

Exhibit A

Lake Havasu City Amendments to the 2024 Edition of the International Building Code

Ordinance No. 25-1370

LAKE HAVASU CITY AMENDMENTS TO THE 2018 EDITION OF THE INTERNATIONAL BUILDING CODE

Section 101.1 Amend to insert into brackets:
Lake Havasu City

Section 101.2.1 Amend to read:
The following appendix is adopted by Lake Havasu City: Appendix J & K

Section 101.4.6 Amend to delete entire section:

Section 103.1 Amend to insert into brackets:

Lake Havasu City Building Department

Section 105.2 **Building** (9) Amend to read:

A swimming pool, spa or other contained body of water, whether belowground, aboveground, permanent or potable accessory to a Group R-3 occupancy, as applicable in section 101.2, that is less than 18 inches in depth.

Section 105.2 **Building** (12) amend entire section to read:

Window awnings 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 of Group R-3 and U occupancies or do not project more than 30 inches from exterior wall and do not require additional support for all other occupancies.

Section 105.3.2 Amend first sentence to read:

An application for a permit for any proposed work shall be deemed to have been abandoned 180 days after the date of filing, unless such application has been pursued in good faith or a permit has been issued; except that the building official is authorized to grant one or more extensions of time for additional periods not exceeding 180 days each.

Section 105.5 Amend first sentence to read:

Every permit issued shall become invalid unless the work authorized by such permit is commenced and a required inspection as outlined in section 110 is scheduled within 180 days from the permit issuance date.

Section 109.4 Amend entire section to read:

Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits shall be subject to an additional fee equal to the amount of the permit fee required by the applicable governing authority.

Section 109.6 Amend entire section to read:

The building official may authorize refunding of any fee paid hereunder which was erroneously paid or collected.

The building official may authorize refunding of not more than 80 percent of the permit fee paid when no work has been done under a permit issued in accordance with this code.

The building official may authorize refunding of not more than 80 percent of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or canceled before any plan reviewing is done.

The building official shall not authorize refunding of any fee paid except on written application filed by the original permittee no later than 180 days after the date of fee payment.

Section 110.1 Amend to add second paragraph to read:

A building placement survey shall be required by the building official to verify that the structure(s) is located in accordance with the approved plans or the required setbacks for the lot.

Section 110.3.6 Amend to delete exception

Section 110.3.9 Amend to delete entire section

Section 113 Amend to delete entire section and replace with:

113.1 General. Decisions of the Building Official shall be appealed to a hearing officer appointed by the City Manager. An application for an appeal of any order, decision or interpretation made by the Building Official shall be filed in writing and shall be delivered to the City Clerk's Office within thirty (30) calendar days of the date of the order, decisions or interpretation. The decision of the Building Official may be reversed or modified by the hearing officer upon his/ her finding that:

a. The decision of the Building Official is not supported by a reasonable interpretation and application of the city code to the specific facts presented, or the city code does not apply to the facts presented.

b. The reversal or modification of the Building Official's decision will not create or manifest injustice or affect the intent of the city code.

c. The reversal of the Building Official's decision will not be detrimental to the public health, safety and welfare.

113.2 Limitations of Authority. The hearing officer shall have no authority relative to interpretation of the administrative provisions of the codes, nor shall the hearing officer be empowered to waive the requirements of the codes.

Section 406.3.4 Amend to add section 406.3.3.2:

Carports for other than single family residential use which are open on all sides and constructed entirely of noncombustible materials, except for an approved fascia, shall not exceed three thousand (3,000) square feet and shall be located no closer than three (3) feet to an adjacent property line nor closer than six (6) feet to the furthest projecting element of a building or structure. The edge of the carport roof shall be used to measure the distance to property lines, buildings, and projecting elements of buildings or structures.

Section 1102.1 Amend entire section to read:

Buildings and facilities shall be designed and constructed to the most restrictive requirements of this code, ICC A117.1-2017, and the "Arizonans with Disabilities Act" (Arizona Revised Statutes, Title 41, Chapter 9, Article 8), and the "Arizonans with Disabilities Act Implementing Rules" (Arizona Administrative Code, Title 10, Chapter 3, Article 4), which rules incorporate the federal "2010 Americans with Disabilities Act Standards for Accessible Design." and shall apply to new construction.

