

Ordinance No. 4993, Adopted 2/24/2022, Effective 7/1/2022

2021 Amendments to Chapter 29, Building Regulations
{Public Record for Ordinance No. 4993}

The Chandler City Code Chapter 29, Building Regulations, is hereby amended to read as follows (additions in ALL CAPS):

Chapter 29 - BUILDING REGULATIONS

ARTICLE I. - CODE ENFORCEMENT

29-1. - Code enforcement.

29-1.1. Application. This article applies to the administration of the codes adopted by reference and amended in Articles II through **X** of this Chapter 29. In the event of a conflict between the provisions of this Article I and the provisions set forth in, or codes as amended in Articles II through **X** of this Chapter 29, the provisions of this Article I shall be controlling.

29-1.2. Designation of building official. The City Development Services Department Building Official is hereby designated as the building official, or such other official designated as the applicable code official in any code adopted by reference in this chapter, for purposes of this article and the codes adopted by reference in this chapter.

29-1.3. Violations.

A. *Unlawful acts.* It shall be unlawful for any person to erect, construct, alter, extend, repair, move, remove, demolish, or occupy any building, structure or equipment regulated by any code amended and/or adopted by reference in this Chapter 29, or violate any order or decision by the *building official* pursuant such code, or caused same to be done, in conflict with or in violation of any of the provisions of this code. Each day that a violation continues after notice of violation, in accordance with Section **29-11**, has been served shall be deemed a separate offense.

B. *Penalties.* Unlawful acts, as defined in Subsection 29-1.3(A), constitute a violation of the Chandler City Code and shall be subject to enforcement pursuant to Subsections 29-1.3(B) and 29-1.3(C).

1. *Criminal penalties.* Persons (or legal entities included in the definitions of "person" in Section 202) who shall violate a provision of the codes amended or adopted by this Chapter 29 shall be guilty of a Class 1 misdemeanor punishable by a fine not exceeding two thousand five hundred dollars (\$2,500.00) or twenty thousand dollars (\$20,000.00) if a legal entity, by imprisonment for a term not

exceeding six (6) months, or by probation for a term not exceeding three (3) years, or by any combination thereof.

a. The imposition of a criminal penalty does not prevent suspension or revocation of a license, permit or franchise or other administrative sanctions.

b. The imposition of criminal penalties does not prevent enforcement and any relief available under Subsections 29-1.3(B)(2) and (B)(3) or Subsection 29-1.3(C).

2. *Abatement.* In addition to the imposition of the penalties described in Subsection 29-1.3(B), the *building official* is authorized to institute appropriate action by injunctive or other equitable remedies as set forth in Chapter 26 of the Chandler Code or state law, to prevent unlawful construction or to restrain, correct or abate a violation; or to prevent illegal occupancy of a structure or premises; or to stop an illegal act, conduct of business or occupancy of a structure on or about any premises. Imposition of any of the remedies outlined in this Subsection 29-1.3(C) does not prevent criminal enforcement.

a. The imposition of any remedy detailed in Subsections 29-1.3(B)(2), 29-1.3(B)(3), or 29-1.3(C) does not prevent suspension or revocation of a license, permit or franchise or other administrative sanctions.

b. The imposition of any remedy detailed in Subsections 29-1.3(B)(2), 29-1.3(B)(3), or 29-1.3(C) does not prevent criminal enforcement options.

3. *Abatement expenses.* To the extent that the responsible person does not comply with the terms of any abatement order received, the City may seek recovery of its expenses in abating the violation cited, including, without limitation, those expenses associated with orders issued pursuant to this code or the procedures set forth in state law or Chapter 26 of the Chandler City Code.

C. *Stop work order.* Whenever the building official finds any work regulated by a code adopted by reference in this chapter being performed in a manner contrary to the provisions of a code adopted by reference in this chapter or in a dangerous or unsafe manner, the building official is authorized to issue a stop work order. Absent an emergency, a stop work order shall be in writing and shall be given to the owner of the property, or to the owner's agent, or to the person doing the work. Upon issuance of a stop work order, the cited work shall immediately cease. The stop work order shall state the reason for the order, and the conditions under which the cited work is authorized to resume. Where an emergency exists, the building official shall not be required to give a written notice prior to stopping the work.

D. *Notice of violation.* Upon finding a building, premises, vehicle, storage facility or outdoor area that is in violation of a code adopted by reference in this chapter, the *building official* may prepare, at his or her sole discretion, a written notice of violation prior to initiation of any penalties or enforcement set forth in this Article I of Chapter 29 of the Chandler City Code describing the violations and, when compliance is not immediate, specifying a time for such compliance and re-inspection. A notice of violation issued pursuant to this Subsection 29-1.3(B) shall be served upon the owner, operator, occupant, or other person responsible for the condition or violation, either by personal service, mail, or by delivering the same to, and leaving it with, some person of responsibility upon the premises. For unattended or abandoned locations, a copy of such notice of violation shall be posted on the premises in a conspicuous place at or near the entrance to such premises and the notice of violation shall be mailed with return receipt requested or a certificate of mailing, to the last known address of the owner, occupant, or both. A notice of violation issued or served as provided by this Subsection 29-1.3(D) shall be complied with by the owner, operator, occupant, or other person responsible for the condition or violation to which the notice of violation pertains.

29-1.4. *Board of appeals established; procedural rules.* A board of appeals is hereby established to provide a means by which persons may (a) appeal interpretations of Chapter 28 and this Chapter 29 made by the *fire code official* or *building official*, or (b) seek a determination of the suitability of alternate materials and methods of construction or (c) appeal a designation of slum property or (d) appeal abatement orders issued pursuant to Chapter 26 of the Chandler City Code. The board of appeals may also evaluate model codes, or any amendments associated with any such codes, for recommendations of adoption by the City. The following rules and regulations governing the establishment and procedures of the board of appeals are hereby adopted. The procedures set forth herein shall supersede any previous rules and procedures. Whenever this Article 1 of Chapter 29 of the Chandler City Code makes use of the term "*building official*," it shall mean the "*fire code official*" if the action of the Board or official pertains to the International Fire Code as adopted in Chapter 28 of the Chandler City Code.

A. *Creation and appointment.* The board of appeals shall consist of five (5) members who are qualified by experience and training to pass upon matters pertaining to building construction and who are not employees of the City. Members of such board shall be appointed as set forth in section 6.01 of the City Charter. Only one (1) member may be appointed from any single company, corporation, business, or organization concurrently. The secretary of the board shall be an ex officio member and shall be the building official or his authorized representative. Members shall serve without compensation.

B. *Term of office.* The term of the members shall be as set forth in Section 6.01 of the City Charter, except that the expiration dates of members' terms shall be so

scheduled to provide the continuity of at least two (2) members with a minimum of one (1) year of previous board experience.

C. *Meetings.*

1. The board shall meet monthly, unless otherwise rescheduled by a majority vote of the members when no appeals are pending. Meeting locations and times may be set at the discretion of the board. All such meetings shall be open to the public.

2. Notice of the time and place of any regular or special meeting, including an agenda of the matter(s) to be discussed, shall be given at least ten (10) days prior to the meeting.

3. The board shall elect a chairman in May of each year who shall have the power to administer oaths and take evidence and appoint any such officers deemed desirable. The chairman will serve for a term of one (1) year, and may serve as chairman for a successive year if elected by a majority of the other board members. The secretary of the board shall keep a record of its actions and render a report to the mayor and council of each meeting. Any finding, ruling or decision of said board shall be fully reported in the minutes of City Council. Written minutes of board proceedings showing the vote of each member and all actions taken shall be kept.

D. *Powers.*

1. The board shall reasonably interpret this Chapter, and the codes adopted by reference in this Chapter, when the meaning of any word or phrase of a section is in doubt; when there is a dispute as to such meaning between the appellant and the enforcing officer; or when it is alleged that there is error in any order, requirement, decision, or determination made by the building official in the enforcement of this Chapter.

2. The board may approve alternate materials, design, or methods of construction, provided it finds that the proposed alternate is suitable for the intended application, and complies with the intent of this Chapter, and is, for the purposes intended, at least the equivalent of that prescribed in the International Building Code adopted by reference in this Chapter in quality, strength, effectiveness, fire resistance, durability, and safety.

3. The board shall hear and determine appeals regarding the designation of slum property and code enforcement and nuisance abatement orders pursuant to Chapter 26 of the Code.

E. *Quorum and voting.* Three (3) members of the board shall constitute a quorum. In recommending the approval of an appeal or alternate materials or methods of

construction, the affirmative vote of three (3) members shall be required. If recommending amendments to this Chapter or new legislation, the affirmative vote of four (4) members is required.

F. *Appeals.*

1. An appeal to the board may be initiated by any property owner, or an authorized representative of such property owner, who disputes a decision of the building official relating to that person's property. A written notice of appeal must be filed with the City Clerk within thirty (30) days after the property owner, or the authorized representative of such property owner, receives notice of such decision. Self-imposed hardships shall not be grounds for an appeal. The City Clerk shall cause to be transmitted to the board all records pertaining to the appealed action.

2. An appeal to the board of slum property designations and code enforcement or nuisance abatement orders may be filed by the owner or other responsible party in accordance with the provisions of Chapter 30 and/or Chapter 26 of the Code.

3. Upon receipt of the notice of appeal in proper form, and upon proper public notice, the board shall proceed to hold a public hearing of the appeal at their next regular meeting. The board, however, may refuse to grant a hearing of any case in which the notice of appeal requests a waiver of any provisions of this chapter.

4. A timely filed notice of appeal stays all proceedings against the appellant in the matter appealed, unless the building official certifies to the board that, in his opinion and by the facts stated, a stay would cause imminent peril to life or property. Upon such certification, proceedings shall not be stayed, except by restraining order to the building official by a court having jurisdiction or as may be determined by the board in a special meeting which may be held after twenty-four (24) hours' posting for public notification.

G. *Board decision; time limit.* The board shall decide on any matter within fifteen (15) days after the date of said hearing unless a specified extension of time for deliberation is agreed upon by the appellant. The failure to issue a decision within fifteen (15) days after the date of the hearing shall be deemed to constitute a decision adverse to the appellant. A decision in favor of the appellant shall be implemented by the building official in accordance with the terms and conditions set forth in that decision.

H. *Court review.* Appeal from the decision of the board of appeals shall be to a court having jurisdiction in the matter under consideration and shall proceed in the manner prescribed by law.

I. *Reapplication.* **IF** an appeal is denied (or technically denied) by the board, the board shall reserve the right to refuse to consider another appeal on the same subject matter under like circumstances within one (1) year from the date of hearing on the previous appeal.

J. *Executive sessions.* Executive sessions of the board of appeals may be held for only those reasons and pursuant to those conditions authorized by state law or the City Charter. Executive sessions may be held upon twenty-four (24) hours' posting and notification of the board.

K. *Financial.* The board of appeals shall not incur debts, nor make any purchases or enter any contracts binding upon the City.

L. *Conflict of interest.* Any member of the board who has a conflict of interest in any matter brought before this board of appeals shall make known such interest in the minutes of the board and shall refrain from voting upon or otherwise participating in any manner in such matter. The existence of a conflict of interest shall be determined by reference to state law.

M. *Amendments of procedural rules.* Any proposed amendments of these procedural rules shall be considered at a public meeting of the board for which notice has been given.

29-1.5. *Provisions deemed continuation of existing ordinances.* The provisions of this code, insofar as they are substantially the same as legislation previously adopted by the City relating to the same subject matter, shall be construed as restatements and continuations thereof and not as new enactments.

ARTICLE II. - INTERNATIONAL BUILDING CODE

29-2. - International Building Code adopted.

The City Council of Chandler adopts by reference the International Building Code, **2021** edition, ("IBC") and incorporates it herein as if fully set out in this Article II of Chapter 29 with the additions, insertions, deletions, and changes set forth herein. The term "code" or "IBC" without further description when used in the portions of the IBC which are not amended and in this Article II of Chapter 29 shall mean the IBC as amended herein by the additions, insertions, deletions, and changes set forth and adopted herein. Whenever the code refers to other publications of the International Code Council, which have been adopted by the City, such references shall be to the version of the publications as amended by the City.

