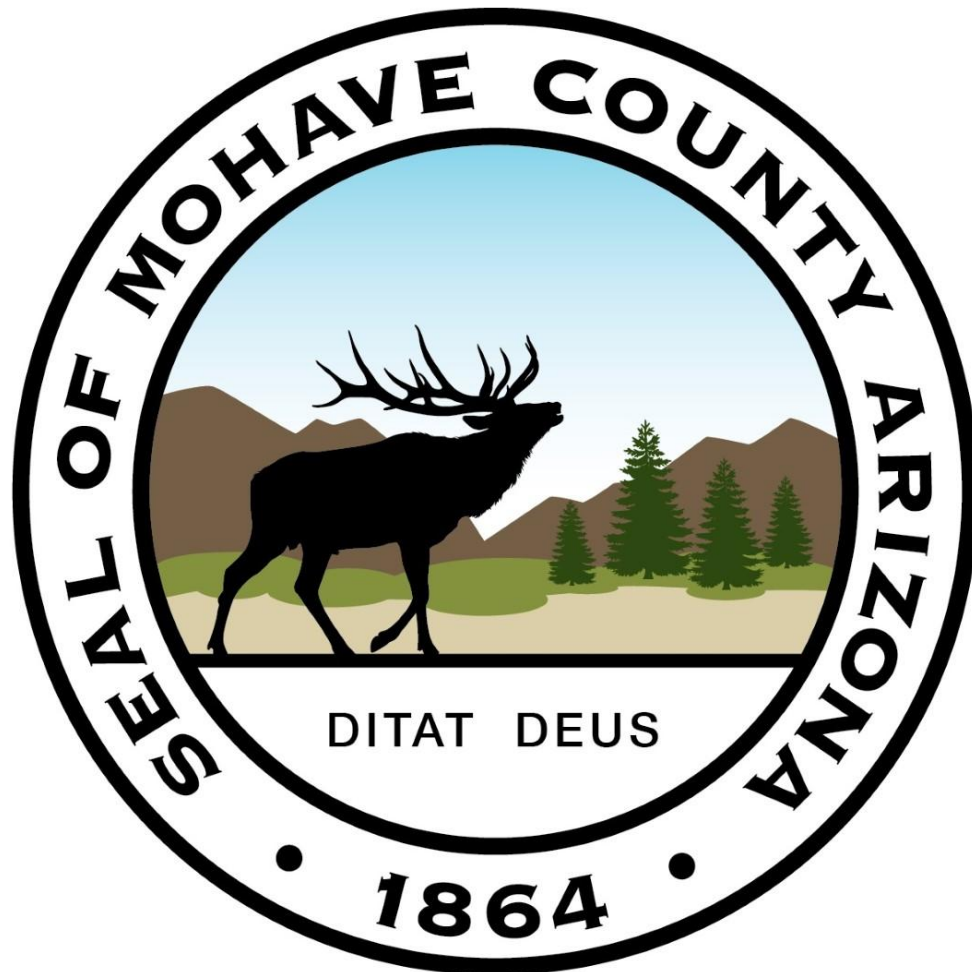


Mohave County Development Services Department



Building Ordinance 2021-03

REVISED 09-15-25

MOHAVE COUNTY ORDINANCE NO. 2021-03**AN ORDINANCE REPLACING MOHAVE COUNTY ORDINANCE 2020-04,
ADOPTING THE 2018 BUILDING CODES AND THE 2017 NATIONAL
ELECTRICAL CODE WITH LOCAL AMENDMENTS FOR THE
UNINCORPORATED AREAS OF THE COUNTY**

BE IT ORDERED BY THE BOARD OF SUPERVISORS OF MOHAVE COUNTY

SHORT TITLE: This ordinance may be cited as the "Mohave County Building Ordinance"

Adopted: June 7, 2021 Ordinance No. 2021-03
Revised: September 6, 2022 Ordinance No. 2022-05
December 5, 2022 Ordinance No. 2022-06
August 14, 2023 Ordinance 2023-05
September 5, 2023 Ordinance 2023-09
January 2, 2024 Ordinances 2024-07 and 2024-08
April 1, 2024
July 15, 2024
September 2, 2025 Ordinance 2025-04
September 15, 2025 Ordinance 2025-03

NOTICE: It shall not be the responsibility of the Development Services Department to update the information contained herein.

