


RESOLUTION NO. 2019-18

**A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SEDONA, ARIZONA,
ESTABLISHING AS A PUBLIC RECORD PROPOSED AMENDMENTS TO ARTICLE 15 OF
THE SEDONA CITY CODE.**

BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF SEDONA, ARIZONA that the terms set forth in that document attached hereto as Exhibit A and entitled "2019 Amendments to Article 15 of the Sedona City Code" constitute a public record to be incorporated by reference into Ordinance No. 2019-05.

At least one (1) paper copy and one (1) electronic copy of this public record shall be kept in the office of the City Clerk for public use and inspection.

PASSED AND ADOPTED by the Mayor and Council of the City of Sedona, Arizona this 24th day of September, 2019.



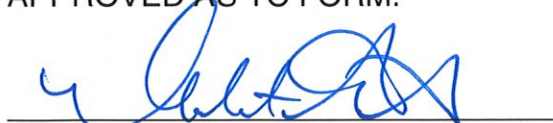
Sandra J. Moriarty, Mayor

ATTEST:



Susan L. Irvine, CMC, City Clerk

APPROVED AS TO FORM:



Robert L. Pickels, Jr., City Attorney

Exhibit A
2019 Amendments to Article 15 of the Sedona City Code

Chapter 15.05
BUILDING CODE

Sections:

- [15.05.010](#) Adoption of the International Building Code.
- [15.05.020](#) Amendments to the International Building Code.
- [15.05.030](#) Adoption of the International Residential Code.
- [15.05.040](#) Amendments to the International Residential Code.
- [15.05.050](#) Conformance to the land development code.
- [15.05.060](#) Building permit fees and valuation.
- [15.05.070](#) Wood burning fireplaces.
- [15.05.080](#) Permitting of wood stoves and similar devices.
- [15.05.090](#) Manufactured homes, factory-built buildings and mobile homes.
- [15.05.100](#) Jurisdiction of other agencies.

15.05.010 Adoption of the International Building Code.

The following document, three copies of which are on file and are available for public inspection in the office of the director of community development, is adopted as the building code of the city of Sedona, Arizona, for regulating the erection, construction, enlargement, alteration, repair, moving, removal, demolition, conversion, occupancy, equipment, use, height, area and maintenance of all buildings or structures in the city; and providing for issuance of permits and collection of fees therefor:

A. International Building Code, 2018 Edition, as amended and codified, published by the International Code Council, Inc.

B. Each and all of the regulations, provisions, conditions and terms of the International Building Code, 2018 Edition, as amended and codified, published by the International Code Council, Inc., are hereby referred to, adopted and made a part of this code as if fully set out in herein, excepting such provisions as hereinafter deleted or amended. [Ord. 98-05, 3-24-1998; Ord. 2007-16, 10-23-2007. Code 2006 § 7-1-1].

15.05.020 Amendments to the International Building Code.

The International Building Code, as adopted, is hereby modified as follows:

A. Section 101.1 Title, is hereby amended by adding the words "City of Sedona" in place of "Name of Jurisdiction".

B. Sections 101.4.1 Gas, 101.4.2 Mechanical, 101.4.3 Plumbing, 101.4.4 Property maintenance, 101.4.6 Energy and 101.4.7 Existing buildings, are hereby amended by adding the following directly after the title of the code:

..., as adopted and amended by the City of Sedona,

C. Section 105.2 Work exempt from permits, Building Item Nos. 1, 2, 4, 9, 10 and 11, relating to Exempted Work, are hereby amended to read:

1. One-story detached buildings used as tool and storage sheds, playhouses or similar uses, provided the projected roof area does not exceed 120 square feet, the building does not exceed 7 feet high at the highest point of the roof or wall, and it has no electrical or plumbing installations.
2. Freestanding fences and walls not supporting a structure, not over 30 inches high, and not located within flood hazard areas as determined by the City or County flood hazard administrative authority.
4. Retaining walls not over 30 inches in height, measured from top of footing to the top of wall, unless supporting a surcharge or impounding Class I, II or IIIA liquids.
9. Prefabricated swimming pools accessory to Group R-3 occupancies, which are less than 18 inches in depth and less than 8 feet in all dimensions and constructed entirely above grade.
10. This item, referring to shade cloth structures, is deleted in its entirety.
11. Swings and other playground equipment.

D. Section 105.7 Placement of permit, is hereby amended by deleting the section in its entirety and substituting the following:

Section 105.7 Placement of permit. The building permit shall be kept on site in a conspicuous place, visible from the public way, and shall be kept on the site of the work until the completion of the project and the issuance of final inspection approval by the City.

E. Section 107.1 General, is hereby amended by the addition of the following paragraphs to the end of the section:

Such documents may be reviewed and approved by other departments of this City and other agencies with jurisdiction in the areas of public health and safety prior to permit issuance, including, but not limited to, the Arizona Department of Environmental Quality, the County Health Department and the County Flood Control District to verify compliance with any applicable laws under their jurisdiction.

The Building Official shall require that contractors be licensed as required by Arizona state law before issuing permits to them. The Building Official shall also require contractors and builders to either be licensed or otherwise retain the services of someone who is properly licensed or certified, as may be necessary to assure the proper installation of building components,

equipment or appliances consistent with the technical codes or the approved installation specifications and standards.

Owners of Property may construct, add to, alter or remodel structures on their property subject to the provisions of Arizona Revised Statutes, Section 32-1121. Violation of the provisions of ARS § 32-1121 shall be cause to commence enforcement proceedings. The Building Official may also report such violations to the Arizona Registrar of Contractors.

F. Section 107.3.1 Approval of construction documents, is hereby amended by adding the following paragraph to the end of the section:

When plans are required, if the Building Official issues a permit, he/she shall endorse in writing or stamp the plans and specifications "Reviewed for Code compliance" which signifies only that said plans may be used in conjunction with a building permit for construction. Any omission or error in said plans shall not be grounds to fail to comply with or waive any city, state or federal requirements. The designer, builder and owner are hereby charged with the responsibility to comply with all said requirements. Approved plans, specifications, building addresses, legal descriptions and permits shall not be changed, modified or altered without authorization from the Building Official, and all work shall be done in accordance with the approved plans, specifications and permits. A land split or subdivision of land made on property for which a building permit has been issued shall be approved by the Director of Community Development prior to recording.

G. Section 110.3.5 Lath, gypsum board and gypsum panel product inspection, is hereby amended by deleting the exception.

H. Section 111.1 Change of occupancy, is hereby amended by inserting the following text after the first sentence of the paragraph:

Every tenant of every building and structure, except Group R-3 and U occupancies associated with Group R-3 uses, and non-occupied Group U occupancies, shall obtain a tenant occupancy permit and a certificate of occupancy prior to opening for business. Tenant occupancy permits and certificates shall be nontransferable from one building to another and from one tenant to another.

I. Section 111.3 Temporary occupancy, is hereby amended by adding the following to the end of the section:

The issuance of Temporary Certificates of Occupancy is not customary, is reviewed by the Director of Community Development after the submittal of a written request identifying the hardship(s) not caused directly or indirectly by the applicant, property owner, design professionals or contractors, and is based solely on incomplete or non-compliant exterior work. Upon approval of the Director of Community Development to allow issuance of a Temporary Certificate of Occupancy, the owner shall submit to the Building Official for review and approval a

letter requesting temporary occupancy for a period of time to be approved by the Building Official and include with the request:

1. An itemization of all work authorized and required by the building and grading permits that must be completed to permanently occupy the building. (Note that said work shall be exterior to the building or structure. Temporary Certificates of Occupancy will not be issued for any work not completed and approved by the City that is interior to the building or structure.)
2. An irrevocable bond or other financial deposit acceptable to the Building Official and payable to the City of Sedona in the event construction is not completed before expiration of the Temporary Certificate of Occupancy. The amount of the bond or deposit shall equal 100 percent of the construction cost to complete the work required by the permits.

For the purpose of this section, construction cost shall include all labor, materials, equipment, sales tax, permit fees and contractors' profit and overhead plus a twenty-five percent (25%) contingency amount for unforeseen construction expenses and City administration in the event the City undertakes completion of the project. The Building Official may require written proposals or estimates from contractors to substantiate the amount of the bond or deposit.

3. The payment of a non-refundable fee for the Temporary Certificate of Occupancy shall be \$300.00 for single-family dwellings and \$500.00 for commercial projects.
4. A written agreement that the bond or deposit is forfeited by the owner to the City in the event all required work is not completed before expiration of the Temporary Certificate of Occupancy and authorization for the City to undertake and complete construction with the forfeited funds.

