTING DISTRIBUTION

SECTION E3901 RECEPTACLE OUTLETS

SECTION E3901.4.2 ISLAND AND PENINSULAR COUNTERTOPS AND WORK SURFACES is hereby deleted in its entirety.

E3901.4.3 RECEPTICLE OUTLET LOCATION is amended by adding Item 4 as follows:

E3901.4.3 RECEPTICLE OUTLET LOCATION Receptacle outlets rendered not readily accessible by appliances fastened in place, appliance garages, sinks, or rangetops as covered in the exception to Section E3901.4.1, or appliances occupying assigned spaces shall not be considered as these required outlets. Required receptacle outlets shall be located in one or more of the following:

1. On or above, but not more than 20 inches (508 mm) above, the countertop or work surface.
2. In a countertop using receptacle outlet assemblies listed for the use in countertops.
3. In a work surface using receptacle outlet assemblies listed for use in work surfaces or listed for use in countertops. [210.52(C)(3)]

4. Receptacles are allowed below the countertop at a maximum of 12" below the top of the countertop surface measured to the middle of the box, when the countertop surface overhang does not exceed 1.5 inches.

3-17-1: ADOPTION OF THE INTERNATIONAL EXISTING BUILDING CODE:

Chapter 3-17-2 of the Prescott City Code is repealed and replaced with the following:

“3-17-2: AMENDMENTS:

Part 1—SCOPE AND ADMINISTRATION

SECTION 101: SCOPE AND APPLICATION

SECTION 101.1 TITLE is deleted in its entirety and revised to read as follows:

101.1 - Title. These regulations shall be known as the “International Existing Building Code”, herein referred to as “this Code”

SECTION 102 through 116 is hereby deleted and replaced with the requirements of the International Building Code SECTION 102 through 116, as adopted and as may be amended from time to time.

CHAPTER 2 – DEFINITIONS

SECTION 202: GENERAL DEFINITIONS is amended by adding the following definition:

OBSOLETE EQUIPMENT – Mechanical, Electrical, Fuel Gas and Plumbing equipment, fixtures, piping, electrical and ducts, must be removed from any roof, room or crawlspace when it has become obsolete and disposed of in a manner consistent with local codes and ordinances. This will include removing equipment, fixtures, piping, electrical and ducts no longer in use to the nearest shut-off, electrical junction, main trunk line, or panel location. Exception: that equipment deemed to be of historical significance, on a historical registry or within a historical district or considered a historical landmark as determined by the City of Prescott, or equipment ‘safed’ in place due to asbestos or other contaminants by an approved remediation company.