Section 1104.4 Amend first sentence in exception 1 to read:

1. A vertical accessible route is not required in facilities that are less than three stories or that have less than 3000 square feet per story.

Section 1107.6.2.2.1 Amend to add exception 3 to read:

3. Condominium units intended for private individual ownership shall comply with Type B units per section 1107.6.2.2.2. The applicant must submit a letter of intent establishing ownership requirements for the project.

Section 1202.1 Amend to delete second paragraph

Chapter 13 Amend to delete entire chapter

~~Section 1705.12.7 Amend entire section to read:~~

~~Periodic special inspection is required for the anchorage of storage racks that are 8 feet or greater in height in structures assigned to Seismic Design Category C, D, E, or F. This is now a code requirement IBC 1705.13.7~~

Section 1705.18 Amend entire section to read:

In 3-story or more buildings or in buildings assigned to Risk Category III or IV, **Group R occupancies with an occupant load greater than 250**, special inspections for through-penetrations, membrane penetration firestops, fire-resistant joint systems and perimeter fire barrier systems that are tested and listed in accordance with Sections 714.4.1.2, 714.5.1.2, 715.3.1 and 715.4 shall be in accordance with Section 1705.18.1 or 1705.18.2.

Additional requirement for 2024

Section 1803.2 Amend entire exception to read:

Exception: Grading involving less than 5,000 cubic yards shall not require a soils report unless site is intended for and essential facility per IBC Table 1604.5.

Section 2308.6 — Amend section to read:

~~Buildings shall be braced in accordance with Lake Havasu City's Brace wall policy. Where a building, or portion thereof, does not comply with one or more of the bracing requirements of LHC Brace wall policy, the entire structure shall be designed and constructed in accordance with accepted engineering practice.~~ IBC structures are now located in Seismic Design Category D. LHC Braced wall panel not applicable.

Section 2309 — Amend to delete entire section

Table 2902.1 — Amend to delete footnote f from table:
(Redundant, next section does that)

Table 2902.1 — Amend to replace footnote f at bottom of table with:

Drinking fountains are required on each floor of all Group A occupancies and Group E occupancies used for elementary and secondary schools. Where drinking or dining establishments provide drinking water in a container free of charge, drinking fountains shall not be required. Requirements for drinking fountains in other occupancies listed in Table 2902.1 are optional.

Table 2902.1 — Amend to delete Drinking Fountains tile and replace with:
Drinking Fountains^f

Section 3105.1 — Amend section to read:

Awnings, non-residential patio covers, and canopies shall comply with the requirements of this section and other applicable sections of the code.

Section 3105.1.1 — Amend to add section:

Definition. The following term for the purposes of this section and as used elsewhere in this Code, shall have the meanings shown herein.

NON-RESIDENTIAL PATIO COVER. A non-residential patio cover is an awning, canopy or roof structure which provides solar protection for outdoor seating, dining, walkway or pedestrian entry areas accessory to a building of any occupancy, and includes the following:

1. A roof structure with not less than 50 percent of its perimeter wall area unenclosed; or
2. A slatted, lattice or louvered roof structure with not less than 25 percent of the roof area open to the sky; or
3. An open structural framework covered with shade cloth fabric as specified in Section 3105.3. Non-residential patio covers shall not apply to canopies or roof structures over vehicle drive-through lanes or porte-cocheres used by motor vehicles.

Section 3105.2 Amend first sentence to read:

Awnings, Non-Residential Patio Covers, and canopies shall be designed and constructed to withstand wind or other lateral loads and live loads as required by Chapter 16 with due allowance for shape, open construction and similar features that relieve the pressures or loads.

Section 3105.3 Amend section to read:

Awnings, Non-Residential Patio Covers, and Canopy materials.

Section 3105.3 Amend first sentence to read:

Awnings, non-residential patio covers, and canopies shall be provided with an approved covering that complies with one of the following:

Section 3105.4 Amend to add section to read:

Non-Residential Patio Covers.