29-2.1. Subsection 101.1 "Title" is hereby amended by inserting The City of Chandler, Arizona as Name of Jurisdiction.

29-2.2. Subsection 101.4.4 "Property Maintenance" is deleted in its entirety.

29-2.3. Subsection 102.2 "Other laws" is hereby amended by adding the following provisions to the end thereof:

Additionally, the building official will enforce the provisions of such other laws when mandated by state or federal law.

29-2.4. Subsection 102.6 "Existing Structures" is hereby amended by deleting reference to the International Property Maintenance Code.

29-2.5. Subsection 102.6.2 "Buildings previously occupied" is hereby amended by deleting reference to the International Property Maintenance Code.

29-2.6. SUBSECTION 103.1 "CREATION OF ENFORCEMENT AGENCY" IS HEREBY AMENDED BY INSERTING DEVELOPMENT SERVICES DEPARTMENT AS NAME OF DEPARTMENT.

29-2.7. Subsection 105.1.1 "Annual permit" is hereby deleted in its entirety and replaced with a new subsection 105.1.1 as follows:

105.1.1 Annual permit. The building official is authorized to establish a policy outlining the scope of work and other restrictions for issuing an annual permit for alterations to a previously approved premise in lieu of requiring individual permits for each alteration.

29-2.8. Subsection 105.2 "Work exempt from permit" "Building" is hereby amended by deleting item 1 in its entirety and replacing it with a new item 1 as follows:

1. One-story detached accessory structures, provided that the floor area does not exceed 120 square feet (11.15 m²) and the height measured at the highest

point does not exceed 7 feet (2134 mm) **WITH OPTION UP TO A MAXIMUM OF 9 FEET (2743 MM) WITH SETBACKS AT A RATIO OF 2 ADDITIONAL FEET OF SETBACK FOR EACH ADDITIONAL 1 FOOT OF BUILDING HEIGHT.**

29-2.9. Subsection 105.2 "Work exempt from permit" "Building" item 9 is hereby amended by replacing "24 inches (610mm)" with "18 inches (457mm)".

29-2.10. Subsection 105.2 "Work exempt from permit" is hereby amended by adding items to each work category as follows:

Building:

14. Replacement of a roof cover on Group R-3 or U occupancies where the replacement roof covering classification is equal to or greater than the existing roof covering classification and does not increase the loads upon the structural frame.

15. Special cases **AS** allowed by the Building Official for work of a similar nature and complexity as those items listed above.

Electrical:

4. REPAIR or replacement of motors, transformers, overcurrent devices or equipment affixed to a Group R-3 occupancy where the replaced or repaired equipment is of the same rating as the existing equipment, is placed in the same location as the existing equipment and is labeled as defined in this code.

5. SPECIAL cases **AS** allowed by the Building Official for work of a similar nature and complexity as those items listed above.

Gas:

3. Replacement of gas water heating equipment affixed to a Group R-3 occupancy where the replacement equipment is of equal or lesser BTU capacity and is placed in the same location as the existing equipment.

4. Replacement of gas pool or spa heating equipment serving a Group R-3 occupancy where the replacement equipment is of equal or lesser BTU capacity and is placed in the same location as the existing equipment.

5. Replacement of gas air-conditioning equipment, direct vent equipment, furnaces and log lighters affixed to a Group R-3 occupancy where the replacement equipment is of equal or lesser BTU capacity and is placed in the same location as existing equipment.

6. Special cases as allowed by the Building Official for work of a similar nature and complexity as those items listed above.

Mechanical:

8. Replacement of evaporative coolers affixed to a Group R-3 occupancy where the replacement equipment is of equal or lesser airflow (cfm) and is placed in the same location as the existing evaporative cooler.

9. Special cases as allowed by the Building Official, for work of a similar nature and complexity as those items listed above.

Plumbing:

3. Replacement of water conditioning or treating equipment affixed to Group R-3 occupancy where the replacement equipment is of equal or lesser treatment capacity and is placed in the same location as the existing equipment.

4. Replacement of solar pool and spa heating equipment serving a Group R-3 occupancy where the replacement equipment is of equal or lesser heating capacity and is placed in the same location as the existing equipment.

5. Replacement of electric water heating equipment affixed to a Group R-3 occupancy where the replacement equipment is of equal or lesser amperage rating and is placed in the same location as the existing equipment.

6. Special cases as allowed by the Building Official for work of a similar nature and complexity as those items listed above.

29-2.11. SUBSECTION 105.3.1 "ACTION ON APPLICATION" IS HEREBY AMENDED BY ADDING THE FOLLOWING PROVISIONS TO THE END THEREOF:

A PERMIT MAY BE ISSUED SOLELY AFTER APPLICANT HAS SATISFIED ALL APPLICABLE CITY OF CHANDLER ORDINANCES AND REQUIREMENTS.

29-2.12. Subsection 105.5 "Expiration" is hereby amended by adding a new Subsection 105.5.1 to read as follows:

105.5.1 Reinstatement. The Building Official is authorized to reinstate a permit that has expired upon payment of a reinstatement fee provided:

1. The permit has not been expired for more than one year and,
2. Code requirements that would affect the project have not changed.

29-2.13. Subsection 109.2 "Schedule of Permit Fees" is hereby deleted in its entirety and replaced with a new Subsection 109.2 to read as follows:

109.2. **SCHEDULE OF Permit Fees.** Permit fees, if any, shall be adopted by the City by resolution.

29-2.14. SUBSECTION 111.1 "CHANGE OF OCCUPANCY", SUBSECTION 111.2 "CERTIFICATE ISSUED" AND SUBSECTION 111.3 "TEMPORARY OCCUPANCY" ARE HEREBY AMENDED BY REPLACING "BUILDING OFFICIAL" WITH "CITY OF CHANDLER DEVELOPMENT SERVICES DEPARTMENT DIRECTOR OR DIRECTOR'S DESIGNEE".

29-2.15. Section 111 "Certificate of Occupancy" is hereby amended by adding a new Subsection 111.5 to read as follows:

111.5 *Certificate of Completion.* A Certificate of Completion may be issued at completion of permitted work when:

- a. The work authorized does not change the scope of an existing certificate of occupancy or;
- b. the work authorized does not result in a building ready for occupancy.

A Certificate of Completion alone shall not authorize occupancy of a building.

29-2.16. Section 116 "Unsafe Structures and Equipment", is hereby amended by deleting Subsection 116.5 "Restoration" in its entirety and adding new subsections 116.5 through 116.11 to read as follows:

116.5. *Recordation of Notice.* If compliance with the notice is not satisfied within the time specified therein, and no appeal has been properly and timely filed, the building official shall file in the office of the county recorder a certificate describing the property and certifying (i) that the building is a dangerous building and (ii) that the owner has been so notified. Whenever the corrections ordered shall thereafter have been completed, or the building demolished so that it no longer exists as an unsafe building on the property described in the certificate, the building official shall file a new certificate with the county recorder certifying that the building has been demolished or all required corrections have been made so that the building is no longer unsafe, whichever is appropriate.

116.6 *Repair, Vacation and Demolition.* The following standards shall be followed by the building official (and by the board of appeals if an appeal is taken) in ordering the repair, vacation or demolition of any unsafe building or structure:

1. Any building declared as an unsafe building under this code shall be made to comply with one (1) of the following:

(a) The building shall be repaired in accordance with this code; or

(b) The building shall be demolished at the option of the building owner; or

(c) If the building does not constitute an immediate danger to the life, limb, property or safety of the public it may be vacated, secured and maintained against entry.

2. The structure or equipment determined to be unsafe by the building official is permitted to be restored to a safe condition. To the extent that repairs, alterations, or additions are made, or a change of occupancy occurs during the restoration of the structure, such repairs, alterations, additions or change of occupancy shall comply with the requirements of Section 105.2.2 **IN THE EXISTING INTERNATIONAL BUILDING CODE** and Chapter 34.

3. If the building or structure is in such condition as to make it immediately dangerous to the life, limb, property, or safety of the public or its occupants, it shall be ordered to be vacated.

116.7. Notice to Vacate. Every notice to vacate shall, in addition to being served as provided in subsection 116.3, be posted at or upon each exit of the building and shall be in substantially the following form:

DO NOT ENTER
UNSAFE TO OCCUPY

It is a misdemeanor to occupy this building, or to remove or deface this notice.

Building Official

..... of

Whenever such notice is posted, the building official shall include a notification thereof in the notice issued under subsection 116.3, reciting the emergency and specifying the conditions which necessitate the posting. No person shall remain in or enter any building which has been posted, except that entry may be made to repair, demolish or remove such building under permit. No person shall remove or deface any such notice after it is posted until the required repairs, demolition or removal have been completed and a certificate of occupancy issued pursuant to the provisions of this code.

116.8. *Failure to Commence Work.* Whenever the repair or demolition is not commenced within thirty (30) days after any final notice or order issued under this code becomes effective:

1. The building official shall cause the building described in such notice and order to be vacated by posting at each entrance thereto a notice reading:

DANGEROUS BUILDING
DO NOT OCCUPY

It is a misdemeanor to occupy this building, or to remove or deface this notice.

Building Official

..... of

2. No person shall occupy any building which has been posted as specified in this section. No person shall remove or deface any such notice so posted until the repairs, demolition or removal ordered by the building official have been completed and a Certificate of Occupancy issued pursuant to the provisions of this code.

3. The building official may, in addition to any other remedy herein provided, cause the building to be repaired to the extent necessary to correct the conditions which render the building unsafe as set forth in the notice; or, if the notice required demolition, to cause the building to be sold and demolished or demolished and the materials, rubble and debris therefrom removed, and the lot cleaned. Any such repair or demolition work shall be accomplished, and the cost thereof paid and recovered in the manner hereinafter provided in this code. Any surplus realized from the sale of any such building, or from the demolition thereof, over and above the cost of demolition and of cleaning the lot, shall be paid over to the person or persons lawfully entitled thereto.

116.9. *Extension of Time to Perform Work.* Upon receipt of an application from the person required to conform to the notice and by agreement of such person to comply with the notice if allowed additional time, the building official may grant an extension of time, not to exceed an additional one hundred twenty (120) days, within which to complete said repair, rehabilitation or demolition, if the building official determines that such an extension of time will not create or perpetuate a situation imminently dangerous to life or property. The building official's authority to extend time is limited to the physical repair, rehabilitation or demolition of the premises and will not in any way affect the time to appeal the notice.

116.10 Interference with Repair or Demolition Work Prohibited. No person shall obstruct, impede or interfere with any officer, employee, contractor or authorized representative of this jurisdiction or with any person who owns or hold any estate or interest in any building which has been ordered repaired, vacated or demolished under the provisions of this code; or with any person to whom such building has been lawfully sold pursuant to the provisions of this code, whenever such officer, employee, contractor or authorized representative of this jurisdiction, person having an interest or estate in such building or structure, or purchaser is engaged in the work of repairing, vacating and repairing, or demolishing any such building, pursuant to the provisions of this code, or in performing any necessary act preliminary to or incidental to such work or authorized or directed pursuant to this code.

116.11. Abatement and Cost Recovery. Unless timely appealed to the board of appeals, a notice issued pursuant to subsection 116.3 shall constitute a final abatement order. The failure to comply with the terms of such notice, in addition to constituting a violation of the Code of the City of Chandler, shall permit the City to institute the abatement and cost recovery provisions set forth in Section 26-11, Code of the City of Chandler.

29-2.17. SUBSECTION 308.2 "INSTITUTIONAL GROUP I-1" AND SUBSECTION 308.2.3 "SIX TO 16 PERSONS RECEIVING CUSTODIAL CARE" ARE HEREBY AMENDED BY REPLACING "16 PERSONS" WITH "10 PERSONS".