If the City undertakes completion of the project with the forfeited funds, any unexpended amount shall be returned to the owner or bonding agent as applicable. If costs to complete the project exceed the amount of the bond or deposit, the City may file a lien against the subject property and take appropriate action as necessary to recover all the additional expenses incurred completing the construction.

The Building Official may extend the time period of an original Temporary Certificate of Occupancy or issue one or more additional temporary certificates if conditions beyond the control of the owner prevent project completion by the expiration of the original Temporary Certificate. Extensions and additional temporary certificates shall be requested by the owner before the expiration of the original certificate and approved by the Building Official in the same manner as the original certificate. The owner shall provide a bond or deposit and pay a new fee for each extension or additional certificate.

EXCEPTION: Public schools are not required to provide a bond or deposit for completion of work or pay temporary certificate fees.

J. Section 113.3 Qualifications, is hereby amended by deleting the section in its entirety and substituting the following:

113.3 Board Composition and Authority. All reviews required of a Board of Appeals shall be delegated to a hearing officer to be appointed in the same manner as such other hearing officers appointed by the City Council to hear appeals to the City of Sedona's Board of Adjustment. The hearing officer(s) appointed pursuant to this section shall have final review authority and no further appeal shall be required by the City of Sedona.

K. Section 114.4, Violation penalties, is hereby amended by adding the following paragraph to the end of the section:

Such person, firm or corporation shall be subject to the penalties as provided in SCC 1.15.010 for each and every such violation and non-compliance as a separate offense. Imposition of penalty for a violation of this code shall not excuse the violation or permit it to continue. A violation shall be remedied within a reasonable time, and each day that such violation continues unabated shall constitute a separate offense.

L. Section 115.2 Issuance, is hereby amended by removing the first sentence in its entirety and inserting the following:

A stop work order shall be in writing and shall be given to the owner of the property, to the owner's authorized agent, or to the person performing the work, or shall be posted on the structure or on site in a conspicuous location.

M. Section R115.3 Unlawful continuance, is hereby deleted in its entirety and replaced by the following:

Section R115.3 Unlawful continuance and/or removal of stop work notice. Any person who shall continue or allow the continuance of any work in or about the structure or property 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, or any person who removes, or causes the removal of, the stop work notice without the consent of the City, shall be subject to fines and penalties as set by the applicable governing authority.

N. Sections 305.2 Group E, day care facilities, and 308.5 Institutional Group I-4, day care facilities, are hereby amended by adding the following exception:

A "child care group home" complying with the requirements ARS 36-897 through 36-897.13 and providing child care for less than 24 hours per day for not less than five (5) children but no more than ten (10) children through the age of twelve years shall be classified as Group R-3, provided that all child care rooms are located on the level of exit discharge and each child care room has an exit door directly to the exterior.

O. Section 502.1, Address identification, is hereby amended by adding the following paragraph to the end of the section:

In addition to the requirements stated herein, building addressing and display shall comply with SCC 12.20.070. Building addresses placed on building permits and Certificates of Occupancy shall not be changed unless approved by the City Engineer pursuant to Chapter 12.20 SCC.

P. Section 901.2, Fire protection systems, is hereby amended by deleting the first paragraph and replacing said paragraph with the following:

Fire protection systems shall be designed, installed, repaired, operated, tested and maintained in accordance with this code and the Sedona Fire District's adopted regulations, codes and amendments. Where there is a conflict between this code and those of the Sedona Fire District, the more restrictive of those regulations, codes, and amendments shall apply.

Q. Section 903.2, Where required, is hereby amended by adding the following paragraph to the end of the section:

Approved automatic sprinkler systems shall also be designed and provided in accordance with the adopted and amended codes and regulations of the Sedona Fire District, and all plan review and inspections for said systems will be done by the Sedona Fire District.

R. Section 907.2.10.1 Group R-1, is hereby amended by deleting the section in its entirety and substituting the following:

Section 907.2.10.1 Group R-1. Single- or multiple-station smoke alarms shall be installed in all of the following locations in Group R-1:

1. In sleeping areas.
2. In every room in the path of the means of egress from the sleeping area to the door leading from the sleeping unit.
3. In each story within the sleeping unit, including basements. For sleeping units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level, and that the smoke alarm is installed on the ceiling in close proximity of the stairs.
4. In sleeping units where the ceiling height of a room open to the hallway serving the bedrooms exceeds that of the hallway by twenty-four inches (24") or more, smoke detectors shall be installed in the hallway and in the adjoining room.

S. Section 907.2.10.2 Groups R-2, R-3, R-4 and I-4, is hereby amended by adding the following to the end of the section:

4. In sleeping units where the ceiling height of a room open to the hallway serving the bedrooms exceeds that of the hallway by twenty-four inches (24") or more, smoke detectors shall be installed in the hallway and in the adjoining room.

T. Section 1008.1 is hereby amended by adding the following sentence to the end of the first sentence:

In addition, emergency illumination shall be required in non-residential occupancies where deemed necessary by the Building Official.

U. Section 1015.2 Where required, is hereby amended by deleting "30 inches (762 mm)" from the first sentence and replacing it with "20 inches (508 mm)".

V. Section 1612.3 Establishment of flood hazard areas, is modified by deleting the section in its entirety and replacing it with the following:

1612.3 Establishment of flood hazard areas. Flood hazard areas and regulations shall be established by the appropriate, governing County or City agency having flood management jurisdiction. Where the requirements of this section conflict with the flood hazard regulations adopted by the appropriate, governing County or City agency having flood management jurisdiction, the regulations of the governing County or City agency shall apply.

W. Section 1807.1.6 Prescriptive design of concrete and masonry foundation walls is hereby amended by adding the following to the end of the sentence:

... provided that the minimum vertical reinforcement for any concrete or masonry foundation wall shall be a #4 spaced not more than 48 inches on center. Un-reinforced concrete (PC) is not permitted.

X. Section 2901.1 Scope, is hereby amended by deleting the third sentence in its entirety and replacing it with the following:

Plumbing systems and equipment shall be designed, constructed and maintained in accordance with the International Plumbing Code as amended by the City of Sedona. Private sewage disposal systems shall conform to the requirements of the applicable State or County governing authority.

Y. Section 3109.1 General, is hereby amended by adding the following to the end of the sentence:

...and all applicable state and county regulations including Arizona Statute A.R.S. 36-1681.

15.05.030 Adoption of the International Residential Code.

The following document, three copies of which are on file and are available for public inspection in the office of the director of community development, is hereby adopted as the building code of the city of Sedona, Arizona, for regulating the erection, construction, enlargement, alteration, repair, moving, removal, demolition, conversion, occupancy, equipment, use, height, area and maintenance of all one- and two-family dwellings and townhouses and associated buildings or structures in the city; and providing for issuance of permits and collection of fees therefor:

A. International Residential Code, 2018 Edition, as amended and codified, published by the International Code Council, Inc., including the following appendix chapters:

1. Appendix A: Sizing and Capacity of Gas Piping;
2. Appendix B: Sizing of Venting Systems Serving Appliances Equipped With Draft Hoods, Category I Appliances and Appliances Listed For Use With Type B Vents;
3. Appendix C: Exit Terminals of Mechanical Draft and Direct-Vent Venting Systems;
4. Appendix G: Piping Standards for Various Applications;
5. Appendix J: Existing Buildings and Structures;
6. Appendix K: Sound Transmission;
7. Appendix N: Venting Methods;
8. Appendix O: Automatic Vehicular Gates;
9. Appendix P: Sizing of Water Piping System;
10. Appendix Q: Tiny Houses as amended to include the following:

Section AQ106 ADDITIONAL REQUIREMENTS AND ALLOWANCES

Section AQ106.1 Egress door. The main egress door shall be no less than 32" in width.

Section AQ106.2 Room dimensions. The minimum room dimension of a habitable room, other than the loft or kitchen, shall be 6'-6", and the room area shall be no less than 60 sq.ft.

Section AQ106.3 Foundation. Tiny houses shall be built on, and permanently attached to, full, continuous concrete or masonry foundations.

Section AQ106.4 General. Tiny houses shall comply with all other requirements of the adopted International Residential Code.

11. Appendix R: Light Straw-Clay Construction;
12. Appendix S: Strawbale Construction;
13. Appendix T: Solar-Ready Provisions – Detached One- And Two-Family Dwellings And Townhouses;.