This ordinance contains the building information in effect on the date listed as revised above.

SECTION 1 PROPOSED AREA OF JURISDICTION

- A. The purpose of the Mohave County Building Safety Code shall be to provide minimum standards to safeguard life or limb, health, property and public welfare by regulating and controlling the design, erection, construction, reconstruction, enlargement, reduction, alteration, repair, moving, removal, demolition, conversion, restoration, occupancy, use, installation or change of equipment, quality of materials, workmanship, location, height, area and maintenance of buildings and structures within the unincorporated areas of Mohave County.
- B. The Mohave County Building Safety Code, as adopted herein, shall apply to the unincorporated areas of Mohave County per Resolution 2007-249, adopted May 7, 2007.

SECTION 2 TECHNICAL CODES

- A. The following described technical codes, their supplements and their appendices, as identified in Section 11 of this ordinance, except as specifically amended herein, are hereby adopted by reference, as if fully set out herein, as the content of the MOHAVE COUNTY BUILDING SAFETY CODE pursuant to Arizona Revised Statutes, Title 11, Chapter 6, Article 3, Sections 11-861 through 11-866. Three (3) copies of these documents are to be kept on file in the office of the Clerk of the Board of Supervisors of Mohave County, Arizona.
 - 1. International Building Code, I.C.C., 2018 Edition
 - 2. International Residential Code, I.C.C., 2018 Edition
 - 3. International Fire Code, I.C.C., 2018 Edition

4. International Mechanical Code, I.C.C., 2018 Edition
5. International Plumbing Code, I.C.C., 2018 Edition
6. National Electrical Code, N.F.P.A. 70, 2017 Edition
7. International Fuel Gas Code, I.C.C., 2018 Edition
8. International Existing Building Code, I.C.C., 2018 Edition
9. International Property Maintenance Code, I.C.C., 2018 Edition
10. International Swimming Pool and Spa Code, I.C.C., 2018 Edition
11. International Energy Conservation Code, I.C.C., 2018 Edition

The following entities are the adopted promulgating source of the referenced codes:

I.C.C. International Code Council
N.F.P.A. National Fire Protection Association

B. EDITIONS AND UPDATES

The model codes listed in Section 2A above, promulgated by nationally recognized sources, are hereby adopted by reference. As subsequent updated editions are published by their respective promulgating sources, such new editions shall become effective when specifically adopted by the Board of Supervisors in the manner prescribed in ARS Title 11, Chapter. 6, Sec 11-861. The current timetable from the promulgating sources provides updated editions of their respective codes every three (3) years.

C. COORDINATION AMENDMENTS

In the interest of coordination of the content and interpretations of building codes among the cities and towns and Mohave County, this code may be amended from time to time by the Board of Supervisors, adopting selected coordinated provisions from the adopted building codes of the incorporated cities within Mohave County.

D. RELATIONSHIP TO OTHER REGULATIONS

This code shall, to the extent feasible, be coordinated with all other County regulations, especially those pertaining to health, safety, planning and zoning, flood control and similar regulations, but this code does not supplement and/or negate the requirements of any existing regulations. In cases where differing requirements exist, the most restrictive shall apply.

SECTION 3 APPLICABILITY

Except as specifically limited or exempted herein, this code shall apply to all construction described in Section 1 "Proposed Area of Jurisdiction" within the unincorporated areas of Mohave County except as follows:

- A. Federal land, except land leased or used for private and/or commercial development.
- B. Indian Tribal Reservation lands.
- C. Construction, operation, repair or maintenance incidental to the following:
 1. Irrigation and drainage ditches, or appurtenances thereto, of regularly constituted districts or reclamation districts.
 2. Farming, dairying, agriculture, viticulture, horticulture, stock or poultry-raising.
 3. Clearing or other work upon land for fire prevention purpose.