29-2.18. SUBSECTION 310.5 "RESIDENTIAL GROUP R-4" IS HEREBY AMENDED BY REPLACING "16 PERSONS" WITH "10 PERSONS" IN THE FIRST SENTENCE.

29-2.19 Section 903 "Automatic Sprinkler Systems" is hereby amended by deleting Sections 903.2 through 903.2.10 in their entirety, reserving Section Number 903.2.10 and adding new Sections 903.2 through 903.2.9 to read as follows:

903.2. Where required. Subject to the exceptions set forth herein, approved automatic sprinkler systems shall be provided in the locations within the City described in this Section. Installation of fire sprinkler systems shall be performed by an Arizona licensed fire protection contractor.

Exceptions:

- 1) An automatic sprinkler system is not required for spaces or areas in telecommunications buildings used exclusively for telecommunications equipment, associated electrical power distribution equipment, batteries and standby engines, provided those spaces or areas are equipped throughout with an automatic smoke detection system in accordance with Section 907.2 and are separated from the remainder of the building by not less than 1-hour fire barriers constructed in accordance with Section 707 of

the International Building Code or not less than 2-hour horizontal assemblies constructed in accordance with Section 711 of the International Building Code, or both.

2) An automatic sprinkler system is not required for buildings or structures which were constructed and in use prior to September 11, 1996 and for which a change in use or occupancy of any structure has not occurred as set forth in Section 102.6. Any change in use or occupancy of these buildings shall refer to the International Existing Building Code to determine if fire sprinklers will be required with the change.

3) In addition to the general authority granted to the fire code official pursuant to Sections **104.9** and **104.10** of the International Fire Code, the fire code official shall have discretion to exempt other facilities from automatic sprinkler system requirements where the size, intended use, and extent of use of the facility does not warrant the installation of fire sprinklers and alternate methods to secure public safety are provided. Such other facilities may include, but are not limited to:

(1) Enclosed structures which are less than three thousand (3,000) square feet in size, at least fifty (50) percent open on the sides and used to protect humans, animals, or property from the sun or elements.

(2) Structures which are less than three hundred (300) square feet in size used to monitor access to a larger facility, site, or area.

(3) Structures temporarily used for a period not to exceed two (2) years for onsite storage or maintenance purposes provided that the structure is not used for Group A, E, F, H or I occupancies.

903.2.1 Group A. An automatic sprinkler system shall be provided throughout all buildings and all portions of all Group A occupancies.

903.2.2 Group B. An automatic sprinkler system shall be provided throughout all buildings and all portions of all Group B occupancies.

903.2.3 Group E. An automatic sprinkler system shall be provided throughout all buildings and all portions of all Group E occupancies.

903.2.4 Group F. An automatic sprinkler system shall be provided throughout all buildings and all portions of all Group F occupancies.

903.2.5 Group H. An automatic sprinkler system shall be provided throughout all buildings and all portions of all Group H occupancies.

903.2.6 *Group I.* An automatic sprinkler system shall be provided throughout all buildings and all portions of all Group I occupancies.

903.2.7 *Group M.* An automatic sprinkler system shall be provided throughout all buildings and all portions of all Group M occupancies.

903.2.8 *Group R.* Subject to the exceptions set forth herein, an automatic sprinkler system shall be provided throughout all buildings and all portions of all Group R occupancies.

Exceptions:

1. An automatic sprinkler system is not required for Group R-3 **DETACHED ONE- OR TWO-FAMILY DWELLINGS.**

903.2.9. *Group S.* An automatic sprinkler system shall be provided throughout all buildings and all portions of all Group S occupancies.

Exception: S-2, one story, grade level, open parking structures that are entirely open, except for structural columns, on all four sides.

29-2.20 Subsection 903.2.11 "Specific building areas and hazards" is hereby amended to read as follows:

In all occupancies, including all Group U occupancies larger than three thousand (3,000) square feet, an automatic sprinkler system shall be installed for building design or hazards in the locations set forth in sections 903.2.11.1 through 903.2.11.6.

29-2.21 Subsection 912.2 "Location" is hereby amended to read as follows:

912.2 Location. With respect to hydrants, driveways, buildings and landscaping, fire department connections shall be so located that fire apparatus and hose connected to supply the system will not obstruct access to the buildings for other apparatus. The location of fire department connections shall be located on private property six (6) to ten (10) feet behind curb (of street) at a permanent entrance to site or as otherwise approved by the fire code official.

ARTICLE III. - NATIONAL ELECTRICAL CODE

29-3. - National Electrical Code adopted.

The City Council of Chandler adopts by reference the National Electrical Code, **2020** edition, ("NEC") and incorporates it herein as if fully set out in this Article III of Chapter 29 with the additions, insertions, deletions, and changes set forth herein. The term "code" or "NEC" without further description when used in the portions of the NEC which are not amended and in this Article III of Chapter 29 shall mean the NEC as amended herein by the additions, insertions, deletions, and changes set forth and adopted herein. Whenever the code refers to publications of the International Code Council, which have been adopted by the City, such references shall be to the version of the publications as amended by the City.

29-3.1. Subsection 110.3 (C) "Listing" **IS DELETED IN** its entirety.

29-3.2. SUBSECTION 210.8 (A) (2) "DWELLING UNITS" IS HEREBY AMENDED BY ADDING AN EXCEPTION AS FOLLOWS:

EXCEPTION: RECEPTACLES THAT ARE NOT READILY ACCESSIBLE.

29-3.3. SUBSECTION 210.8 (F) "OUTDOOR OUTLETS" IS DELETED IN ITS ENTIRETY.

29-3.4. SUBSECTION 230.67 "SURGE PROTECTION" IS DELETED IN ITS ENTIRETY.

29-3.5. SUBSECTION 406.12 "TAMPER-RESISTANT RECEPTACLES" IS AMENDED BY DELETING ITEMS (1) AND (8) IN THEIR ENTIRETY AND ITEM NUMBERS (1) AND (8) ARE HEREBY RESERVED.

ARTICLE IV. - INTERNATIONAL PLUMBING CODE

29-4. - International Plumbing Code adopted.

The City Council of Chandler adopts by reference the International Plumbing Code, **2021** edition, ("IPC") and incorporates it herein as if fully set out in this Article IV of Chapter 29 with the additions, insertions, deletions, and changes set forth herein. The term "code" or "IPC" without further description when used in the portions of the IPC which are not amended and in this Article IV of Chapter 29 shall mean the IPC as amended herein by the additions, insertions, deletions, and changes set forth and adopted herein. Whenever the code refers to publications of the International Code Council, which have been adopted by the City, such references shall be to the version of the publications as amended by the City.

29-4.1. Subsection 101.1 "Title" is hereby amended by inserting The City of Chandler, Arizona as Name of Jurisdiction.

29-4.2. SUBSECTION 103.1 "CREATION OF AGENCY" IS HEREBY AMENDED BY INSERTING "DEVELOPMENT SERVICES DEPARTMENT" AS NAME OF DEPARTMENT.

29-4.3. SUBSECTION 106.1.1 "ANNUAL PERMIT" AND SUBSECTION 106.1.2 "ANNUAL PERMIT RECORDS" ARE HEREBY DELETED IN THEIR ENTIRETY.

29-4.4. SUBSECTION 106.2 "EXEMPT WORK" IS HEREBY AMENDED BY ADDING THE ADDITIONAL EXEMPT WORK SECTIONS AS FOLLOWS:

3. REPLACEMENT OF WATER CONDITIONING OR TREATING EQUIPMENT AFFIXED TO GROUP R-3 OCCUPANCY WHERE THE REPLACEMENT EQUIPMENT IS OF EQUAL OR LESSER TREATMENT CAPACITY AND IS PLACED IN THE SAME LOCATION AS THE EXISTING EQUIPMENT.

4. REPLACEMENT OF SOLAR POOL AND SPA HEATING EQUIPMENT SERVING A GROUP R-3 OCCUPANCY WHERE THE REPLACEMENT EQUIPMENT IS OF EQUAL OR LESSER HEATING CAPACITY AND IS PLACED IN THE SAME LOCATION AS THE EXISTING EQUIPMENT

5. REPLACEMENT OF ELECTRIC WATER HEATING EQUIPMENT AFFIXED TO A GROUP R-3 OCCUPANCY WHERE THE REPLACEMENT EQUIPMENT IS OF EQUAL OR LESSER AMPERAGE RATING AND IS PLACED IN THE SAME LOCATION AS THE EXISTING EQUIPMENT.

6. SPECIAL CASES AS ALLOWED BY THE BUILDING OFFICIAL FOR WORK OF A SIMILAR NATURE AND COMPLEXITY AS THOSE ITEMS LISTED ABOVE.

29-4.5. Subsections **109.2** and **109.5** entitled "**SCHEDULE OF PERMIT FEES**" and "**REFUNDS**", respectively, are hereby deleted in their entirety and replaced with new Subsections **109.2** and **109.5** to read as follows:

109.2 SCHEDULE OF PERMIT FEES. Permit fees, if any, shall be adopted by the City by resolution.

109.5 REFUNDS. The building official is authorized to establish a refund policy.

29-4.6. Section **115** "Violations" and Section 109 "Means of Appeal" **IS** hereby deleted in **ITS** entirety and Section number **115 IS** hereby reserved.

29-4.7 SUBsection 410.4 "Substitutions" is amended by deleting the second sentence and replacing it with the following:

In all other occupancies where drinking fountains are required, water dispensers connected to the potable water system shall be permitted to be substituted for the first required fountain and any water dispenser shall be permitted to be substituted for not more than 50 percent of the required number of drinking fountains.

29-4.8 SUBsection 1003.3.7 "Gravity grease interceptors and gravity grease interceptors with fats, oils, and greases disposal systems" is amended by deleting the first sentence and replacing it with the following:

All gravity grease interceptors shall be designed and installed in accordance with the City of Chandler Gravity Grease Interceptor Sizing Worksheet.

ARTICLE V. - INTERNATIONAL MECHANICAL CODE

29-5. - International Mechanical Code adopted.

The City Council of Chandler adopts by reference the International Mechanical Code, **2021** edition, ("IMC") and incorporates it herein as if fully set out in this Article V of Chapter 29 with the additions, insertions, deletions, and changes set forth herein. The term "code" or "IMC" without further description when used in the portions of the IMC which are not amended and in this Article V of Chapter 29 shall mean the IMC as amended herein by the additions, insertions, deletions, and changes set forth and adopted herein. Whenever the code refers to publications of the International Code Council, which have been adopted by the City, such references shall be to the version of the publications as amended by the City.

29-5.1. Subsection 101.1 "Title" is hereby amended by inserting The City of Chandler, Arizona as Name of Jurisdiction.

29-5.2. SUBSECTION 103.1 "CREATION OF AGENCY" IS HEREBY AMENDED BY INSERTING DEVELOPMENT SERVICES DEPARTMENT AS NAME OF DEPARTMENT.

29-5.3. SUBSECTION 106.1.1 "ANNUAL PERMIT" AND SUBSECTION 106.1.2 "ANNUAL PERMIT RECORDS" ARE HEREBY DELETED IN THEIR ENTIRETY.

29-5.4. SUBSECTION 106.2 "PERMITS NOT REQUIRED" IS HEREBY AMENDED BY ADDING THE ADDITIONAL EXEMPT WORK SECTIONS AS FOLLOWS:

9. REPLACEMENT OF EVAPORATIVE COOLERS WHERE THE REPLACEMENT EQUIPMENT IS OF EQUAL OR LESSER AIRFLOW (CFM) AND IS PLACED IN THE SAME LOCATION AS THE EXISTING EVAPORATIVE COOLER.

10. SPECIAL CASES AS ALLOWED BY THE BUILDING OFFICIAL FOR WORK OF A SIMILAR NATURE AND COMPLEXITY AS THOSE ITEMS LISTED ABOVE.