B. Each and all of the regulations, provisions, conditions and terms of the International Residential Code, 2018 Edition, as amended and codified, published by the International Code Council, Inc., are hereby referred to, adopted and made a part of this code as if fully set out in herein, excepting such provisions as hereinafter deleted or amended. [Ord. 2007-16, 10-23-2007. Code 2006 § 7-1-3].

15.05.040 Amendments to the International Residential Code.

The International Residential Code, as adopted, is hereby modified as follows:

A. Section R101.1 Title, is hereby amended by adding the words "City of Sedona" in place of "Name of Jurisdiction".

B. Section R101.2 is hereby amended by adding the following new section:

R101.2.1 Fences, yard walls and retaining walls. Fences, yard walls and retaining walls shall be designed in accordance with the minimum requirements of the City of Sedona prescriptive fence, wall and retaining wall details located within the City of Sedona Fence Building Permit Packet or the design of such structures shall be supported by structural calculations performed by an Arizona registered design professional approved to perform structural design.

C. Section R104.10.1 Flood hazard areas, is hereby deleted in its entirety.

D. Section R105.2 Exempted work, Item Nos. 1, 2, 5 and 7, are hereby amended to read:

1. One-story detached buildings used as tool and storage sheds, playhouses or similar uses, provided the projected roof area does not exceed 120 square feet, the building does not exceed seven feet (7') high at the highest point of the roof or wall, and it has no electrical or plumbing installations.
2. Fences not over thirty inches (30") high and not located within flood hazard areas as determined by the City or County flood hazard administrative authority.
3. Retaining walls not over thirty inches (30") high measured from the top of footing to the top of wall and not support any structures or located within flood hazard areas as determined by the City or County flood hazard administrative authority.
7. Prefabricated swimming pools accessory to Group R-3 occupancies which are less than 18 inches in depth and less than 8 feet in any dimension and constructed entirely above grade.

10. Decks not exceeding 100 square feet in area, that are less than 20 inches above grade at any point, are not attached to a dwelling, do not have stairs or steps and do not serve the exit door required by Section R311.2.

E. Section R105.3.1.1 Determination of substantially improved or substantially damaged existing buildings in flood hazard areas, is hereby amended by deletion in its entirety and substituting the following:

Reconstruction, rehabilitation, additions, alteration, repair, relocation or other improvements to buildings or structures located in flood hazard areas as established by Table R301.2(1), shall comply with the regulations and requirements of the appropriate, governing County or City authority.

F. Section R105.5 Expiration, is hereby amended by adding the following to the end of the first sentence:

Lack of a scheduled and performed qualified inspection within 180 days constitutes a suspension or abandonment of work, and therefore an expiration of the permit.

G. Section R105.7 Placement of permit, is hereby amended by deleting the section in its entirety and substituting the following:

Section 105.7 Placement of permit. The building permit shall be kept on site in a conspicuous place, visible from the public way, and shall be kept on the site of the work until the completion of the project and the issuance of final inspection approval by the City.

H. Section R106.1.1 Information on construction documents, is hereby amended by adding the following to the end of the section:

All text, numbers, symbols, lines, shading, etc. shall be clear, well defined, sized and properly weighted so as to be clearly legible, and plan sheets shall be no larger than 30" x 42" in size.

I. Section R106.3 Examination of documents, is hereby amended by adding the following to the end of the section:

The application and construction drawings may be reviewed and approved by other departments of this City and other agencies with jurisdiction in the areas of public health and safety prior to permit issuance, including, but not limited to, the Arizona Department of Environmental Quality, the County Health Department and the County Flood Control District to verify compliance with any applicable laws under their jurisdiction.

The Building Official shall require that contractors be licensed as required by Arizona state law before issuing permits to them. The Building Official shall also require contractors and builders to either be licensed or otherwise retain the services of someone who is properly licensed or certified, as may be necessary to assure the proper installation of building components,

equipment or appliances consistent with the technical codes or the approved installation specifications and standards.

Owners of Property may construct, add to, alter or remodel structures on their property subject to the provisions of Arizona Revised Statutes, Section 32-1121. Violation of the provisions of ARS § 32-1121 shall be cause for the Building Official to commence enforcement proceedings. The Building Official may also report such violations to the Arizona Registrar of Contractors.

J. Section R108.2 Schedule of permit fees, is hereby amended by adding the following to the end of the section:

Fees, valuations, plan review deposits and refunds that are within the scope of this Section shall be assessed in accordance with the provisions of this section and as set forth in SCC [15.05.060](#).

K. Section R109.1.3 Floodplain inspections, is hereby amended by adding the following to the end of the paragraph:

Inspections for the reconstruction, rehabilitation, additions, alteration, repair, relocation or other improvements to buildings or structures located in flood hazard areas as established by Table R301.2(1), shall comply with the regulations and requirements of the appropriate, governing County or City authority.

L. Section R110.4, Temporary occupancy, is amended by adding the following to the end of the section:

The issuance of Temporary Certificates of Occupancy is not customary, is reviewed by the Director of Community Development after the submittal of a written request identifying the hardship(s) not caused directly or indirectly by the applicant, property owner, design professionals or contractors, and is based solely on incomplete or non-compliant exterior work. Upon approval of the Director of Community Development to allow issuance of a Temporary Certificate of Occupancy, the owner shall submit to the Building Official for review and approval a letter requesting temporary occupancy for a period of time to be approved by the Building Official and include with the request:

1. An itemization of all work authorized and required by the building and grading permits that must be completed to permanently occupy the building. (Note that said work shall be exterior to the building or structure. Temporary Certificates of Occupancy will not be issued for any work not completed and approved by the City that is interior to the building or structure.)
2. An irrevocable bond or other financial deposit acceptable to the Building Official and payable to the City of Sedona in the event construction is not completed before expiration of the Temporary Certificate of Occupancy. The amount of the bond or deposit shall equal 100 percent of the construction cost to complete the work required by the permits.

For the purpose of this section, construction cost shall include all labor, materials, equipment, sales tax, permit fees and contractors' profit and overhead plus a twenty percent (25%) contingency amount for unforeseen construction expenses and City administration in the event the City undertakes completion of the project. The Building Official may require written proposals or estimates from contractors to substantiate the amount of the bond or deposit.

3. The payment of a non-refundable fee for the Temporary Certificate of Occupancy shall be \$300.00 for single-family dwellings and \$500.00 for commercial projects.

4. A written agreement that the bond or deposit is forfeited by the owner to the City in the event all required work is not completed before expiration of the Temporary Certificate of Occupancy and authorization for the City to undertake and complete construction with the forfeited funds.

If the City undertakes completion of the project with the forfeited funds, any unexpended amount shall be returned to the owner or bonding agent as applicable. If costs to complete the project exceed the amount of the bond or deposit, the City may file a lien against the subject property and take appropriate action as necessary to recover all the additional expenses incurred completing the construction.

The Building Official may extend the time period of an original Temporary Certificate of Occupancy or issue one or more additional temporary certificates if conditions beyond the control of the owner prevent project completion by the expiration of the original Temporary Certificate. Extensions and additional temporary certificates shall be requested by the owner before the expiration of the original certificate and approved by the Building Official in the same manner as the original certificate. The owner shall provide a bond or deposit and pay a new fee for each extension or additional certificate.

EXCEPTION: Public schools are not required to provide a bond or deposit for completion of work or pay temporary certificate fees.

M. Section R112.3, Qualifications, is hereby deleted and replaced with the following:

R112.3 Board Composition and Authority. All reviews required of a Board of Appeals shall be delegated to a hearing officer to be appointed in the same manner as such other hearing officers appointed by the City Council to hear appeals to the City of Sedona's Board of Adjustment. The hearing officer(s) appointed pursuant to this section shall have final review authority and no further appeal shall be required by the City of Sedona.

N. Section R114.1 Notice to owner or the owner's authorized agent, is hereby amended by adding the following to the end of the section:

Posting of the Stop Work order on the structure or property in question is deemed proper notification to the owner or owner's authorized agent.

O. Section R114.2 Unlawful continuance, is hereby deleted in its entirety and replaced by the following:

Section R114.2 Unlawful continuance and/or removal of stop work notice. Any person who shall continue or allow the continuance of any work in or about the structure or property 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, or any person who removes, or causes the removal of, the stop work notice without the consent of the City, shall be subject to penalties as prescribed by law and City Code.