- D. Those uses exempted by Arizona Revised Statutes 11-865 and 11-812.
- E. For the installation of a manufactured home EXCEPT that electrical services and all attachments and/or affixtures shall be required to comply with those respective portions of this code.
- F. Devices used in manufacturing, processing or fabrication normally considered as involved in industry and construction, operation and maintenance of electric, gas, water or other public utility systems operated by public service corporations operating under a franchise or certificate of convenience and necessity.
- G. Building Permit Amnesty shall apply to structures constructed outside the “building overlay”, prior to December 31, 2007, which were not constructed with the benefit of a zoning permit as required per the Mohave County Zoning Ordinance. Requirements for issuance of a Building Amnesty Permit are as follows:
 - 1. The structure has to have been constructed prior to December 31, 2007.
 - 2. If a zoning permit was issued prior to December 31, 2007 and work had not been started within 180 days, or work was stopped for more than 180 consecutive days, the applicant may qualify for a Building Amnesty Permit.
 - 3. The burden of proof is on the applicant to provide documentation to verify dates of construction and evidence of property ownership at the time of construction; all evidence will be used on a case by case basis.
 - 4. All requirements of other divisions, Addressing, Environmental Health, Flood, and Zoning, shall be met prior to issuance.
 - 5. Fees for a Building Amnesty shall be based on the total under roof square footage. The fees for the Building Amnesty Permit shall be determined on the zoning permit fee schedule that would have been applicable within areas outside the building overlay prior to December 31, 2007.
 - 6. Building inspection fees shall be based on travel time and man hours required to complete the inspection. A minimum charge of \$65.00 will be applicable, which will include 1/2 hour travel time and a 1/2 hour for the inspection itself. Multiple inspections for incomplete or non-compliant structures will be treated as a “special inspection” per Mohave County Building Ordinance No. 2018-02.
 - a. Issuance of Certificate of Occupancy per 2018 IRC Section R110.1 for Building Amnesty Permits.
 - i. No building or structure shall be used or occupied, and no change in the existing occupancy of a structure or portion thereof shall be made until a Certificate of Occupancy is issued.
 - ii. Issuance of a Certificate of Occupancy shall not be construed as an approval of a violation or the provisions of this code or other ordinances of this jurisdiction.
 - iii. The certificate shall be issued upon the availability of information at the time of inspection.

SECTION 4 CHIEF BUILDING OFFICIAL

A. DUTIES AND RESPONSIBILITIES

- 1. Under the administrative direction of the Development Services Director, the Chief

Building Official is hereby authorized and directed to enforce all provisions of this Code.

2. Under the administrative direction of the Development Services Director, the Chief Building Official shall formulate and adopt policies and procedures to implement the provisions of this Code, and to secure the intent thereof. No such policies and procedures shall have the effect of waiving technical provisions specifically provided in the referenced Codes or of violating accepted engineering practices, nor shall they have the effect of implementing requirements more onerous than as provided in the referenced Codes.
3. Under the administrative direction of the Development Services Director, the Chief Building Official shall ensure that:
 - a. All County law enforcement officials and agencies, whenever requested by the Chief Building Official, participate in and assist the Chief Building Official in the enforcement of this Code to the extent that they are lawfully authorized to so do.
 - b. All Department officials and employees of Mohave County, vested with the authority to issue permits or licenses, shall comply with the provisions of this Code.
 - c. Any permit or license so issued in conflict with the provisions of this Code shall be null and void.
4. In situations involving engineered grading, the Mohave County Engineer shall act as the Chief Building Official, as adopted by Resolution 2006-634.

