

Exhibit B

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

Ordinance No. 25-1370

LAKE HAVASU CITY AMENDMENTS TO THE 2024 EDITION OF THE INTERNATIONAL RESIDENTIAL CODE

Section R101.1 Amend to insert into brackets:
Lake Havasu City

Section R103.1 Amend to insert into brackets:
Lake Havasu City Building Department

Section R105.2 **Building:** (1) Amend to read:
(1) One-story detached accessory structures, provided the floor area does not exceed 200 square feet.

Section R105.2 **Building:** (2)
Amend to read: Fences not
over 6 feet high.

Section R105.2 **Building:** (7) Amend to read:
A swimming pool, spa or other contained body of water, whether belowground, aboveground, permanent or potable, that is less than 18 inches in depth.

Section R105.2 **Building:** (11) Amend to add:
In-kind reroofing provided the roof sheathing removed and replaced does not exceed 25 percent of the area of the roof.

Section R105.2 **Mechanical:** (9) Amend to add:
Replacement of existing HVAC unit that does not increase unit size, capacity, location or ampacity.

Section R105.2 **Plumbing:** (3) Amend to add:
Replacement of existing water heater that does not change location, ampacity, or converted to fuel gas.
(Added exceptions to be consistent with website)

Section R105.5 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 R109 is scheduled within 180 days from the permit issuance date.

Section R108.5 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has been paid is withdrawn or canceled before any plan reviewing is done.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 not later than 180 days after the date of fee payment.

Section 109.1 Amend to add second paragraph to read:

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

Section R110.1 Amend exceptions 1 and 2 to read:

Exception: Certificates of occupancy are not required for Group U occupancies, work exempt from permits under section R105.2, accessory buildings or structure(s) and additions or conversions to Group R, Division 3 occupancies.

Section R112 Amend to delete entire section and replace with:

R112.1 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.

R112.2 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 R202 Amend to add following definition:

FLOOR AREA. The area within the inside perimeter of exterior walls of the building. The floor area of a building, or portion thereof, not provided with surrounding exterior walls shall be the usable area under the horizontal projection of the roof or floor above.

(The IRC does not contain the definition of floor area. This definition is out of the IBC.)

Section R301.1.3 Amend to delete second sentence

Section R301.2.1.1.1 Amend entire section to read:

Outdoor Seasonal Rooms shall comply with Lake Havasu City's outdoor seasonal room policy.

Table R301.2 Amend to replace table with the following: *(Update wind/termite criteria)*

GROUND SNOW LOAD	WIND DESIGN		SEISMIC DESIGN CATEGORY ^f	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP ^e	ICE BARRIER UNDERLAYMENT REQUIRED ^h	FLOOD HAZARDS ^g	AIR FREEZING INDEX ⁱ	MEAN ANNUAL TEMP ⁱ
	Speed ^d (mph)	Topographic Effects ^k		Weathering ^a	Front Line Depth ^b	Termite ^c					

N/A	99 mph (ultimate) 78 mph (ASD)	None	B	Negligible	N/A	Negligible	39° F	No	FEMA	N/A	72.7° F
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Section R301.3 Amend last sentence of the last paragraph to read:

Where the story height limits of this section are exceeded, the design of the building to resist wind and seismic loads shall be in accordance with the International Building Code.

Table R302.1(1) Amend projection requirements to:

Allow stucco in lieu of 1 hour on the underside.

Table R302.1(2) Amend projection requirements to:

Allow stucco in lieu of 1 hour on the underside.

Section R302.2 Amend first sentence to read:

Each townhouse unit shall be considered a separate building and walls separating townhouse units shall be constructed in accordance with Section R302.2.1 & R302.2.2.

~~Section R310.1 Amend first sentence to read:~~

~~Basements in dwelling units, habitable attics and all habitable rooms shall have at least one operable emergency escape and rescue opening.~~

~~Section R310.1 Amend to add 3rd exception to read:~~

~~Exception 3: Habitable rooms not classified as sleeping rooms need not have emergency escape or rescue openings when there is direct access to an approved exit without intervening doors. Cased openings are required.~~

~~Section R310.5 Amend first sentence to read:~~

~~Where dwelling additions contain habitable rooms, an emergency escape and rescue opening shall be provided in each new habitable room.~~

(Requirement not needed, code already provides EERO requirements)

Section R310.5 Amend to add second paragraph to read:

For the purpose of determining emergency escape or rescue, existing bedrooms may be added to without requiring additional escape/rescue openings from existing bedrooms provided all of the following conditions are met:

1. The new addition is added directly to the bedroom.
2. The new addition is used solely for bedroom purposes.
3. The new addition provides direct access to the exterior of the building, meeting the minimum escape/rescue requirement of all applicable code sections.
4. One half the area of the common wall between the existing bedroom and new bedroom addition is open and unobstructed without doors

with a minimum opening of 25 square feet. The required open area shall extend from the floor to a minimum 6 feet 8 inches above the floor.