P. The design criteria required of Table R301.2(1) are established as follows:

Ground Snowload	Speed (mph)	Seismic Design Category	Subject to Damage From				Winter Design Temperature	Flood Hazards
			Weathering	Frost Line Depth	Termite	Decay		
25 psf	115 mph Vult	C	Moderate	12"	Moderate to Heavy	None to Slight	16	***

*** Flood hazard areas shall be designated and regulated by the adopted regulations of the appropriate, governing county or city agency having flood management jurisdiction.

Q. Section R302.2.6 Structural independence, is hereby amended by adding the following to the end of the first sentence:

The common wall separating townhouses shall not be used for gravity load bearing purposes including the support of joists or trusses.

R. Section R302.3 Two-family dwellings, is hereby amended by deleting "1-hour" in the first sentence and replacing it with "2-hour".

S. Section R302.3 Two-family dwellings, is hereby amended by deleting "1/2 hour" in Exception 1 and replacing it with "1-hour".

T. Section R302.3 Two-family dwellings, is hereby amended by deleting Exception 2 in its entirety.

U. R312.1.1 Where required, is hereby amended by replacing "30 inches (762 mm)" in the first sentence with "20 inches (508 mm)".

V. R314.3 Location, is hereby amended by adding the following to the end of the section:

5. In dwelling units where the ceiling height of a room open to the hallway serving the bedrooms exceeds that of the hallway by twenty-four inches (24") or more, smoke detectors shall be installed in the hallway and in the adjoining room.

W. Section R322.1 General, is hereby modified by adding the following sentence to the end of the first paragraph:

Where the requirements of this section conflict with the flood hazard regulations adopted by the appropriate, governing County or City agency having flood management jurisdiction, the regulations of the governing County or City agency shall apply.

X. Section R326.1, General, is hereby amended by adding the following to the end of the first sentence:

... and all applicable state and county regulations including Arizona Statute A.R.S. 36-1681.

Y. Section R403.1.1 Minimum size, is hereby amended by adding the following to the end of the fifth sentence:

... and shall not be less than 18" x 18" in width and 12" in height.

Z. Section R403.1.1 Minimum size, is hereby amended by adding the following subsection:

R403.1.1.1 Minimum footing reinforcement. Continuous spread concrete footings shall be reinforced with at least two #4 horizontal reinforcement bar located 3 inches from the bottom of the footing. Monolithic interior and exterior concrete footings shall be reinforced with at least two #4 horizontal located 3 inches from the bottom of the footing and one #4 located 3 inches from the top of the slab. Pier and column footings shall be reinforced with #4 horizontal reinforcement spaced no more than 12 inches in each direction and located 3 inches from the bottom of the footing.

AA. Table R404.1.1(1) Plain Masonry Foundation Walls, is hereby amended by deleting the table in its entirety.

BB. Section R404.1.2.1, Masonry foundation walls is hereby amended by deletion in its entirety and substituting the following:

Masonry foundation walls. Concrete masonry foundation walls shall be constructed as set forth in Tables R404.1.1(2), (3) and (4) for the most restrictive soil class (unless a soils report is provided that shows that the site consists of a different soils class.) and shall also comply with the provisions of this section. Rubble stone masonry walls are not permitted.

CC. Section R404.1.3.2 Reinforcement for foundation walls, is hereby amended by adding the following to the end of the paragraph:

Concrete foundation walls, including insulating concrete form (ICF) foundation walls, shall be constructed as set forth in Tables R404.1.2(2) through R404.1.2(8) for the most restrictive design soil class (unless a soils report is provided that shows that the site consists of a different soils class) provided that PC in the table represents a minimum vertical reinforcement of #4 at

forty-eight inches (48") oc. PC or Plain Unreinforced Concrete is not permitted. Concrete foundation walls shall also comply with the provisions of this section and the applicable provisions of sections R402.2 and R612.

DD. Section R404.1.8 Rubble stone masonry, is hereby deleted in its entirety.

EE. Section R404.2 Wood foundation walls, is hereby deleted in its entirety.

FF. Section M1602.2 Return air openings, is hereby amended by adding the following to the end of the section:

8. Return air shall be provided through the use of approved ducts, plenums, transfer ducts and transfer grills. Return air shall not be provided through the use of under-door cuts or openings.

GG. Section G2417.4.1 (Section 406.4.1) Test pressure, is hereby amended by deleting "3 psig (20kPa gauge)" and replacing with "10 psig".

HH. Section P2801.1 Required, is hereby amended by adding the following sentence to the end of the section:

All new R-3 occupancies shall have a hot water recirculating system installed.

II. Section E3406.2 Conductor material, is hereby amended by deleting the section in its entirety and substituting the following:

Section E3406.2 Conductor material. Conductors used to conduct current and regulated by this code shall be of copper. All references to the contrary are hereby deleted from this code.

JJ. Section E3901 Receptacle Outlets, is hereby amended by adding the following new section:

Section E3901.13 EV-Ready outlet. An approved conduit of no less than $\frac{3}{4}$ " in diameter shall be installed from the service panel to an approved and covered junction box located in the garage or carport area and sized to allow the installation of a 240-volt receptacle. All junction boxes installed as part of the EV-ready conduit system shall be labeled as "EV Use".

KK. Appendix T, Section T103.6 Capped roof penetration sleeve, is hereby amended by deleting the section in its entirety and substituting the following:

Section T103.6 Preinstalled PV-ready conduit. An approved conduit of no less than $\frac{3}{4}$ " in diameter shall be installed from the service panel to an approved and covered junction box located in an area adjacent to or in an accessible attic directly beneath the required solar-ready zone. All junction boxes installed as part of the PV-ready conduit system shall be labeled as "PV Use".

[Ord. 2007-16, 10-23-2007. Code 2006 § 7-1-4].

15.05.050 Conformance to the land development code.

Whenever a building permit is issued and a building inspection performed, such building shall conform to the provisions of the city land development code in addition to the provisions of SCC [2.60.020](#), Chapters [5.30](#), [8.30](#), [12.05](#), [12.15](#), [12.20](#), [12.25](#) and [14.10](#) SCC and this title. [Ord. 98-05, 3-24-1998; Ord. 2007-16, 10-23-2007. Code 2006 § 7-1-5].

15.05.060 Building permit fees and valuation.

A. Plan Review Payment. At the time of submitting plans, specifications or other data for plan review, the full amount of the plan review fee shall be collected by the director of community development for each permit application as set forth in the City of Sedona Consolidated Fee Schedule, Valuation/Permit Fee Schedule.

B. Building Valuations. Building construction and unit construction valuations, for the purpose of calculating building permit fees, shall be determined by the director of community development in accordance with the City of Sedona Consolidated Fee Schedule, Valuation & Fee Schedule and/or Unit Construction Valuations, or may be based upon the applicant's submitted construction valuation if items listed in the City of Sedona Consolidated Fee Schedule are not applicable to the proposed work.

C. Building Permit Fees. Building permit fees based upon construction valuations shall be calculated in accordance with the City of Sedona Consolidated Fee Schedule, Valuation/Permit Fee Schedule. Building permit fees for individual items of construction shall be calculated in accordance with the City of Sedona Consolidated Fee Schedule, Unit Permit Fees, when the fees are not based upon the construction valuation.

D. Plan Review Fees. The plan review fee shall be 65 percent of the building permit fee stipulated in this section when the building permit fee is based upon the construction valuation. The plan review fee is a separate fee from the building permit fees specified in this section and is in addition to the building permit fees. Where plans are incomplete or changed so as to require additional plan review, an additional plan review fee shall be charged at the rate specified in this section.

E. Fee Refunds.

1. The building official may authorize the refunding of any fee collected pursuant to this section that was erroneously paid or collected.

2. The building official may authorize refunding of not more than 80 percent of the building permit fee paid when no work has been done under the permit issued in accordance with this code; not more than 70 percent of the building permit fee after foundation construction has commenced; and not more than 50 percent of the building permit fee after framing or above-grade wall construction has commenced. No building permit fee shall be refunded after the framing or above-grade wall construction has been inspected and approved.

3. The building official may authorize refunding of not more than 80 percent of the plan review fee when a permit application for which a plan review fee was paid is canceled or withdrawn before any plan review is commenced; no plan review fee shall be refunded after an initial plan review has been completed or the permit application has been approved for issuance.

[Ord. 98-05, 3-24-1998; Ord. 2007-04, 4-24-2007; Ord. 2009-05, 5-12-2009; Ord. 2009-06, 5-12-2009. Code 2006 § 7-1-6].