29-5.5. Subsections **109.2 "SCHEDULE OF PERMIT FEES"** and **109.6 "REFUNDS"** respectively are hereby deleted in their entirety and replaced with new Subsections **109.2 and 109.6** to read as follows:

109.2. SCHEDULE OF PERMIT FEES. Permit fees, if any, shall be adopted by the City by resolution.

109.6. REFUNDS. The Building Official is authorized to establish a refund policy.

29-5.6. Section **115 "VIOLATIONS" IS** hereby deleted in **ITS** entirety and Section number **115 IS** hereby reserved.

ARTICLE VI. - INTERNATIONAL RESIDENTIAL CODE

29-6. - International Residential Code adopted.

The City Council of Chandler adopts by reference the International Residential Code, **2021** edition, ("IRC") and incorporates it herein as if fully set out in this Article VI of Chapter 29 with the additions, insertions, deletions, and changes set forth herein. The term "code" or "IRC" without further description when used in the portions of the IRC which are not amended and in this Article VI of Chapter 29 shall mean the IRC as amended herein by the additions, insertions, deletions, and changes set forth and adopted herein. Whenever the code refers to other publications of the International Code Council, which have been adopted by the City, such references shall be to the version of the publications as amended by the City.

29-6.1. Subsection R101.1 "Title" is hereby amended by inserting The City of Chandler, Arizona as Name of Jurisdiction

29-6.2. Subsection R102.7 "Existing structures" is hereby amended by deleting reference to the International Property Maintenance Code.

29-6.3. Subsection **R105.2** "Work exempt from permit" "Building" is hereby amended by deleting item 1 in its entirety and replacing it with a new item 1 as follows:

1. One-story detached accessory structures, provided that the floor area does not exceed 120 square feet (11.15 m²) and the height measured at the highest point does not exceed 7 feet (2134 mm) **WITH OPTION UP TO A MAXIMUM OF 9 FEET (2743 MM) WITH SETBACKS AT A RATIO OF 2 ADDITIONAL FEET OF SETBACK FOR EACH ADDITIONAL 1 FOOT OF BUILDING HEIGHT.**

29-6.4. Subsection **R105.2** "Work exempt from permit" "Building" is hereby amended by deleting item 7 in its entirety and replacing it with a new item 7 as follows:

7. Prefabricated swimming pools that are less than 18 inches (457 mm) deep.

29-6.5. Subsection **R105.2** "Work exempt from permit" is hereby amended by adding items to each work category as follows:

Building:

11. Replacement of a roof cover where the replacement roof covering classification is equal to or greater than the existing roof covering classification and does not increase the loads upon the structural frame.
12. Special cases allowed by the Building Official for work of a similar nature and complexity as those items listed above.

Gas:

4. Replacement of gas water heating equipment where the replacement equipment is of equal or lesser BTU capacity and is placed in the same location as the existing equipment.

5. Replacement of gas pool or spa heating equipment where the replacement equipment is of equal or lesser BTU capacity and is placed in the same location as the existing equipment.

6. Replacement of gas air-conditioning equipment, direct vent equipment, furnaces, and log lighters where the replacement equipment is of equal or lesser BTU capacity and is placed in the same location as existing equipment.

7. Special cases as allowed by the Building Official for work of a similar nature and complexity as those items listed above.

Mechanical:

9. Replacement of evaporative coolers where the replacement equipment is of equal or lesser airflow (cfm) and is placed in the same location as the existing evaporative cooler.

10. Special cases as allowed by the Building Official, for work of a similar nature and complexity as those items listed above.

Plumbing:

3. Replacement of water conditioning or treating equipment where the replacement equipment is of equal or lesser treatment capacity and is placed in the same location as the existing equipment.

4. Replacement of solar pool and spa heating equipment where the replacement equipment is of equal or lesser heating capacity and is placed in the same location as the existing equipment.

5. Replacement of electric water heating equipment where the replacement equipment is of equal or lesser amperage rating and is placed in the same location as the existing equipment.

6. Special cases as allowed by the Building Official for work of a similar nature and complexity as those items listed above.

29-6.6. SUBSECTION R105.3.1 "ACTION ON APPLICATION" IS HEREBY AMENDED BY ADDING THE FOLLOWING PROVISIONS TO THE END OF THE FIRST PARAGRAPH THEREOF:

A PERMIT MAY BE ISSUED SOLELY AFTER APPLICANT HAS SATISFIED ALL APPLICABLE CITY OF CHANDLER ORDINANCES AND REQUIREMENTS.

29-6.7. Subsection R105.5 "Expiration" is hereby amended by adding a new Subsection R105.5.1 to read as follows:

R105.5.1 Reinstatement. The Building Official is authorized to reinstate a permit that has expired upon payment of a reinstatement fee provided:

1. The permit has not been expired for more than one year and,
2. Code requirements that would affect the project have not changed.

29-6.8. Subsection R108.2 "Schedule of Permit Fees" is hereby deleted in its entirety and replaced with a new Subsection R108.2 to read as follows:

*R108.2. **SCHEDULE OF** Permit Fees.* Permit fees, if any, shall be adopted by the City by resolution.

29-6.9. SUBSECTION R110.1 "USE AND CHANGE OF OCCUPANCY", SUBSECTION R110.3 "CERTIFICATE ISSUED" AND SUBSECTION R110.4 "TEMPORARY OCCUPANCY" ARE HEREBY AMENDED BY REPLACING "BUILDING OFFICIAL" WITH "CITY OF CHANDLER DEVELOPMENT SERVICES DEPARTMENT DIRECTOR OR DIRECTOR'S DESIGNEE".

29-6.10. Subsection R313.2 "One- and two-family dwellings automatic fire systems" is hereby deleted in its entirety.

29-6.11. Subsection N1101.4. (R102.1.1) "Above code programs" is hereby amended by adding a new Subsection N1101.4.1 as follows:

N1101.4.1 RESNET testing & inspection protocol. The Residential Energy Services Network (RESNET) Mortgage Industry National Home Energy Rating System Standards Protocol for third party testing and inspections, shall be deemed to meet the requirements of sections N1102.4.1.1, N1102.4.1.2 and **N1103.3.4** and shall meet the following conditions:

1. Third party testing and inspections shall be completed by RESNET certified raters or rating field inspectors and shall be subject to RESNET quality assurance field review procedures.
2. Sampling in accordance with chapter 6 of the RESNET standards shall be performed by raters or rating field inspectors working under a RESNET accredited sampling provider.
3. Third party testing is required for the following items:

- a. N1102.4.1.1 — Building Envelope - Thermal and air barrier checklist
- b. N1102.4.1.2 — Testing - Air leakage rate
- c. **N1103.3.4** — Sealing - Duct tightness

4. The other requirements identified as "mandatory" in Chapter 11 shall be met.

5. Alternate testing and inspection programs and protocols shall be allowed when approved by the Building official.

29-6.12. SUBSECTION N1101.13 (R401.2) "APPLICATION" IS HEREBY AMENDED BY DELETING "SECTION N1101.13.5 AND" IN THE FIRST PARAGRAPH.

29-6.13. SUBSECTION N1101.13.5 (R401.2.5) "ADDITIONAL ENERGY EFFICIENCY" IS HEREBY DELETED IN ITS ENTIRETY.

29-6.14. TABLE N1102.1.3 (R402.1.3) "INSULATION MINIMUM R-VALUES AND FENESTRATION REQUIREMENTS BY COMPONENT" IS HEREBY AMENDED BY REPLACING CEILING R-VALUE OF "49" WITH "38" IN CLIMATE ZONE 2.

29-6.15. SUBSECTION N1105.3.2 (R405.3.2) "COMPLIANCE REPORT" IS HEREBY AMENDED BY REPLACING "CODE OFFICIAL BEFORE A CERTIFICATE OF OCCUPANCY IS ISSUED" IN THE END OF THE FIRST PARAGRAPH WITH "BUILDING OWNER".

29-6.16. TABLE N1106.5 (R406.5) "MAXIMUM ENERGY RATING INDEX" IS HEREBY AMENDED BY REPLACING ENERGY RATING INDEX OF "52" WITH "57" IN THE CLIMATE ZONE 2.

29-6.17. SECTION N1108 (R408) "ADDITIONAL EFFICIENCY PACKAGE OPTIONS" IS HEREBY DELETED IN ITS ENTIRETY AND SECTION NUMBER N1108 (R408) IS HEREBY RESERVED.

29-6.18. Subsection E3902.2 "Garage and Accessory Building Receptacles" is hereby amended by adding an exception as follows:

Exception: Receptacles that are not readily accessible.

ARTICLE VII. - INTERNATIONAL FUEL GAS CODE

29-7. - International Fuel Gas Code adopted.

The City Council of Chandler adopts by reference the International Fuel Gas Code, **2021** edition, ("IFGC") and incorporates it herein as if fully set out in this Article VII of Chapter 29 with the additions, insertions, deletions, and changes set forth herein. The term "code" or "IFGC" without further description when used in the portions of the IFGC which are not amended and in this Article VII of Chapter 29 shall mean the IFGC as amended herein by the additions, insertions, deletions, and changes set forth and adopted herein. Whenever the code refers to other publications of the International Code Council, which have been adopted by the City, such references shall be to the version of the publications as amended by the City.

29-7.1. Subsection 101.1 "Title" is hereby amended by inserting The City of Chandler, Arizona as Name of Jurisdiction.

29-7.2. SUBSECTION 103.1 "CREATION OF AGENCY" IS HEREBY AMENDED BY INSERTING DEVELOPMENT SERVICES DEPARTMENT AS NAME OF DEPARTMENT.

29-7.3. SUBSECTION 106.1.1 "ANNUAL PERMIT" AND SUBSECTION 106.1.2 "ANNUAL PERMIT RECORDS" ARE HEREBY DELETED IN THEIR ENTIRETY.

29-7.4. SUBSECTION 106.2 "PERMITS NOT REQUIRED" IS HEREBY AMENDED BY ADDING THE ADDITIONAL EXEMPT WORK SECTIONS AS FOLLOWS:

3. REPLACEMENT OF GAS WATER HEATING EQUIPMENT WHERE THE REPLACEMENT EQUIPMENT IS OF EQUAL OR LESSER BTU CAPACITY AND IS PLACED IN THE SAME LOCATION AS THE EXISTING EQUIPMENT.

4. REPLACEMENT OF GAS POOL OR SPA HEATING EQUIPMENT WHERE THE REPLACEMENT EQUIPMENT IS OF EQUAL OR LESSER BTU CAPACITY AND IS PLACED IN THE SAME LOCATION AS THE EXISTING EQUIPMENT.

5. REPLACEMENT OF GAS AIR-CONDITIONING EQUIPMENT, DIRECT VENT EQUIPMENT, FURNACES AND LOG LIGHTERS WHERE THE REPLACEMENT EQUIPMENT IS OF EQUAL OR LESSER BTU CAPACITY AND IS PLACED IN THE SAME LOCATION AS EXISTING EQUIPMENT.

6. SPECIAL CASES AS ALLOWED BY THE BUILDING OFFICIAL FOR WORK OF A SIMILAR NATURE AND COMPLEXITY AS THOSE ITEMS LISTED ABOVE.

29-7.5. Subsections **109.2** and **109.6** entitled "**SCHEDULE OF PERMIT FEES**" and "**REFUNDS**", respectively, are hereby deleted in their entirety and replaced with new Subsections **109.2** and **109.6** to read as follows:

109.2 SCHEDULE OF PERMIT FEES. Permit fees, if any, shall be adopted by the City by resolution.

109.6 REFUNDS. The Building Official is authorized to establish a refund policy.

29-7.6. Section **114 "BOARD of Appeals"** and **SECTION 115 "VIOLATIONS"** are hereby deleted in their entirety and Section numbers **114 AND 115** are hereby reserved.

ARTICLE VIII. - INTERNATIONAL ENERGY CONSERVATION CODE

29-8. - International Energy Conservation Code adopted.