Non-Residential Patio Covers shall comply with the provisions of Chapter 3 for their designated occupancy, except as specifically modified below.

Section 3105.4.1 Amend to add section to read:

Construction and Height.

Non-Residential Patio Covers shall be limited to one story in height and shall be entirely of type I or type II non-combustible construction. Tables 601 and 602 shall not apply for these structures.

Exception:

1. Shade membrane fabric compliant with Section 3105.3. Non-Residential Patio Covers including the supporting framework for membrane fabric shall meet the design requirements of Chapter 16.

Section 3105.4.2 Amend to add section to read:

Location on property.

Non-Residential Patio Covers shall be located not less than 5 feet (915 mm) from the property line. Non-Residential Patio Covers attached to unlimited area buildings shall not encroach within the required 60 foot (18288 mm) open yard area.

Section 3105.4.3 Amend to add section to read:

Allowable area.

Non-Residential Patio Covers may be attached to any non-residential building when the total combined area of the building and the Non-Residential Patio Cover does not exceed the area limits specified Sections 503 and 506 for the occupancy and type of construction of the building. Non-Residential Patio Covers with a roof covering of shade membrane fabric shall not exceed 5,000 square feet in area.

Section 3105.4.4 Amend to add section to read:

Sprinkler System

Non-Residential Patio Covers shall be protected by an automatic sprinkler system as specified in this code and the International Fire Code.

Section 3109 Amend to delete entire section

Appendix section J101.1 Amend first sentence to read:

The provisions of this chapter apply to grading, excavation and earthwork construction, including fills and embankments on sites intended for construction of buildings or structures complying with the International Residential Code and/or International Building Code.

Appendix section J102.1 Amend to insert after Key:

Site: Is any lot or parcel of land or contiguous combination thereof, under the same ownership, where grading is performed or permitted.

Appendix section J103.2 Amend exception 1 to read:

1.) An excavation that is less than 2 feet in depth or a fill less than 1 foot in depth and placed on natural terrain with a slope flatter than 1 unit vertical in 5 units horizontal or less than 3 feet in depth, located in an area where structures are not allowed, that does not exceed 50 cubic yards on any one lot and does not obstruct a drainage course.

Appendix section J104.3 Amend entire exception to read:

Exception: Grading involving less than 5,000 cubic yards shall not require a soils report unless site is intended for and essential facility per IBC Table 1604.5.

Appendix section J108.1 Amend to add an exception to read:

Exception: One and two family dwelling are not required to comply with Figure J108.1 pursuant to the following conditions:

1. The top of cut slopes may be made at the site boundary line. Drainage must be directed away from on-site structures.
2. The toe of a fill slope may be made at a site boundary line. A minimum six inch high by sixteen inch wide compacted berm shall be provided at the top of the slope to divert drainage from adjacent properties.

Appendix section J108.2 Amend to add an exception to read:

Exception: One and two family dwellings.

Appendix section J110.1 Amend entire exception to read:

On one and two family dwelling lots, cut and fill slopes no steeper than 2 horizontal to 1 vertical and not subject to site drainage shall not require erosion control.

Section J112 Amend to add new appendix section J112 – Grading Fees - to read:

J112.1 General. Fees shall be assessed in accordance with the schedule as established by the applicable governing authority.

J112.2 Plan Review Fees. When a plan or other data are required to be submitted, a plan review fee shall be paid at the time of submitting plans and specifications for review. Said plan review fee shall be set forth in the schedule as established by the applicable governing authority. Separate plan review fees shall apply to retaining walls or major drainage structures as required elsewhere in this code. For excavation and fill on the same site, the fee shall be based on the volume of excavation or fill whichever is greater.

J112.3 Grading Permit Fees. A fee for each grading permit shall be paid to the building official as set forth in the schedule as established by the applicable governing authority. Separate permits and fees shall apply to retaining walls or major drainage structures as required elsewhere in this code. There shall be no separate charge for standard terrace drains and similar facilities.