15.05.070 Wood burning fireplaces.

A. Definitions. For purposes of this section, the following definitions shall apply unless the context clearly indicates or requires a different meaning:

“Alternative fuel” means natural gas, propane, electric or other nonsolid fuel.

“Solid fuel” means wood, or any compressed wood or fiber product, including coal, other solid hydrocarbons or compounds, oil and combustible pellets, or solids of any composition.

“Wood burning fireplace” means an open fireplace within buildings or structures that will burn wood or other solid fuel.

B. Abatement.

1. After the effective date of the ordinance codified in this section, no person within the city of Sedona, Arizona, shall place, install or fabricate in place a wood burning fireplace.

2. In order to receive a final occupancy permit for any structure, any new fireplace must be equipped with an operable alternative fuel device.

3. Wood burning fireplaces in existence prior to the effective date of the ordinance codified in this section will be exempt from the provisions of this section.

C. Violations and Penalties. The owner of any property subject to this section, wherein such fireplace was reconverted to wood burning in contravention of this section, will be subject to a \$500.00 fine and be required to convert to alternative fuel or seal the fireplace within 90 days from notice of violation. Failure to comply within 90 days will result in an additional \$500.00 fine each day the violation continues to exist.

D. Effective Date. This section is effective on August 11, 2003. [Ord. 2003-08, 5-13-2003; Ord. 2007-16, 10-23-2007. Code 2006 § 7-1-7].

15.05.080 Permitting of wood stoves and similar devices.

A. Definitions. For the purpose of this section, the following definitions shall apply unless the context clearly indicates or requires a different meaning. In the event that a definition set forth herein is unclear or raises a conflict, the applicable definitions set forth by the United States Environmental Protection Agency shall prevail in construing this section.

"Certified device" means a wood stove or fireplace insert which has been certified in accordance with minimum Phase II standards adopted by the United States Environmental Protection Agency. If it cannot be verified by the director of community development that a wood stove or fireplace insert has been certified, then it is deemed uncertified.

"Cook stove" means a wood stove installed in the kitchen which is primarily designed for cooking and has a stove top and an oven, or a stove which is equipped with gas burners for cooking. Cook stoves are exempt from compliance with subsections (B) and (C) of this section.

"Fireplace" means a hearth, fire chamber and chimney, and includes:

1. "Factory-built fireplace" means a fireplace composed of listed factory-built components assembled in accordance with the terms of listing to form the completed fireplace.
2. "Masonry fireplace" means a hearth and fire chamber of solid masonry units such as bricks, stones, masonry units or reinforced concrete, provided with a suitable chimney.

"Fireplace insert" means a factory-built, field-installed product consisting of a firebox assembly designed to be installed within or partially with the fire chamber of a fireplace, which uses the fireplace flue to vent the products of combustion.

"Pellet stove" means a solid fuel burning appliance designed to heat the interior of a building. It is a forced draft heater with an automatic feed which supplies appropriately sized feed material of compressed wood pellets or other biomass material to the firebox.

"Solid fueled burning appliance" means a chimney-connected device that burns solid fuel and which is designed for purposes of heating, cooking or both.

"Stove kit" means a kit that may include a door, legs, flue pipe and collars, brackets, bolts and other hardware and instructions for assembling a wood heater with ordinary tools.

"Structure" means that which is built or constructed, an edifice or building of any kind, or any piece of work artificially built up or composed of parts joined together in some definite matter.

"Wood heater" means an enclosed wood burning appliance capable of and intended for space heating, domestic water heating or indoor cooking which has an air-to-fuel ratio of less than 35:1 in the low burn cycle. It also shall have a usable firebox volume less than 20 cubic feet weight, less than 800 kilograms, and a minimum burn rate less than five kilograms per hour. Appliances that are described as factory-built fireplaces and are designed to accommodate doors or other accessories which would create the air-starved operating conditions of a wood heater are deemed to be wood heaters if they meet the criteria in the above definition with those accessories in place.

"Wood stove" means, for purposes of compliance with subsections (B) and (C) of this section, a solid fuel burning appliance which may be a wood heater or pellet stove, or an appliance with doors or other items

which cause a fireplace to function as a wood heater. Wood stoves do not include exempt fireplaces, barbecue devices, gas-fired fireplaces or cook stoves.

B. General Standard. Commencing June 30, 1992, it is unlawful for any person to advertise, sell, offer to sell, install or replace any wood stove or fireplace insert in any structure within the city which is not a certified device. Wood heaters built from stove kits are subject to this standard. Fireplaces that have not been modified to create an air-starved operating condition are exempt from this standard.

C. Installation.

1. Commencing June 30, 1992, no person shall install or replace a wood stove or fireplace insert with a certified device within the city without first obtaining a permit from the director of community development for such installation in accordance with the applicable provisions of the International Building Code and International Mechanical Code adopted by the city.

2. Commencing June 30, 1992, installation or replacement of a wood stove or fireplace insert within the city shall comply with all written manufacturer's specifications. A wood stove or fireplace insert shall not be operated until after its inspection and approval, upon completion, by the director of community development or his designee.

3. Wood heaters built from stove kits are subject to the requirements of this subsection. Fireplaces that have not been modified to create an air-starved operating condition are exempt from the requirements of this subsection. [Ord. 2007-16, 10-23-2007. Code 2006 § 7-1-8].

15.05.090 Manufactured homes, factory-built buildings and mobile homes.

Definitions. For the purpose of the City Code, the following definitions shall apply unless the context clearly indicates or requires a different meaning:

"Factory-built building" means a residential or nonresidential building (including a dwelling unit or habitable room) which is wholly or in substantial part manufactured at an off-site location to be assembled on site, except that it does not include a manufactured home, recreational vehicle or mobile home as defined in this section.

"Manufactured home" means a structure built in accordance with the National Manufactured Home Construction and Safety Standards Act of 1974 and Title VI of the Housing and Community Development Act of 1974, as implemented by the Arizona Office of Manufactured Housing pursuant to A.R.S. Title 41, Chapter 16.

"Mobile home" means a structure built prior to June 15, 1976, on a permanent chassis, capable of being transported in one or more sections and designed to be used with or without a permanent foundation as a dwelling when connected to on-site utilities, except it does not include recreational vehicles or factory-built buildings.

"Recreational vehicle" means a vehicle-type unit which is:

1. A portable camping trailer mounted on wheels and constructed with collapsible partial side walls which fold for towing by another vehicle and unfold for camping;
2. A portable truck camper constructed to provide temporary living quarters for recreational, travel or camping use, and consisting of roof, floor and sides designed to be loaded onto and unloaded from the bed of a pickup truck;
3. A travel trailer mounted on wheels, designed to provide temporary living quarters for recreational, camping or travel use, and which has an area less than 320 square feet when measured to the exterior of the unit. This definition includes fifth wheel trailers;
4. A motor home designed to provide temporary living quarters for recreational, camping or travel use and built on or permanently attached to a self-propelled motor vehicle chassis or on a chassis cab or van that is an integral part of the completed vehicle;
5. A park trailer built on a single chassis, mounted on wheels and designed to be connected to utilities necessary for operation of installed fixtures and appliances, and has a gross trailer area of not less than 320 square feet and not more than 400 square feet when it is set up, except it does not include fifth wheel trailers. Area measurements shall be taken on the exterior of the unit. [Ord. 98-05, 3-24-1998; Ord. 2007-16, 10-23-2007. Code 2006 § 7-1-9].

15.05.100 Jurisdiction of other agencies.

Permits issued under the requirements of this chapter shall not relieve the owner of responsibility for securing required permits for work which is regulated by any other department or division of the city or other governing agency, or any other city code provision or ordinance. A grading permit shall not be issued until all required permits are obtained from the Arizona Department of Environmental Quality, the county health department, the county flood control district and other agencies with regulatory jurisdiction. [Ord. 2007-16, 10-23-2007. Code 2006 § 7-1-10].

Chapter 15.10 INTERNATIONAL PLUMBING CODE

Sections:

[15.10.010](#) Adoption of International Plumbing Code.

[15.10.020](#) Amendments to International Plumbing Code.

15.10.010 Adoption of International Plumbing Code.

That certain document, three copies of which are on file and available for public inspection in the office of the director of community development, entitled International Plumbing Code, 2018 Edition, as amended and codified, published by the International Code Council and including appendix chapters:

Appendix B – Rates of Rainfall for Various Cities;

Appendix C – Structural Safety;

Appendix D – Degree Day and Design Temperatures;

Appendix E – Sizing of Water Piping System;

is hereby adopted as the International Plumbing Code of the city, excepting such portions as are hereinafter deleted or amended. [Ord. 98-05, 3-24-1998; Ord. 2007-16, 10-23-2007; Ord. 2008-05, 6-10-2008. Code 2006 § 7-2-1].