~~Section R310.5~~ Amend to add 3rd exception to read:

~~Exception 3: Habitable rooms not classified as sleeping rooms need not have emergency escape or rescue openings when there is direct access to an approved exit without intervening doors. Cased openings are required.~~

(Requirement not needed, code already provides EERO requirements)

Section R325.3 Amend to delete entire section

Section R317.1 Amend to delete second paragraph

Section R317.5 Amend to delete entire section

Section R318.3.2 Amend first paragraph to read:

Landings or finished floors at exterior doors other than the required egress door shall not be more than 7 3/4" inches (196 mm) lower than the top of the threshold provided that the door does not swing over the landing or floor.

Section R318.7.6 Exception 3 Amend to read:

At exterior doors, other than the required egress door, a top landing is not required for an exterior stairway of not more than two risers, provided that the door does not swing over the stairway.

(Clarification that the main egress door is not allowed to swing over a step)

Section R309 Amend to delete entire section

Section R328 Amend to delete entire section

Section R403.1.7 Amend section to read:

The placement of buildings, pools and structures on or adjacent to slopes steeper than one unit vertical in three units horizontal (33.3 percent slope) shall conform to Sections R403.1.7.1 through R403.1.7.5.

Section R403.1.7.1 Amend to add exception to read:

Exception: One and two family dwellings, townhouses and accessory structures shall be placed no closer than three feet from the toe of an ascending slope or inside face of retaining wall.

Section R403.1.7.2 Amend to add exception to read:

Exception: One and two family dwellings, townhouses and accessory structures shall be placed no closer than three feet from the top of a descending slope or inside face of retaining wall.

Section R403.1.7.5 Amend to add section R403.1.7.5 and to read:

The setback between pools regulated by this code and slopes shall be equal to one-half the building footing setback distance required by this section. That portion of the pool wall within a horizontal distance of 7 feet (2134 mm) from the top of the slope shall be capable of supporting the water in the pool without soil support.

Section R506.1 Amend to add second paragraph to read:

Slabs using plain concrete shall be constructed with control joints, having a depth of at least 1/4 inch. Joints shall be spaced at intervals not more than 30 feet in each direction and slabs not rectangular in shape shall have control joints across the slab at points of offset, if offset exceeds 10 feet.

Section R602.10. 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. **Section R602.10 may be used in accordance with R104.2.2**

(This clarifies that the prescriptive braced wall requirements may be used under the alternate means and methods)

Section 602.11 Amend to delete entire section

Section 602.12 Amend to delete entire section

Chapter 11 Amend to delete entire chapter

Section M1401.3 Amend to delete entire section

Section G2415.14 Amend to add third sentence to read:

The term "building" shall include structures such as porches and steps, whether covered or uncovered, breezeways, roofed porte-cocheres, roofed patios, carports, covered walks, covered driveways, gazebos, and similar structures or appurtenances.

Section G2415.17.1 (3) Amend sentence to read:

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

Section G2447.2 Amend to delete Exception 2

Section P2602.1 Amend to delete Exception

Section P2603.5.1 Amend to insert 12 into brackets

Section P2904.1 Amend entire section to read:

The design and installation of residential fire sprinkler systems shall be in accordance with NFPA 13D or 13R.

Section P3008.2 Amend to delete entire section:

Section P3008.3 Amend to delete entire section and replace with:

Backwater valves shall be the flapper type and comply with ASME A112.14.1, CSA B181.1 or CSA B181.2

(Request by waste water division to not allow ball type backwater valves due to issues at the treatment plant)

Section E3601.6.2 Amend first sentence to read:

The service disconnecting means shall be installed at a readily accessible location outside of a building nearest the point of entrance of the service conductors.

Section E3601.8 Amend to delete entire section

(This section would require main disconnects at the service entrance and have signage. LHC already requires all panels to be installed at the exterior near the service entrance)

Section E3608.1 Amend first sentence and new second sentence to read:

In new construction the electrode specified in section E3608.1.2 shall be required for the grounding electrode system. Electrodes specified in sections

E3608.1.1, E3608.1.2 and E3608.1.3 and any made electrodes specified in section E3608.2 shall be bonded together to form the grounding electrode system

~~Section E3608.1.2 Amend entire section to read:~~

~~An electrode encased by at least 2 inches of concrete, located within and near the bottom of a concrete foundation or footing that is in direct contact with earth, consisting of at least 20 feet of bare copper conductor not smaller than 4 AWG.~~

(The NEC already specifies the concrete encased grounding system)

Section E4204.2 Item 2 Amend to add to end of first paragraph:

Structural reinforcing steel shall be provided at 24" o.c. each way and connected to the pool, spa or hot tub shell at four equal points along the perimeter. Structural reinforcing steel shall be bonded in accordance with E4204.2 Item 1.1.

Section E4204.2 Exception 2.2.1 Amend to add second sentence:

Such conductor shall be connected to the pool, spa or hot tub conductive shell at four equal points along the perimeter.

(two sections that are reformatted. These simply condense and place in the correct location)