The City Council of Chandler adopts by reference the International Energy Conservation Code, **2021** edition, ("IECC") and incorporates it herein as if fully set out in this Article VIII of Chapter 29 with the additions, insertions, deletions, and changes set forth herein. The term "code" or "IECC" without further description when used in the portions of the IECC which are not amended and in this Article VIII of Chapter 29 shall mean the IECC as amended herein by the additions, insertions, deletions, and changes set forth and adopted herein. Whenever the code refers to other publications of the International Code Council, which have been adopted by the City, such references shall be to the version of the publications as amended by the City.

29-8.1. Subsection C101.1 "Title" is hereby amended by inserting The City of Chandler, Arizona as Name of Jurisdiction

29-8.2. Subsection **C101.5 "COMPLIANCE"** is hereby amended by adding the following sentence:

Group R-2, when defined as a Commercial Building by section C202, shall have the option of complying under the Residential Provisions of this code, regardless of height. Once defined as such on the submittal documents, all components of the Residential Provisions shall be followed.

29-8.3. Subsection **C104.2** "Schedule of permit fees" is hereby deleted in its entirety and replaced with a new Section **C104.2** to read as follows:

C104.2. Schedule of permit fees. Permit fees, if any, shall be adopted by the City by resolution.

29-8.4. SUBSECTION C405.11 "AUTOMATIC RECEPTACLE CONTROL" AND SUBSECTION C405.11.1 "AUTOMATIC RECEPTACLE CONTROL FUNCTION" ARE DELETED IN THEIR ENTIRETY.

29-8.5. Subsection **C501.2** "Compliance" is hereby amended by deleting reference to the International Property Maintenance and International Private Sewage Disposal Codes.

29-8.6. Subsection R101.1 "Title" is hereby amended by inserting The City of Chandler, Arizona as Name of Jurisdiction

29-8.7. Subsection R101.2 "Scope" is hereby amended by adding the following sentence:

Group R-2, when defined as a Commercial Building by section C202, shall have the option of complying under the Residential Provisions of this code, regardless of height. Once defined as such on the submittal documents, all components of the Residential Provisions shall be followed.

29-8.8. Subsection R102.1.1 "Above code programs" is hereby amended by adding a new Subsection R102.1.2. as follows:

R102.1.2 RESNET testing & inspection protocol. The Residential Energy Services Network (RESNET) Mortgage Industry National Home Energy Rating System Standards Protocol for third party testing and inspections shall be deemed to meet the requirements of sections R402.4.1, R402.4.1.2 and **R403.3.4** and shall meet the following conditions:

1. Third party testing and inspections shall be completed by RESNET certified raters or rating field inspectors and shall be subject to RESNET quality assurance field review procedures.
2. Sampling in accordance with Chapter 6 of the RESNET standards shall be performed by raters or rating field inspectors working under a RESNET accredited sampling provider.
3. Third party testing is required for the following items:
 - a. R402.4.1.1 — Building Envelope - Thermal and air barrier checklist.
 - b. R402.4.1.2 — Testing - Air leakage rate
 - c. **R403.3.4** — Sealing - Duct tightness
4. The other requirements identified as "mandatory" in Chapter 4 shall be met.
5. Alternate testing and inspection programs and protocols shall be allowed when approved by the Building Official.

29-8.9. Subsection **R104.2** "Schedule of permit fees" is hereby deleted in its entirety and replaced with a new Section **R104.2** to read as follows:

R104.2. *Schedule of permit fees.* Permit fees, if any, shall be adopted by the City by resolution.

29-8.10. SUBSECTION R401.2 "APPLICATION" IS HEREBY AMENDED BY DELETING "SECTION R401.2.5 AND" IN THE FIRST PARAGRAPH.

29-8.11. SUBSECTION R401.2.5 "ADDITIONAL ENERGY EFFICIENCY" IS HEREBY DELETED IN ITS ENTIRETY.

29-8.12. TABLE R402.1.3 "INSULATION MINIMUM R-VALUES AND FENESTRATION REQUIREMENTS BY COMPONENT" IS HEREBY AMENDED BY REPLACING CEILING R-VALUE OF "49" WITH "38" IN CLIMATE ZONE 2.

29-8.13. SUBSECTION R403.3.5 "DUCT TESTING" IS HEREBY AMENDED BY ADDING ONE NEW EXCEPTION TO READ AS FOLLOWS:

EXCEPTIONS:

- 1. A DUCT AIR-LEAKAGE TEST SHALL NOT BE REQUIRED WHERE THE DUCTS AND AIR HANDLERS ARE LOCATED ENTIRELY WITHIN THE BUILDING THERMAL ENVELOPE.**
- 2. A DUCT AIR-LEAKAGE TEST SHALL NOT BE REQUIRED FOR DUCTS SERVING HEATING, COOLING OR VENTILATION SYSTEMS THAT ARE NOT INTEGRATED WITH DUCTS SERVING HEATING OR COOLING SYSTEMS.**

29-8.14. SUBSECTION R405.3.2 "COMPLIANCE REPORT" IS HEREBY AMENDED BY REPLACING "CODE OFFICIAL BEFORE A CERTIFICATE OF OCCUPANCY IS ISSUED" IN THE END OF THE FIRST PARAGRAPH WITH "BUILDING OWNER".

29-8.15. TABLE R406.5 "MAXIMUM ENERGY RATING INDEX" IS HEREBY AMENDED BY REPLACING ENERGY RATING INDEX OF "52" WITH "57" IN THE CLIMATE ZONE 2.

29-8.16. SECTION R408 "ADDITIONAL EFFICIENCY PACKAGE OPTIONS" IS HEREBY DELETED IN ITS ENTIRETY.

29-8.17. Subsection R501.4 "Compliance" is hereby amended by deleting reference to the International Property Maintenance and International Private Sewage Disposal Codes.

ARTICLE IX. - INTERNATIONAL EXISTING BUILDING CODE

29-9. - International Existing Building Code adopted.

The City Council of Chandler adopts by reference the International Existing Building Code, **2021** edition, ("IEBC") and incorporates it herein as if fully set out in this Article IX of Chapter 29 with the additions, insertions, deletions, and changes set forth herein. The term "code" or "IEBC" without further description when used in the portions of the IEBC which are not amended and in this Article IX of Chapter 29 shall mean the IEBC as amended herein by the additions, insertions, deletions, and changes set forth and adopted herein. Whenever the code refers to other publications of the International Code Council, which have been adopted by the City, such references shall be to the version of the publications as amended by the City.

29-9.1. Subsection 101.1 "Title" is hereby amended by inserting The City of Chandler, Arizona as Name of Jurisdiction

29-9.2. Subsection 101.4.2 "Buildings previously occupied" is hereby amended by deleting reference to the International Property Maintenance Code.

29-9.3. SUBSECTION 103.1 "CREATION OF AGENCY" IS HEREBY AMENDED BY INSERTING DEVELOPMENT SERVICES DEPARTMENT AS NAME OF DEPARTMENT.

29-9.4. SUBSECTION 105.1.1 "ANNUAL PERMIT" AND SUBSECTION 105.1.2 "ANNUAL PERMIT RECORDS" ARE HEREBY DELETED IN THEIR ENTIRETY.

29-9.5. Subsection 105.2 "Work exempt from permit" is hereby amended by adding items to each work category as follows:

Building:

7. Replacement of a roof cover of a R-3 occupancy where the replacement roof covering classification is equal to or greater than the existing roof covering classification and does not increase the loads upon the structural frame.

8. Special cases allowed by the Building Official for work of a similar nature and complexity as those items listed above.

Electrical:

4. REPAIR or replacement of motors, transformers, overcurrent devices or equipment affixed to a Group R-3 occupancy where the replaced or repaired equipment is of the same rating as the existing equipment, is placed in the same location as the existing equipment and is labeled as defined in this code.

5. SPECIAL cases AS allowed by the Building Official for work of a similar nature and complexity as those items listed above.

Gas:

3. Replacement of gas water heating equipment affixed to a Group R-3 or IRC occupancy where the replacement equipment is of equal or lesser BTU capacity and is placed in the same location as the existing equipment.
4. Replacement of gas pool or spa heating equipment serving a Group R-3 or IRC occupancy where the replacement equipment is of equal or lesser BTU capacity and is placed in the same location as the existing equipment.
5. Replacement of gas air-conditioning equipment, direct vent equipment, furnaces and log lighters affixed to a Group R-3 or IRC occupancy where the replacement equipment is of equal or lesser BTU capacity and is placed in the same location as existing equipment.
6. Special cases as allowed by the Building Official for work of a similar nature and complexity as those items listed above.

Mechanical:

8. Replacement of evaporative coolers affixed to a Group R-3 or IRC occupancy where the replacement equipment is of equal or lesser airflow (cfm) and is placed in the same location as the existing evaporative cooler.
9. Special cases as allowed by the Building Official, for work of a similar nature and complexity as those items listed above.

Plumbing:

3. Replacement of water conditioning or treating equipment affixed to Group R-3 or IRC occupancy where the replacement equipment is of equal or lesser treatment capacity and is placed in the same location as the existing equipment.
4. Replacement of solar pool and spa heating equipment serving a Group R-3 or IRC occupancy where the replacement equipment is of equal or lesser heating capacity and is placed in the same location as the existing equipment.
5. Replacement of electric water heating equipment affixed to a Group R-3 or IRC occupancy where the replacement equipment is of equal or lesser amperage rating and is placed in the same location as the existing equipment.

6. Special cases as allowed by the Building Official for work of a similar nature and complexity as those items listed above.

29-9.6 Subsection 108.2 "Schedule of Permit Fees" is hereby deleted in its entirety and replaced with a new Subsection 108.2 to read as follows:

*108.2. **SCHEDULE OF Permit Fees.*** Permit fees, if any, shall be adopted by the City by resolution.

29-9.7 Section 113 "Violations", Section 116 "Emergency Measures" and Section 117 "Demolition" are hereby deleted in their entirety and Section numbers 113, 116, and 117 are hereby reserved.

29-9.8 Section 115 "Unsafe **STRUCTURES** and Equipment", is hereby amended by deleting subsection 115.5 entitled "Restoration" in its entirety and adding new subsections 115.5 through 115.11 to read as follows:

115.5. Recordation of Notice. If compliance with the notice is not satisfied within the time specified therein, and no appeal has been properly and timely filed, the building official shall file in the office of the county recorder a certificate describing the property and certifying (i) that the building is a dangerous building and (ii) that the owner has been so notified. Whenever the corrections ordered shall thereafter have been completed, or the building demolished so that it no longer exists as an unsafe building on the property described in the certificate, the building official shall file a new certificate with the county recorder certifying that the building has been demolished or all required corrections have been made so that the building is no longer unsafe, whichever is appropriate.

115.6 Repair, Vacation and Demolition. The following standards shall be followed by the building official (and by the board of appeals if an appeal is taken) in ordering the repair, vacation or demolition of any unsafe building or structure:

1. Any building declared as an unsafe building under this code shall be made to comply with one (1) of the following:

(a) The building shall be repaired in accordance with this code; or

(b) The building shall be demolished at the option of the building owner; or

(c) If the building does not constitute an immediate danger to the life, limb, property or safety of the public it may be vacated, secured and maintained against entry.

2. The structure or equipment determined to be unsafe by the building official is permitted to be restored to a safe condition. To the extent that repairs, alterations or additions are made, or a change of occupancy occurs during the restoration of the structure, such repairs, alterations, additions or change of occupancy shall comply with the requirements of subsection 105.2.2.

3. If the building or structure is in such condition as to make it immediately dangerous to the life, limb, property, or safety of the public or its occupants, it shall be ordered to be vacated.

115.7. *Notice to Vacate.* Every notice to vacate shall, in addition to being served as provided in subsection 115.3 be posted at or upon each exit of the building and shall be in substantially the following form:

DO NOT ENTER
UNSAFE TO OCCUPY

It is a misdemeanor to occupy this building, or to remove or deface this notice.