15.10.020 Amendments to International Plumbing Code.

The International Plumbing Code, 2018 Edition, is hereby modified as follows:

A. Section 101.1 Title, is hereby amended by replacing "Name of Jurisdiction" with "City of Sedona".

B. Section 106.5.3 Expiration, is hereby amended by adding the following to the end of the first sentence:

Lack of a scheduled and performed inspection within 180 days constitutes a suspension or abandonment of work, and therefore an expiration of the permit.

C. Section 106.5.4 Extensions, is amended by deleting the last sentence in its entirety.

D. Sections 106.6.2 Fee Schedule, and 106.6.3, Fee Refunds, are amended by deleting both sections in their entirety and inserting the following:

Fees and refunds shall be assessed in accordance with SCC [15.05.060](#).

E. Section 108.4 Violation penalties, is hereby amended by deleting the section in its entirety and inserting the following:

Section 108.4 Violation penalties. Any person, firm or corporation who shall violate this code shall be subject to the penalties as provided in SCC 1.15.010 for each and every such violation and non-compliance as a separate offense. Imposition of penalty for a violation of this code shall not excuse the violation or permit it to continue. A violation shall be remedied within a reasonable time, and each day that such violation continues unabated shall constitute a separate offense.

F. Section 108.5 Stop work orders, is hereby amended by deleting the last sentence in its entirety and inserting the following:

Any person, firm or corporation who removes a stop work order without authorization from the Building Official, or who shall continue any work in or about the structure after having been served a stop work order, or where a stop work order has been posted, except such work as that person, firm or corporation is directed to perform to remove a violation or unsafe condition, shall be subject to the penalties as provided in SCC 1.15.010 for each and every such violation and non-compliance as a separate offense. Imposition of penalty for a violation of this code shall not excuse the violation or permit it to continue. A violation shall be remedied within a reasonable time, and each day that such violation continues unabated shall constitute a separate offense.

G. Section 109 Means of Appeal, is hereby amended by deleting the section in its entirety and inserting the following:

Section 109 Means of Appeal. Appeals of decisions made by the code official shall be to the Board of Appeals as established in the 2018 International Building Code as amended by the City of Sedona.

H. Section 312.2 Drainage and vent water test, is hereby amended by adding the following to the end of the paragraph:

All pre-slab or underslab plumbing shall be tested with a five pound air test exclusively.

I. Section 403.1.2 Single-user toilet facility and bathing room fixtures, is hereby amended by deleting the word "shall" in the last sentence and replacing it with the word "may".

J. Section 403.2 Separate facilities, is hereby amended by adding the following new exception to the end of the section:

5. Separate facilities for each sex shall not be required in any occupancy or structure where the total number, type and design of fixtures required by Table 403.1 of this code, Section 1109.2.1 of the International Building Code and Chapters 2 and 6 of the most current ADA Standards for Accessible Design can be met by the use of single-user toilet facilities and bathing room facilities.

K. Section 504.6 Requirements for discharge piping, is hereby amended by adding the following to the end of Item No. 5:

Where discharging outdoors, discharge piping shall be no less than six inches and no greater than 24 inches from grade.

L. Section 714.1 Sewage backflow, is hereby amended by deleting the first sentence in its entirety and replacing with the following:

Where plumbing fixtures are installed on a floor with a finished floor elevation of four inches or less above the elevation of the next upstream manhole in the public sewer, such fixtures shall be protected with a backwater valve installed in the building drain, or horizontal branch serving such fixtures.

M. Section 714.3 Location, is hereby amended by adding the following to the end of the sentence:

Such valves shall be located exterior to the building and a minimum of 10 feet from drainage ways and inlets.

N. Section 903.1 Roof Extension, is hereby amended by replacing "[number]" with "six" in the first sentence.

O. Section 1003.1 Where required, is hereby amended by deleting the section in its entirety and replacing with the following:

Section 1003.1 Where required. Interceptors and separators shall be provided to prevent the discharge of oil, grease, sand and other substances harmful or hazardous to the public sewer, the private sewage system, the sewage treatment plant or process, storm drainage systems and drainage ways.

P. Section 1003.2 Approval, is hereby amended by adding the following to the end of the paragraph:

In addition to the requirements herein, grease interceptors, grease traps, oil separators, and sand interceptors shall comply with SCC Title 13.

Q. Section 1003.3.5.2 Rate of flow controls, is hereby amended to read:

Number of fixture units x 1.5 min. retention time = gallon capacity of grease trap.

R. Section 1003.3.5.2 Rate of flow controls, is hereby amended to add to the end of the paragraph:

A four-inch inspection tee fitting shall be installed in the waste line on the outlet side of the interceptor.

S. Section 1302.6.1 Gray water used for fixture flushing, is hereby amended by adding the following to the end of the sentence:

Gray Water Systems, shall also comply with the requirements contained in regulations approved by the Arizona Department of Environmental Quality.

[Ord. 98-05, 3-24-1998; Ord. 2007-16, 10-23-2007; Ord. 2008-05, 6-10-2008. Code 2006 § 7-2-2].

Chapter 15.15 ELECTRICAL CODE

Sections:

15.15.010 Adoption of the National Electrical Code.

15.15.020 Amendments to the National Electrical Code.

15.15.010 Adoption of the National Electrical Code.

That certain code entitled National Electrical Code, 2017 Edition, as amended and codified, published by the National Fire Protection Association, three copies of which are available for public inspection in the office of the director of community development, is adopted as the electrical code of the city, and made a part of this title the same as though set forth in full herein, excepting those portions hereinafter deleted or amended. [Ord. 98-05, 3-24-1998; Ord. 2007-16, 10-23-2007. Code 2006 § 7-3-1].

15.15.020 Amendments to the National Electrical Code.

The National Electrical Code, 2017 Edition, is modified as follows:

A. Article 110.5 Conductors, is hereby amended by deleting the article in its entirety and substituting the following in its place:

Conductors normally used to carry current shall be of copper. All references to the contrary are hereby deleted from this code.

B. Article 310.106(B) Conductor Material, is hereby amended by deleting the article in its entirety and substituting the following in its place:

Conductors in this article shall be of copper. All references to the contrary are hereby deleted from this code.

C. Article 334.10 Uses Permitted, is hereby amended to read:

Type NM, NMC and NMS cable shall be permitted to be used only for branch circuits of Group R-3 one- and two-family dwellings regulated under the scope of the International Residential Code.

[Ord. 98-05, 3-24-1998; Ord. 2007-16, 10-23-2007. Code 2006 § 7-3-2].

Chapter 15.20 MECHANICAL CODE

Sections:

- [15.20.010](#) Adoption of the International Mechanical Code.
- [15.20.020](#) Amendments to the International Mechanical Code.

15.20.010 Adoption of the International Mechanical Code.

That certain code entitled International Mechanical Code, 2018 Edition, as amended and codified, published by the International Code Council, Inc., three copies of which are available for public inspection in the office of the director of community development, is hereby adopted as the mechanical code of the city and made a part of this title the same as though set forth in full herein, excepting those portions hereinafter deleted or amended. [Ord. 98-05, 3-24-1998; Ord. 2007-16, 10-23-2007. Code 2006 § 7-4-1].

15.20.020 Amendments to the International Mechanical Code.

The International Mechanical Code, 2018 Edition, is modified as follows:

- A. Section 101.1 Title, is hereby amended by replacing "Name of Jurisdiction" with "City of Sedona".
- B. Section 106.4.3 Expiration, is hereby amended by adding the following to the end of the first sentence:

Lack of a scheduled and performed qualified inspection within 180 days constitutes a suspension or abandonment of work, and therefore an expiration of the permit.
- C. Section 106.4.4 Extensions, is hereby amended by deleting the last sentence in its entirety.
- D. Sections 106.5.2 Fee Schedule, and 106.5.3, Fee Refunds, are hereby amended by deleting both sections in their entirety and inserting the following:

Fees and refunds shall be assessed in accordance with SCC [15.05.060](#).
- E. Section 106.5.3 Fee refunds, is hereby amended by adding the following to the end of the section:

Refunds that are within the scope of this Section shall be assessed in accordance with the provisions of this section and as set forth in SCC [15.05.060](#).
- F. Section 107.2 Required inspection and testing, is hereby amended by adding the following new Item 4:

4. A test and balance report(s), performed by a third party, certified test and balance contractor, shall be submitted to the City prior to final inspection. Said test and balance report(s) shall verify compliance of any newly installed or altered ventilation and/or hydronic system(s) and equipment with the approved permit plans, the mechanical code and any applicable standards.

G. Section 108.5 Stop work orders, is hereby amended by deleting the second sentence and substituting the following:

A stop work order shall be in writing and shall be given to the owner of the property, to the owner's authorized agent, or to the person performing the work, or shall be posted on the structure or on site in a conspicuous location.

H. Section 108.5 Stop work orders, is hereby amended by deleting the fifth sentence and substituting the following:

Any person who shall continue or allow the continuance of any work in or about the structure or property 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, or any person who removes, or causes the removal of, the stop work notice without the consent of the City, shall be subject to fines and penalties as set by the applicable governing authority.

I. Section 109 Means of Appeal, is hereby amended by deletion in its entirety and substituting the following:

Appeals of decisions made by the code official shall be to the Board of Appeals as established in the 2018 International Building Code as amended by the City of Sedona.

J. Section 506.3.11 Grease duct enclosures, is hereby amended by deleting the Exception in its entirety.

[Ord. 98-05, 3-24-1998; Ord. 2007-16, 10-23-2007. Code 2006 § 7-4-2].

Chapter 15.30 INTERNATIONAL FUEL GAS CODE

Sections:

[15.30.010](#) Adoption of the International Fuel Gas Code.

[15.30.020](#) Amendments to the International Fuel Gas Code.

15.30.010 Adoption of the International Fuel Gas Code.

That certain code entitled International Fuel Gas Code, 2018 Edition, published by the International Code Council, Inc., three copies of which are available for public inspection in the office of the director of community development, is hereby adopted as the fuel gas code of the city and made a part of this title the same as though set forth in full herein, excepting those portions hereinafter deleted or amended. [Ord. 2007-16, 10-23-2007; Ord. 2010-04 § 1, 1-12-2010. Code 2006 § 7-6-1].

15.30.020 Amendments to the International Fuel Gas Code.

The 2018 International Fuel Gas Code is hereby modified as follows:

A. Section 101.1 Title, is hereby amended by replacing "Name of Jurisdiction" with "City of Sedona".

B. Section 106.5.3 Expiration, is hereby amended by adding the following to the end of the first sentence:

Lack of a scheduled and performed qualified inspection within 180 days constitutes a suspension or abandonment of work, and therefore an expiration of the permit.

C. Sections 106.6.2 Fee Schedule, and 106.6.3, Fee Refunds, are hereby amended by deleting both sections in their entirety and inserting the following:

Fees and refunds shall be assessed in accordance with SCC [15.05.060](#).

D. Section 108.5 Stop work orders, is hereby amended by deleting the second sentence and substituting the following:

A stop work order shall be in writing and shall be given to the owner of the property, to the owner's authorized agent, or to the person performing the work, or shall be posted on the structure or on site in a conspicuous location.

E. Section 108.5 Stop work orders, is hereby amended by deleting the fifth sentence and substituting the following:

Any person who shall continue or allow the continuance of any work in or about the structure or property 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, or any person who removes, or causes the removal of, the stop work notice without the consent of the City, shall be subject to fines and penalties as set by the applicable governing authority.

F. Section 109 Means of Appeal, is amended by deletion in its entirety and substituting the following:

Appeals of decisions made by the code official shall be to the Board of Appeals as established in the 2018 International Building Code as amended by the City of Sedona.

G. Section 404.12 Minimum burial depth, is hereby amended by adding the following to the end of the paragraph:

However, in cases other than that specified in Section 404.12.1, underground plastic piping systems shall be installed a minimum depth of 18 inches below grade to the top of the pipe.

H. Section 404.12.1 Individual outdoor appliances, is hereby amended by adding the following to the end of the paragraph:

However, in such cases, underground plastic piping systems shall be installed a minimum depth of 12 inches to the top of the pipe or in accordance with the manufacturer's installation guidelines, whichever is deeper.

I. Section 406.4 Test pressure measurement, is hereby amended by adding the following to the end of the paragraph:

Where the test pressure requirement is 10 psig or less the test pressure measurement shall be a gauge having a reading of one tenth of a pound per square inch (0.10 psi) increments.

J. Section 406.4.1 Test pressure, is hereby amended by deleting "3 psig (20kPa gauge)" and replacing with "10 psig".

K. Section 409.3.2 Individual Buildings, is hereby amended by deleting in its entirety and substituting the following:

Section 409.3.2, Individual Buildings. Gas piping shall be equipped with separate shutoff valves located at each building and so arranged that the gas supply can be turned on or off to any individual or separate building. Such shutoff shall be placed on the riser located outside the building it supplies and shall be readily accessible at all times. [Ord. 2007-16, 10-23-2007; Ord. 2010-04 § 1, 1-12-2010. Code 2006 § 7-6-2].

Chapter 15.40 INTERNATIONAL EXISTING BUILDING CODE

Sections:

[15.40.010](#) Adoption of the International Existing Building Code.

[15.40.020](#) Amendments to the International Existing Building Code.

15.40.010 Adoption of the International Existing Building Code.

That certain code entitled International Existing Building Code, 2018 Edition, as amended and codified, published by the International Code Council, Inc., three copies of which are available for public inspection in the office of the director of community development, is hereby adopted as the existing building code of the city and made a part of this title the same as though set forth in full herein, excepting those portions hereinafter deleted or amended.

15.40.020 Amendments to the International Existing Building Code.

The International Existing Building Code, 2018 Edition, is modified as follows:

A. Section 101.1 Title, is hereby amended by replacing "Name of Jurisdiction" with "City of Sedona".

B. Section 105.2 Work exempt from permit, is hereby amended by deleting Building Item 4 in its entirety.

C. Section 108.2 Schedule of permit fees, is hereby amended by deleting the section in its entirety and inserting the following:

The fees for activities and services performed by the department in carrying out its responsibilities under this code shall be assessed in accordance with SCC [15.05.060](#).

D. Section 112 Board of Appeals, is hereby amended by deletion in its entirety and substituting the following:

Appeals of decisions made by the code official shall be to the Board of Appeals as established in the 2018 International Building Code as amended by the City of Sedona.

E. Section 114.2 Issuance, is hereby amended by removing the first sentence in its entirety and inserting the following:

A stop work order shall be in writing and shall be given to the owner of the property, to the owner's authorized agent, or to the person performing the work, or shall be posted on the structure or on site in a conspicuous location.

F. Section R114.3 Unlawful continuance, is hereby amended by deletion in its entirety and substituting the following:

Section R114.3 Unlawful continuance and/or removal of stop work notice. Any person who shall continue or allow the continuance of any work in or about the structure or property 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, or any person who removes, or causes the removal of, the stop work notice without the consent of the City, shall be subject to fines and penalties as set by the applicable governing authority.

Chapter 15.45 INTERNATIONAL ENERGY CONSERVATION CODE

Sections:

[15.45.010](#) Adoption of the International Energy Conservation Code.

[15.45.020](#) Amendments to the International Energy Conservation Code.

15.45.010 Adoption of the International Energy Conservation Code.

That certain code entitled International Energy Conservation Code, 2018 Edition, as amended and codified, published by the International Code Council, Inc., three copies of which are available for public inspection in the office of the director of community development, is hereby adopted as the energy conservation code of the city and made a part of this title the same as though set forth in full herein, including Appendix Chapters CA, Solar Ready Zone - Commercial and CB Electrical Vehicle Ready Parking Areas - Commercial, and excepting those portions hereinafter deleted or amended.

15.45.020 Amendments to the International Energy Conservation Code.

The International Energy Conservation Code, 2018 Edition, is modified as follows:

- A. Section C101.1 Title, is hereby amended by replacing "Name of Jurisdiction" with "City of Sedona".
- B. Section C104.2 Schedule of permit fees, is hereby amended by deleting the section in its entirety and inserting the following:
- The fees for activities and services performed by the department in carrying out its responsibilities under this code shall be assessed in accordance with SCC [15.05.060](#).
- C. Section C108.2 Issuance, is hereby amended by removing the first sentence in its entirety and inserting the following:
- A stop work order shall be in writing and shall be given to the owner of the property, to the owner's authorized agent, or to the person performing the work, or shall be posted on the structure or on site in a conspicuous location.
- D. Section C108.4 Failure to comply, is hereby deleted in its entirety and replaced by the following:
- Section C108.4 Failure to comply and/or removal of stop work notice. Any person who shall continue or allow the continuance of any work in or about the structure or property 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, or any person who removes, or causes the removal of, the stop work notice without the consent of the City, shall be subject to fines and penalties as set by the applicable governing authority.
- E. Section C109 Board of Appeals, is hereby amended by deletion in its entirety and substituting the following:

Appeals of decisions made by the code official shall be to the Board of Appeals as established in the 2018 International Building Code as amended by the City of Sedona.