Building Official
..... of

Whenever such notice is posted, the building official shall include a notification thereof in the notice issued under subsection 115.3, reciting the emergency and specifying the conditions which necessitate the posting. No person shall remain in or enter any building which has been posted, except that entry may be made to repair, demolish or remove such building under permit. No person shall remove or deface any such notice after it is posted until the required repairs, demolition or removal have been completed and a certificate of occupancy issued pursuant to the provisions of this code.

115.8. *Failure to Commence Work.* Whenever the repair or demolition is not commenced within thirty (30) days after any final notice or order issued under this code becomes effective:

1. The building official shall cause the building described in such notice and order to be vacated by posting at each entrance thereto a notice reading:

DANGEROUS BUILDING
DO NOT OCCUPY

It is a misdemeanor to occupy this building, or to remove or deface this notice.

Building Official

..... of

2. No person shall occupy any building which has been posted as specified in this section. No person shall remove or deface any such notice so posted until the repairs, demolition or removal ordered by the building official have been completed and a Certificate of Occupancy issued pursuant to the provisions of this code.

3. The building official may, in addition to any other remedy herein provided, cause the building to be repaired to the extent necessary to correct the conditions which render the building unsafe as set forth in the notice; or, if the notice required demolition, to cause the building to be sold and demolished or demolished and the materials, rubble and debris therefrom removed, and the lot cleaned. Any such repair or demolition work shall be accomplished, and the cost thereof paid and recovered in the manner hereinafter provided in this code. Any surplus realized from the sale of any such building, or from the demolition thereof, over and above the cost of demolition and of cleaning the lot, shall be paid over to the person or persons lawfully entitled thereto.

115.9. Extension of Time to Perform Work. Upon receipt of an application from the person required to conform to the notice and by agreement of such person to comply with the notice if allowed additional time, the building official may grant an extension of time, not to exceed an additional one hundred twenty (120) days, within which to complete said repair, rehabilitation or demolition, if the building official determines that such an extension of time will not create or perpetuate a situation imminently dangerous to life or property. The building official's authority to extend time is limited to the physical repair, rehabilitation or demolition of the premises and will not in any way affect the time to appeal the notice.

115.10. Interference with Repair or Demolition Work Prohibited. No person shall obstruct, impede or interfere with any officer, employee, contractor or authorized representative of this jurisdiction or with any person who owns or hold any estate or interest in any building which has been ordered repaired, vacated or demolished under the provisions of this code; or with any person to whom such building has been lawfully sold pursuant to the provisions of this code, whenever such officer, employee, contractor or authorized representative of this jurisdiction, person having an interest or estate in such building or structure, or purchaser is engaged in the work of repairing, vacating and repairing, or demolishing any such building, pursuant to the provisions of this

code, or in performing any necessary act preliminary to or incidental to such work or authorized or directed pursuant to this code.

115.11. Abatement and Cost Recovery. Unless timely appealed to the board of appeals, a notice issued pursuant to subsection 115.3 shall constitute a final abatement order. The failure to comply with the terms of such notice, in addition to constituting a violation of the Code of the City of Chandler, shall permit the City to institute the abatement and cost recovery provisions set forth in Section 26-11, Code of the City of Chandler.

29-9.9. SECTION 116 "EMERGENCY MEASURES" IS HEREBY DELETED IN ITS ENTIRETY AND SECTION NUMBER 116 IS HEREBY RESERVED.

29-9.10. SECTION 117 "DEMOLITION" IS HEREBY DELETED IN ITS ENTIRETY AND SECTION NUMBER 117 IS HEREBY RESERVED.

29-9.11. Subsection **302.2** "Additional codes" is hereby amended by deleting reference to the International Property Maintenance and International Private Sewage Disposal Codes.

29-9.12. Subsections 1301.3.2 "Compliance with other codes" and 1401.2 "Conformance" are hereby amended by deleting reference to the International Property Maintenance Code.

ARTICLE X. - INTERNATIONAL SWIMMING POOL AND SPA CODE

29-10. - International Swimming Pool and Spa Code adopted.

The City Council of Chandler adopts by reference the International Swimming Pool and Spa Code, **2021** edition, ("ISPSC") and incorporates it herein as if fully set out in this Article X of Chapter 29 with the additions, insertions, deletions, and changes set forth herein. The term "code" or "ISPSC" without further description when used in the portions of the ISPSC which are not amended and in this Article X of Chapter 29 shall mean the ISPSC as amended herein by the additions, insertions, deletions, and changes set forth and adopted herein. Whenever the code refers to publications of the International Code Council, which have been adopted by the City, such references shall be to the version of the publications as amended by the City.

29-10.1. Subsection 101.1 "Title" is hereby amended by inserting The City of Chandler, Arizona as Name of Jurisdiction.

29-10.2. SUBSECTION 103.1 "CREATION OF AGENCY" IS HEREBY AMENDED BY INSERTING DEVELOPMENT SERVICES DEPARTMENT AS NAME OF DEPARTMENT.

29-10.3. SECTION 112 "BOARD OF APPEALS" AND SECTION 113 "VIOLATIONS" ARE HEREBY DELETED IN THEIR ENTIRETY AND SECTION NUMBERS 112 AND 113 ARE HEREBY RESERVED.

29-10.4 Subsection 305.2.1 "Barrier height and clearances" is hereby amended by deleting **PARAGRAPH 1 IN ITS ENTIRETY** and replacing it with **A NEW PARAGRAPH 1** and adding an exception to read as follows:

- 1. THE TOP OF THE BARRIER SHALL BE NOT LESS THAN 72" (1829 MM) ABOVE GRADE WHERE MEASURED ON THE SIDE OF THE BARRIER THAT FACES AWAY FROM THE POOL OR SPA. SUCH HEIGHT SHALL EXIST AROUND THE ENTIRE PERIMETER OF THE BARRIER.**

EXCEPTION: IF THE BARRIER IS USED SOLELY AS THE BARRIER BETWEEN THE POOL OR SPA AND A ONE- OR TWO-FAMILY DWELLING THEN THE TOP OF THE BARRIER SHALL NOT BE LESS THAN 48" (1219 MM). SUCH HEIGHT SHALL EXIST AROUND THE ENTIRE PERIMETER OF THE BARRIER AND FOR A DISTANCE OF 3 FEET (914 MM) MEASURED HORIZONTALLY FROM THE OUTSIDE OF THE REQUIRED BARRIER.

29-10.5. Subsection 305.4 "Structure wall as a barrier" is hereby amended by adding new paragraphs **7 AND 8** to read as follows:

- 7. Emergency escape or rescue windows from sleeping rooms which face within a swimming pool enclosure shall be equipped with a latching device located not less than fifty-four (54) inches above the floor. All other openable dwelling unit**

or guest room windows facing within a swimming pool enclosure shall be equipped with a screwed-in-place wire mesh screen, a keyed lock that prevents opening the window more than four (4) inches, or a latching device located not less than fifty-four (54) inches above the floor.

8. Pet doors shall be able to be rendered inoperable and impassable with a latching device inoperable by young children.

ARTICLE XI. - PENALTY FOR VIOLATION OF CHAPTER

29-11. - Chapter 29 violation—Penalty.

Except as otherwise provided by law or ordinance, a person convicted of a violation of a code adopted by reference in Chapter 29, Code of the City of Chandler shall be guilty of a Class 1 misdemeanor. A Class 1 misdemeanor is punishable by a fine not exceeding two thousand five hundred dollars (\$2,500.00), by imprisonment for a term not exceeding six (6) months, by probation for a term not exceeding three (3) years, or by any combination thereof. A Class 2 misdemeanor is punishable by a fine not exceeding seven hundred fifty dollars (\$750.00), by imprisonment for a term not exceeding four (4) months, by probation for a term not exceeding two (2) years, or by any combination thereof. A Class 3 misdemeanor is punishable by a fine not exceeding five hundred dollars (\$500.00), by imprisonment for a term not exceeding thirty (30) days, by probation for a term not exceeding one (1) year, or by any combination thereof. Except as otherwise provided by law or ordinance, with respect to violations of this Code that are continuous with respect to time, each day that the violation continues is a separate offense.

Ordinance No. 4994, Adopted 2/24/2022, Effective 7/1/2022

2021 Amendments to Chapter 28, Fire Prevention
{Public Record for Ordinance No. 4994}

The Chandler City Code Chapter 28, Fire Prevention, is hereby amended to read as follows (additions in ALL CAPS):

Chapter 28 – FIRE PREVENTION

28-1. - International Fire Code adopted.

The City Council of Chandler adopts by reference the International Fire Code, **2021** edition and incorporates it herein as if fully set out in this Chapter 28 with the additions, insertions, deletions, and changes set forth herein. The term "code" without further description when used in the portions of the International Fire Code which are not amended and in this Chapter 28 shall mean the **2021** edition of the International Fire Code as amended herein by the additions, insertions, deletions, and changes set forth and adopted herein. Whenever the code refers to other publications of the International Code Council, including, but not limited to, the International Building Code, which have been adopted by the City, such references shall be to the version of the publications as amended by the City.

28-2. – Jurisdiction.

Section 101.1 of the code is hereby deleted in its entirety and replaced by a new Section 101.1 and Section 101.1.1 to read as follows:

101.1 Title. These regulations shall be known as the City of Chandler Fire Code, hereinafter referred as this or the "code." The terms "City" and "City of Chandler" are used interchangeably in this code.

101.1.1 Assuming jurisdiction of fire prevention standards. Pursuant to Arizona Revised Statutes (A.R.S.) § 37.1383(A)(5), the City of Chandler, having in effect a nationally recognized Fire Code, does hereby assume jurisdiction from the State Fire Safety Committee for prescribing and enforcing fire prevention standards throughout the City of Chandler. Such standards shall not supersede or exempt state or county owned and operated buildings and public schools from the State Fire Safety Committee's established fire prevention standards.

28-3. – Appointment of fire code official.

Section 103.2 of the code is hereby deleted in its entirety and replaced with a new Section 103.2 to read as follows:

103.2 Appointment. The City Fire Chief has designated and appointed the City Fire Marshal to act as the fire code official.

28-4. – Permits required.

Section 105.1.1 of the code is hereby deleted in its entirety and replaced with a new Section 105.1.1 to read as follows:

105.1.1 Permits required. Permits required by this code shall be obtained from the fire code official prior to engaging in any of the activities, operations, practices, or functions requiring a permit. Permit fees, if any, shall be adopted by the City by resolution and shall be paid prior to issuance of the permit.

28-5. – Hazardous materials.

Section 105.5.22 of the code is hereby deleted in its entirety and replaced with a new Section 105.5.22 to read as follows:

105.5.22 Hazardous materials. An operational permit is required to store, transport on site, dispense, use, or handle hazardous materials **MORE THAN** the amounts listed in Table 105.5.22. The Hazardous Materials Management Plan (HMMP) and Hazardous Materials Inventory Statement (HMIS) to be submitted in conjunction with the operating permit shall be updated and submitted to the fire code official for approval annually.

28-6. – Open burning.

Section 105.5.34 of the code is hereby deleted in its entirety and replaced with a new Section 105.5.34 to read as follows:

105.5.34 Open burning. An operational permit is required for the kindling or maintenance of an open fire or a fire on any public street, alley, road or other public or private ground. Instructions and stipulations of the permit shall be adhered to.

Exception: Recreational fires.

28-7. – Fire protection equipment.

Section 105.5 of the code is hereby further amended by adding a new section 105.5.53 entitled "Fire protection equipment" to read as follows:

105.5.53 Fire protection equipment. An operational permit is required for any person, corporation, partnership, or other entity engaged in the primary business of selling, servicing, or installing portable fire extinguishers, fire alarms and fire detection equipment or fixed fire-extinguishing equipment within the City of Chandler.

28-8 – FIRE RE-INSPECTION FEE AND COUNCIL ACTION.