F. Appendix CB, is hereby added as a new appendix as follows:

Appendix CB Electrical Vehicle Ready Parking Areas – Commercial

CB 101.1 General. These provisions shall be applicable for new construction where electrical vehicle ready provisions are required in Section CB 201.1.

CB 201.1 Electrical vehicle ready parking spaces. For every newly permitted structure governed by, and within the scope of, the International Building Code, with more than 9 parking spaces, 5 percent of the total number of parking spaces shall be capable of supporting future electric vehicle charging stations (EVCS) and said spaces shall be identified on the construction documents along with the location of the proposed EVCS. At least one EVCS shall be located in common use areas and available for use by all residents. (Note: When calculating the required electrical vehicle ready parking spaces, rounding shall be used to the nearest whole number. Where the calculations fall at the midpoint of a whole number, the number must be rounded up.)

CB 201.2 Design and installation requirements – Single EVCS required. When only one EVCS space is required, a 208/240-volt individual branch circuit or a listed raceway to accommodate a future individual branch circuit shall be installed. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of the electric vehicle charger. Construction documents shall identify the raceway termination point. The service panel or subpanel circuit directory shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent device. Electric vehicle supply equipment shall be installed in accordance with NFPA 70.

CB 201.3 Design and installation requirements – Multiple EVCS required. Construction documents shall indicate the raceway termination point and proposed location of future EVCS and electric vehicle chargers. Construction documents shall also provide information on amperage of future electric vehicle supply equipment (EVSE), raceway methods(s) wiring schematics and electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all electric vehicles at all required EVCS at the full rated amperage of the EVSE. Plan design shall be based upon 40-ampere minimum branch circuit. Raceways and related components that are planned to be installed underground, enclosed, inaccessible or in concealed areas and spaces shall be installed at time of the original construction. Electric vehicle supply equipment shall be installed in accordance with NFPA 70.

CB 201.4 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future electric vehicle charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE".

G. Section R101.1 Title, is hereby amended by replacing "Name of Jurisdiction" with "City of Sedona".

H. Section R104.2 Schedule of permit fees, is hereby amended by deleting the section in its entirety and inserting the following:

The fees for activities and services performed by the department in carrying out its responsibilities under this code shall be assessed in accordance with SCC 15.05.060.

I. Section R108.2 Issuance, is hereby amended by removing the first sentence in its entirety and inserting the following:

A stop work order shall be in writing and shall be given to the owner of the property, to the owner's authorized agent, or to the person performing the work, or shall be posted on the structure or on site in a conspicuous location.

J. Section R108.4 Failure to comply, is hereby deleted in its entirety and replaced by the following:

Section R108.4 Failure to comply and/or removal of stop work notice. Any person who shall continue or allow the continuance of any work in or about the structure or property 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, or any person who removes, or causes the removal of, the stop work notice without the consent of the City, shall be subject to fines and penalties as set by the applicable governing authority.

K. Section R109 Board of Appeals, is hereby amended by deletion in its entirety and substituting the following:

Appeals of decisions made by the code official shall be to the Board of Appeals as established in the 2018 International Building Code as amended by the City of Sedona.

Chapter 15.50 INTERNATIONAL SWIMMING POOL AND SPA CODE

Sections:

[15.50.010](#) Adoption of the International Swimming Pool and Spa Code.

[15.50.020](#) Amendments to the International Swimming Pool and Spa Code.

15.50.010 Adoption of the International Swimming Pool and Spa Code.

That certain code entitled International Swimming Pool and Spa Code, 2018 Edition, as amended and codified, published by the International Code Council, Inc., three copies of which are available for public inspection in the office of the director of community development, is hereby adopted as the swimming pool and spa code of the city and made a part of this title the same as though set forth in full herein, excepting those portions hereinafter deleted or amended.

15.50.020 Amendments to the International Swimming Pool and Spa Code.

The International Swimming Pool and Spa Code, 2018 Edition, is modified as follows:

A. Section 101.1 Title, is hereby amended by replacing "Name of Jurisdiction" with "City of Sedona".

B. Section 102.9 Other laws, is hereby amended by adding the following to the end of the sentence:

...including Arizona Statute 36-1681, except that Section (D)(7) of Statute 36-1681 is hereby deleted in its entirety.

C. Section 105.5.3 Expiration, is hereby amended by adding the following to the end of the first sentence:

Lack of a scheduled and performed inspection within 180 days constitutes a suspension or abandonment of work, and therefore an expiration of the permit.

D. Section 105.5.4 Extensions, is hereby amended by deleting the last sentence in its entirety.

E. Section 105.6.2 Fee schedule, is hereby amended by deleting the section in its entirety and inserting the following:

The fees for activities and services performed by the department in carrying out its responsibilities under this code shall be assessed in accordance with SCC [15.05.060](#).

F. Section 105.6.3 Fee refunds, is hereby amended by adding the following to the end of the section:

Refunds that are within the scope of this Section shall be assessed in accordance with the provisions of this section and as set forth in SCC [15.05.060](#).

G. Section 107.4 Violation penalties, is hereby amended by deleting the section in its entirety and inserting the following:

Section 108.4 Violation penalties. Any person, firm or corporation who shall violate this code shall be subject to the penalties as provided in SCC 1.15.010 for each and every such violation and non-compliance as a separate offense. Imposition of penalty for a violation of this code shall not excuse the violation or permit it to continue. A violation shall be remedied within a reasonable time, and each day that such violation continues unabated shall constitute a separate offense.

H. Section 107.5 Stop work orders, is hereby amended by removing the second sentence in its entirety and inserting the following:

Such notice shall be in writing and shall be given to the owner of the property, or to the owner's authorized agent, or to the person performing the work, or shall be posted on the building or on site in a conspicuous location.

I. Section 107.5 Stop work orders, is hereby amended by deleting the last sentence in its entirety and inserting the following:

Any person, firm or corporation who removes a stop work order without authorization from the Building Official, or who shall continue any work in or about the structure after having been served a stop work order, or where a stop work order has been posted, except such work as that person, firm or corporation is directed to perform to remove a violation or unsafe condition, shall be subject to the penalties as provided in SCC 1.15.010 for each and every such violation and non-compliance as a separate offense. Imposition of penalty for a violation of this code shall not excuse the violation or permit it to continue. A violation shall be remedied within a reasonable time, and each day that such violation continues unabated shall constitute a separate offense.

J. Section 108 Means of appeal, is hereby amended by deletion in its entirety and substituting the following:

Appeals of decisions made by the code official shall be to the Board of Appeals as established in the 2018 International Building Code as amended by the City of Sedona.

K. Section 305.2.1 Barrier height and clearances, is hereby amended by deleting "48 inches (1219 mm)" from Item 1 and replacing with "60 inches".

L. Section 305.3.3 Latches, is hereby amended by deleting "3 inches (76 mm)" from the fourth line of the paragraph and replacing with "5 inches".

M. Section 305.3.3 Latches, is hereby amended by deleting "18 inches (457 mm)" from the last line of the paragraph and replacing with "24 inches".

N. Section 305.4 Structure wall as a barrier, is hereby amended by deleting Item 1 in its entirety.

O. Section 305.4 Structure wall as a barrier, is hereby amended by deleting Item 3 in its entirety adding in its place the following new Item 3:

3. All ground level doors or other doors with direct access to the swimming pool or other contained body of water shall be equipped with self-closing, self-latching devices which meet the requirements of Section 305.3.3. Emergency escape or rescue windows from sleeping rooms with access to the swimming pool or other contained body of water shall be equipped with a latching device not less than 54 inches above the adjacent finished floor. All other openable dwelling unit or guest room windows with similar access shall be equipped with a screwed in place wire mesh screen, or a keyed lock that prevents the window from opening more than 4 inches, or a latching device located not less than 54 inches above the adjacent finished floor.

P. Section 305.5 Onground residential pool structure as a barrier, is hereby amended by deleting "48 inches (1219 mm)" from Items 1 and 2 and replacing with "60 inches".