SECTION 107 OF THE CODE IS HEREBY AMENDED BY ADDING A NEW SECTION 107.7 ENTITLED "FIRE RE-INSPECTION FEE" AND A NEW SECTION 107.8 ENTITLED "COUNCIL ACTION" TO READ AS FOLLOWS:

107.7 FIRE RE-INSPECTION FEE. FACILITIES THAT ARE RE-INSPECTED TO ENSURE THAT A CODE VIOLATION HAS BEEN PROPERLY ADDRESSED MAY BE ASSESSED A RE-INSPECTION FEE. A RE-INSPECTION FEE MAY BE ASSESSED FOR THE SECOND RE-INSPECTION FOR THE SAME VIOLATION.

107.8 COUNCIL ACTION. ALL FEES IDENTIFIED IN THIS CODE SHALL BE ADOPTED BY THE CITY COUNCIL BY RESOLUTION.

28-9. – Self-inspection.

Section **108** of the code is hereby amended by adding a new Section **108.5** entitled "Self-inspection" to read as follows:

108.5 Self-inspection. The fire code official is hereby authorized to establish procedures regarding inspections of business, commercial and industrial facilities within the City. Any owner or occupant of a business, commercial or industrial facility who fails to perform a self-inspection as requested by the fire code official in accordance with the procedures established may be charged the cost for the fire code official, or his/her designee, to perform such inspection.

28-10. – MEANS of Appeals.

Sections 111.1 and 111.3 of the Code are hereby deleted in their entirety. Section **111.1** is replaced with a new Section **111.1** entitled "Appeals to Chandler Board of Appeals" to read as follows:

111.1 Appeals to Chandler Board of Appeals. The Chandler Board of Appeals shall hear and decide appeals of orders, decisions, or determination made by the fire code official relative to the application and interpretation of this code.

28-11. – VIOLATIONS.

Section **112.1** of the code, shall be deleted in its entirety and replaced with a new Section **112.1** to read as follows:

112.1 Unlawful acts. It shall be unlawful for a person, firm, or corporation to erect, construct, alter, repair, remove, demolish, or utilize a building, occupancy, premises, or system regulated by this code, or cause same to be done, in conflict with or in violation of any of the provisions of this code. Each day that a violation continues

after notice of violation, in accordance with Section **112.3**, has been served shall be deemed a separate offense.

28-12. – Civil and criminal penalties.

Sections **112.4** and **112.4.1** of the code are hereby deleted in their entirety and the penalties and civil remedies are set forth below in Sections 28-24 and 28-27 of this Chapter.

28-13. – DEFINITIONS.

SECTION 202 GENERAL DEFINITIONS OF THE CODE IS HEREBY AMENDED TO READ AS FOLLOWS:

GROUP I, INSTITUTIONAL.

SIX TO 10 PERSONS RECEIVING CUSTODIAL CARE. A FACILITY HOUSING NOT FEWER THAN SIX (6) AND NOT MORE THAN TEN (10) PERSONS RECEIVING CUSTODIAL CARE SHALL BE CLASSIFIED AS GROUP R-4.

RESIDENTIAL GROUP R-4. RESIDENTIAL GROUP R-4 SHALL INCLUDE BUILDINGS, STRUCTURES, OR PORTIONS THEREOF FOR MORE THAN FIVE (5) BUT NOT MORE THAN TEN (10) PERSONS, EXCLUDING STAFF, WHO RESIDE ON A 24-HOUR BASIS IN A SUPERVISED RESIDENTIAL ENVIRONMENT AND RECEIVE CUSTODIAL CARE.

28-14. – Expense recovery.

Section 304 of the code is hereby amended by adding new Sections 304.4 entitled "Expense recovery" to read as follows:

304.4 Expense recovery. Any owner, operator, occupant, or other person responsible for property, who fails to correct a violation of Section 304 within fifteen (15) days of the fire code official issuing an order or notice which is served pursuant to the provisions of Section **112.3**, shall be charged for any costs incurred by the City of Chandler in responding to any fire at the subject property while the violation continues to exist. The provisions of this Section are for the purpose of reimbursing the City of Chandler's costs and shall be in addition to any penalties that may apply. The fire code official shall keep or cause to be kept an itemized account of the expenses involved in responding to each fire, including personnel, equipment, and administrative costs, as well as the costs incurred by other fire departments responding to calls within the City of Chandler, due to City of Chandler fire crews being unavailable for service **BECAUSE** of said fire. The collection and appeal provisions set forth in Section 108 and Chapter 26 of the Code of the City of Chandler, shall apply to this Section 304.4.

28-15. – Dimensions.

Section 503.2.1 of the code is hereby amended to read as follows:

503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm), exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 15 feet (4572 mm).

28-16. – Premises identification.

Section 505.1 of the code is hereby deleted in its entirety and replaced with a new Section 505.1 to read as follows:

505.1 Address numbers. Approved numbers or addresses shall be placed on all new or existing buildings within the City in accordance with criteria specified in the latest version of the Street Naming and Addressing Procedures adopted by the City of Chandler. Properties annexed into the City shall display only a city-assigned premises identification number. Said number shall be permanently affixed to all premises within thirty (30) days of notification of the City of the new address. No building address shall be changed except in the manner prescribed in the City of Chandler Street Naming and Addressing Procedures.

28-17. – Emergency responder radio communication.

Section 510.1 and 510.4.1.2 of the code are hereby amended to read as follows:

510.1 Emergency responder radio communications. Buildings shall have approved radio coverage for emergency responders within the building based upon the existing coverage levels of the public safety communication systems of the jurisdiction at the exterior of the building. The requirements of this Section 510.1 shall apply to all buildings and structures located in the City that satisfy any of the following characteristics:

1. Buildings or structures that are more than three (3) stories above ground level;
2. Buildings or structures totaling forty-five thousand (45,000) square feet or more on any single floor;
3. Buildings or structures that include a basement or other subterranean space totaling two hundred fifty (250) square feet or more; or
4. Buildings or structures that the fire code official has determined to have been constructed in a manner or with materials likely to limit the ability of emergency response personnel to effectively use radio communication while within that building or structure.

Exception. The requirements set forth in this Section 510.1 shall not apply to the following:

1. U occupancies and R3 occupancies that are single family detached residences;
2. Buildings and structures utilizing only wood framing; and
3. Buildings and structures that are less than thirty-five (35) feet above ground level and do not utilize any metal framing or metal roofing.

510.4.1.2 Minimum signal strength out of the building. In keeping with applicable engineering practice specific to the architecture of the regional digital radio communications network, standardized Delivered Audio Quality (DAQ) measurements are specified to verify acceptable levels of signal strength exiting the building. **MINIMUM SIGNAL STRENGTH OUT OF THE BUILDING MUST MEET THE REQUIREMENTS OF THE RWC (REGIONAL WIRELESS COOPERATIVE) WORKING GROUP.**

28-18. – Fire extinguishing system installations.

Section 903 of the code is hereby amended by deleting Sections 903.2 through 903.2.10 in their entirety, reserving Section Number 903.2.10 and adding new Sections 903.2 through 903.2.9 to read as follows:

903.2 Where required. Subject to the exceptions set forth herein, approved automatic sprinkler systems shall be provided in the locations within the City described in this Section. Installation of fire sprinkler systems shall be performed by an Arizona licensed fire protection contractor.

Exceptions:

- 1) An automatic sprinkler system is not required for spaces or areas in telecommunications buildings used exclusively for telecommunications equipment, associated electrical power distribution equipment, batteries and standby engines, provided those spaces or areas are equipped throughout with an automatic smoke detection system in accordance with Section 907.2 and are separated from the remainder of the building by not less than 1-hour fire barriers constructed in accordance with Section 707, Fire Barriers, of the International Building Code or not less than 2-hour horizontal assemblies constructed in accordance with Section 711, Floor and Roof Assemblies, of the International Building Code, or both.
- 2) An automatic sprinkler system is not required for buildings or structures which were constructed and in use prior to September 11, 1996, and for which a change in use or occupancy of any structure has not occurred as set

forth in Section 102.3. Any change in use or occupancy of these buildings shall refer to the **2021** International Existing Building Code to determine if fire sprinklers will be required with the change.

3) In addition to the general authority granted to the fire code official pursuant to Section 104.9, the fire code official shall have discretion to exempt other facilities from automatic sprinkler system requirements where the size, intended use, and extent of use of the facility does not warrant the installation of fire sprinklers and alternate methods to secure public safety are provided. Such other facilities may include, but are not limited to:

(1) Enclosed structures which are less than three thousand (3,000) square feet in size, at least fifty (50) percent open on the sides and used to protect humans, animals, or property from the sun or elements.

(2) Structures which are less than three hundred (300) square feet in size used to monitor access to a larger facility, site, or area.

(3) Structures temporarily used for a period not to exceed two (2) years for onsite storage or maintenance purposes provided that the structure is not used for Group A, E, F, H or I occupancies.

903.2.1 Group A. An automatic sprinkler system shall be provided throughout all buildings and all portions of all Group A occupancies.

903.2.2 Group B. An automatic sprinkler system shall be provided throughout all buildings and all portions of all Group B occupancies.

903.2.3 Group E. An automatic sprinkler system shall be provided throughout all buildings and all portions of all Group E occupancies.

903.2.4 Group F. An automatic sprinkler system shall be provided throughout all buildings and all portions of all Group F occupancies.

903.2.5 Group H. An automatic sprinkler system shall be provided throughout all buildings and all portions of all Group H occupancies.

903.2.6 Group I. An automatic sprinkler system shall be provided throughout all buildings and all portions of all Group I occupancies.

903.2.7 Group M. An automatic sprinkler system shall be provided throughout all buildings and all portions of all Group M occupancies.

903.2.8 Group R. Subject to the exceptions set forth herein, an automatic sprinkler system shall be provided throughout all buildings and all portions of all Group R occupancies.

Exceptions:

1. An automatic sprinkler system is not required for Group R-3 **DETACHED ONE- OR TWO-FAMILY DWELLINGS.**

903.2.9. Group S. An automatic sprinkler system shall be provided throughout all buildings and all portions of all Group S occupancies.

Exception: S-2, one story, grade level, open parking structures that are entirely open, except for structural columns, on all four sides.

28-19. - Specific building area hazards.

Section 903.2.11 of the code is hereby amended to read as follows:

Section 903.2.11 In all occupancies, including all Group U occupancies larger than three thousand (3,000) square feet, an automatic sprinkler system shall be installed for building design or hazards in the locations set forth in sections 903.2.11.1 through 903.2.11.6.

28-20. - Fire department connections.

Section 912.2 of the code is hereby amended to read as follows:

Section 912.2 Location. With respect to hydrants, driveways, buildings and landscaping, fire department connections shall be so located that fire apparatus and hoses connected to supply the system will not obstruct access to the buildings for other apparatus. The location of fire department connections shall be located on private property six (6) to ten (10) feet behind curb (of street) at a permanent entrance to site or as otherwise approved by the fire chief.

28-21. - Electronic filing.

Section 5001.5 of the code is hereby amended by adding a new Section 5001.5.3 entitled "Electronic filing" to read as follows:

5001.5.3. Electronic filing. The fire code official is hereby authorized to establish procedures requiring the electronic filing of HMMP and HMIS. An approved HMMP and/or HMIS must remain on site.

28-22. - Fireworks preemption.

Section 5601.1 of the code is hereby amended by deleting Exception 9 in its entirety and adding new Exceptions 9 and 10 to read as follows:

Exception 9. Items preempted by federal or state regulations.

Exception 10. The possession, manufacture, storage, handling, sale, and use of fireworks in accordance with other City ordinances.

28-23. – EXPLOSIVES AND Fireworks.

Section 5601.1.3 of the code is hereby amended by repealing Exception 4 in its entirety and replacing it with a new Exception 4 to read as follows:

Exception 4. The possession, storage, sale, handling and use of specific types of Division 1.4G fireworks where allowed by applicable laws, ordinances, and regulations, provided that such fireworks and facilities comply with NFPA 1124, CPSC 16 CFR Parts 1500 and 1507, DOTN 49 CFR Parts 100-185 **(2006 EDITION)**, and Arizona Revised Statutes (A.R.S.) Section **S** 36-1601, et seq., as applicable for consumer fireworks. The sale of permissible consumer fireworks as defined under A.R.S. Section **S** 36-1601, et seq., is only allowed **APRIL 25TH THROUGH MAY 6TH**, May 20TH through July 6TH, and December 10TH through January 3RD. The use of permissible consumer fireworks as defined under A.R.S. Section **S** 36-1601, et seq., is only allowed **MAY 4TH THROUGH MAY 6TH**, June 24TH through July 6TH, and December 24TH through January 3RD **ON PRIVATE PROPERTY WITH THE PERMISSION OF THE PROPERTY OWNER OR THE PROPERTY OWNER'S DULY APPOINTED AGENT. EXCEPT AS AUTHORIZED BY A PERMIT ISSUED BY THE FIRE CHIEF OR FIRE CHIEF'S DESIGNEE, THE USE OF PERMISSIBLE CONSUMER FIREWORKS IS PROHIBITED ON ALL PUBLICLY OWNED OR MANAGED LAND, BUILDINGS, AND FACILITIES INCLUDING, BUT NOT LIMITED TO, CITY OFFICES AND FACILITIES, PUBLIC PARKS, PUBLIC PARKING LOTS, PUBLIC SCHOOL BUILDINGS AND FACILITIES, PUBLIC RETENTION BASINS, ROADS, STREETS, AND SIDEWALKS.**

28-24. – Appendices.

This code is hereby further amended by deleting Appendix A, J and M in their entirety and specifying that Appendix E, F, G and H are included for informational purposes only and ARE not adopted by the City as part of this code. All other Appendices set forth in this code are hereby adopted as part of this code.

Appendix L of the code is hereby deleted in its entirety and replaced with a new Appendix L to read as follows: Requirements for firefighter air replenishment **SYSTEMS**.

"Firefighter Air Replenishment System (**FARS**)" to read as follows:

L101. Fire fighter air replenishment systems.

L101.1 General. A breathing air replenishment system (FAR System) is a complete, self-contained high pressure breathing air replenishment system consisting of a fire department air connection panel, remote air fill panels and high pressure interconnected piping, permanently installed within a structure, allowing fire department personnel to replenish empty self-contained

breathing apparatus cylinders within close proximity to the location of the incident requiring emergency response, thus reducing the amount of travel distance, time and support personnel needed at an emergency incident.

L101.2. Applicability. The requirements of this Section shall apply to all buildings and structures to include expansions, alterations, and modifications meeting the specifications set forth in Section L101.3.

L101.3. Buildings and structures requiring FAR System. A FAR System shall be installed in buildings and structures located in the City meeting either of the following criteria:

1. Buildings and structures seventy-five (75) feet in height or more above grade or which are otherwise characterized as high-rise buildings; and
2. Underground buildings and structures, or components thereof, totaling ten thousand (10,000) square feet or more that are either more than two (2) floors below grade or more than thirty (30) feet below grade.

L101.4. Plans. Engineered stamped design drawings of the FAR System shall be submitted to the City building official and the fire code official. The plans shall include equipment/component drawings, system calculations, and manufacturer's technical product data, to include all piping, fittings, valves, gauges, cabinets, locking devices, hangers, supports and all other system components as may be necessary to install the FAR System. The installation of the FAR System shall not commence until the plans therefore have been approved. A fee for plan review and inspection shall be adopted by the City by resolution and shall be paid prior to plan review.

L101.5. Contractor qualifications. The FAR system shall be installed, tested and maintained by a contractor with the appropriate Arizona Registrar of Contractors license classification.

Any contractor responsible for installation, testing, or maintenance of a FAR system shall also have a Chandler Fire Department operational permit for Fire Protection Contractors pursuant to Section 105.6.51.

L101.6. FAR System requirements. The FAR System shall allow fire department personnel to simultaneously replenish four (4), forty-five (45) cubic foot self-contained breathing apparatus cylinders at any one (1) time; two (2) at three thousand (3,000) psi and two (2) at four thousand five hundred (4,500) psi. Fire department personnel shall be able to connect into the FAR System's fire department air connection panel from a mobile air support apparatus thereby

providing a constant source of breathing air supplied directly from the air support apparatus to the system's remote air fill panels.

L101.7. FAR System components. The FAR System shall consist of the following minimum components:

1. Fire department air connection panel;
2. Remote air fill panels;
3. Interconnected piping; and
4. Low pressure monitoring switches and alarm.

L101.8. Fire department air connection panel. A fire department air connection panel shall be installed on the exterior of the building or within a remote monument at a location approved by the fire code official and shall be interconnected to the building's interior remote air fill panels. The fill inlet and associated components of the air connection panel shall be contained in a lockable, weather tight enclosure.

The exterior fire department connection panel shall contain all of the necessary gauges, isolation valves, pressure relief valves, pressure regulating valves, check valves, tubing, fittings, supports, connectors, adapters and other necessary components as may be required to allow the fire departments mobile air unit to connect and augment the system with a constant source of breathing air.

The fire department air connection panel shall be installed in an area protected from physical damage. The panel shall be **ALWAYS** locked, unless in use by fire department personnel. The locking mechanism for the panel cover shall be contained in an approved key box installed at a location approved by the fire code official. The key to unlocking the cover shall be stored in the approved key box.

L101.9. Remote air fill panels. Unless otherwise approved by the fire code official, the remote air fill panels shall be installed in the above grade portion of applicable structures in stairwells commencing on the third floor above grade level and every other floor above grade level thereafter. Unless otherwise approved by the fire code official, the remote air fill panels shall be installed in the below grade portion of applicable structures in stairwells, or other areas of ingress or egress approved by the fire code official, commencing on the third floor below ground level and every other floor below grade level thereafter or, if there are less than three (3) floors below ground level, the lowest floor.

The remote air fill panels shall contain all of the necessary gauges, isolation valves, pressure relief valves, pressure regulating valves, check valves, tubing, fittings, supports, connectors, adapters and other necessary components as may be required to allow firefighters and other first responders to safely and reliably replenish a minimum of two (2) forty-five (45) cubic feet breathing air cylinders simultaneously.

L101.10. Piping, valves and fittings. Unless otherwise approved by the fire code official, all piping, valves and fitting shall be compatible and support a minimum working pressure of five thousand (5,000) psi with a safety factor of 4 to 1.

Piping shall be supported at not less than five-foot intervals. The entire system shall be protected by a minimum of two-hour rated fire wall that protects the system from possible damage.

When piping must pass through a fire rated or solid material, the piping shall be protected by a sleeve that is at least three (3) times the pipe diameter. Both ends of the sleeve shall be filled with an approved fire stop.

L101.11. Low pressure monitoring and alarm. When not being utilized by fire department personnel, the FAR System shall maintain a constant pressure of at least four thousand five hundred (4,500) psi. An alarm or monitoring system capable of detecting, and that is set to detect, a pressure drop of one thousand (1,000) psi shall be included and maintained with the FAR System. A building or structure owner, or his or her designee, shall notify the fire department of any alarm signaling a loss of pressure to the system and of any scheduled test of the system to be conducted by the owner of the building or structure. Unless otherwise approved by the fire code official, the low-pressure alarm shall be tied into the fire and smoke alarm system for the building or structure.

L101.12. Markings and record keeping. The fire department air connection panel and the remote air fill panels shall be clearly identified by means of permanently installed signage stating firefighter air system in minimum one and one-half (1½) inch letters and be located where plainly visible. The owner and/or occupant of the building or structure shall keep the area in and around the fire department air connection panel and the remote air fill panels free of objects that may block use of these panels.

L101.13. Initial testing requirements. When fabrication, assembly and installation of the FAR System is complete, the entire system shall be tested in accordance with the following:

1. The system shall be inspected for leaks by pneumatically pressure testing the system to five thousand (5,000) psi using oil-free, dry air. An approved solution shall be used on each joint and fitting in the

system. All leaks or failure to maintain five thousand (5,000) psi pneumatic pressure shall be documented by the system installer and forwarded to the system manufacturer for inspection, repair and/or replacement.

2. Upon successful completion of the five thousand (5,000) psi pressure testing, the entire system shall be pneumatically pressure tested to one and one-half (1½) times the working pressure (seven thousand five hundred (7,500) psi) using oil free, dry air for at least one (1) hour. All leaks or failure to maintain seven thousand five hundred (7,500) psi pneumatic pressure shall be documented by the system installer and forwarded to the system manufacturer for inspection, repair and/or replacement.

3. Upon successful completion of the seven thousand five hundred (7,500) psi pressure testing, the entire system shall be retested for a period of twenty-four (24) hours. All leaks or failure to maintain five thousand (5,000) psi pneumatic pressure shall be documented by the system installer and forwarded to the system manufacturer for inspection, repair and/or replacement.

L010.14. On-going testing and maintenance requirements. Breathing air samples from the FAR System shall be taken by an independent, qualified entity on an annual basis and shall be analyzed by an accredited testing laboratory in the manner specified in NFPA 1989, Section 5.3. Testing pursuant to this Section shall also be required after the FAR System is utilized or upon determination by the fire code official that contamination of the air in the FAR System may be contaminated. The FAR System shall otherwise be tested and maintained in accordance with NFPA Standards and manufacturer specifications.

L101.15. Inspection and record keeping. Records of all maintenance and testing of the FAR System shall be kept on-site for a minimum of three (3) years and be available to fire department personnel upon request. Fire department personnel shall either in conjunction with a fire inspection of the building or structure or, after providing reasonable notice to the owner or occupant of the building or structure, or his or her designee, have the right to enter onto the property to inspect the FAR System and the records relating to the maintenance and testing of that system.

28-25. – Criminal penalties.

Except violations of IFC Subsections 503.4 and 507.5.4, persons (or legal entities included in the definitions of "person" in Section 202) who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter, repair or do work in violation of the approved construction documents or directive of the fire code official, or of a permit or certificate used under provisions of this code, shall be

guilty of a Class 1 misdemeanor punishable by a fine not exceeding two thousand five hundred dollars (\$2,500.00) or twenty thousand dollars (\$20,000.00) if a legal entity, by imprisonment for a term not exceeding six (6) months, or by probation for a term not exceeding three (3) years, or by any combination thereof. Violations of IFC Subsections 503.4 and 507.5.4 shall be punishable as civil infractions under the Chandler City Code Subsection 1-8.7.

a. The imposition of a criminal penalty does not prevent suspension or revocation of a license, permit or franchise or other administrative sanctions.

b. The imposition of criminal penalties does not prevent enforcement and any enforcement available under Section **28-26**.

28-26. – Abatement of violations.

In addition to the imposition of the penalties herein described, the fire code official is authorized to institute appropriate action by injunctive or other equitable remedies, including pursuant to Section 110 of this code, Chapter 26 of the Chandler Code, or state law, to prevent unlawful construction or to restrain, correct or abate a violation; or to prevent illegal occupancy of a structure or premises; or to stop an illegal act, conduct of business or occupancy of a structure on or about any premises.

a. The imposition of any remedy in Section 28-25 does not prevent suspension or revocation of a license, permit or franchise or other administrative sanctions.

b. The imposition of any remedy in Section 28-25 does not prevent criminal enforcement options.

28-27. – Abatement Expenses.

To the extent that the responsible person does not comply with the terms of any abatement order received, the City may seek recovery of its expenses in abating the violation cited, including, without limitation, those expenses associated with orders issued pursuant to this code, or the procedures set forth in state law or Chapter 26 of the Chandler Code.

28-28. – Provisions deemed continuation of existing ordinances.

The provisions of this code, insofar as they are substantially the same as legislation previously adopted by the City relating to the same subject matter, shall be construed as restatements and continuations thereof and not as new enactments.