SECTION 5 PERMITS

- A. Permits shall be required for all construction, unless specifically exempted, as set forth in the "Permit" sections of each of the referenced Codes, and Section 3 "Applicability" of this Ordinance.

SECTION 6 FEES

A. FEES REQUIRED

Fees for permits shall be assessed as provided for pursuant to ARS 11-251.08 and ARS 11-863-C based on the current applicable Fee Ordinance.

B. FEE EXEMPTION FOR LOW TO MODERATE INCOME HOUSING

Permits shall be required for the construction and repair of low to moderate income single-family dwellings and accessory uses; however, fees shall not be charged for the construction of single-family dwellings or repairs to single-family dwellings and associated accessory structures when all of the following conditions are met:

1. Construction shall be performed by volunteer labor under the direction of a County approved private not-for-profit agency whose purpose is to construct or repair affordable housing units for low to moderate income families.
2. The housing units are intended solely for the private use, ownership and occupancy by low to moderate income residents of Mohave County.
3. The housing units will be occupied only by the owner or owners and their families; furthermore, they shall not be rented or leased, in whole or in part, or offered for sale within one year of the date of the issuance of the Certificate of Occupancy, following final approval of the work.

C. FEE SCHEDULE

1. The schedule of fees shall be formulated by the Chief Building Official.

2. The Fee Schedule shall be formulated to generate sufficient revenue to fund the anticipated costs of enforcement of the Mohave County Building Safety Code; as well as provide sufficient revenue for the operation of the Development Services Department's Building Division.
3. The Fee Schedule shall be for each of the referenced codes herein, as established by an ordinance approved by the Board of Supervisors.
4. Valuation of buildings and/or structures or other projects not specifically listed, shall be determined by the Chief Building Official in accordance with building industry cost standards.
5. In addition to penalties prescribed in Section 7 of this Ordinance, an investigation fee, as provided for in the referenced codes, shall be charged for commencing construction requiring a permit prior to obtaining a permit. The investigation fee shall be equal to, and shall be in addition to, the amount of the required permit fee.
6. An Automation Fee will be charged on each building permit, based on the current applicable fee ordinance.

SECTION 7 VIOLATION, PENALTIES, AND REMEDIES

- A. When it is found that work has been started prior to obtaining a permit, when one is required for such work, an investigation fee, equal to the permit fee and in addition to the permit fee, shall be collected regardless of whether a permit is subsequently issued or not.
- B. It shall be unlawful for any person, firm or corporation to erect, construct, reconstruct, enlarge, reduce, alter, repair, convert, restore, move, improve, remove, demolish, equip, occupy, maintain or to use any building or structure, excavation, or space between structures, or install or alter any specified equipment or facilities, systems or materials without a valid permit therefore, when a permit is required, or in violation of a regulation or any provision of this Ordinance or any referenced code of this Ordinance. Repairs are defined by IRC section R105.22, and IBC 105.
- C. Any person, firm, or corporation violating this Ordinance, or any part thereof, or any referenced code, is guilty of a class 2 misdemeanor. Each and every day during which the unlawful structure, portion of the structure, excavation, use, equipment, or other violation continues or remains is a separate offense.
- D. If any building, structure, space, excavation, equipment, or use is, or is proposed to be erected, constructed, reconstructed, altered, maintained or used in violation of this Ordinance, the County Attorney, the Chief Building Official and/or his authorized representative, or any other adjacent or neighboring property owner who is specifically damaged by the violation in addition to the other remedies provided by law, may institute injunction, mandamus, abatement or any other appropriate action or proceedings to prevent or abate or remove the unlawful erection, construction, reconstruction, alteration, maintenance, excavation or use.
- E. Upon notice from the building official that work on any building or structure is being executed contrary to the provisions of this code or in an unsafe and dangerous manner, such work shall be immediately stopped. The stop work order shall be in writing and shall be given to the owner of the property involved, or to the owner's authorized agent or to the person performing the work, or posted on the property or structure and shall state the conditions under which work will be permitted to resume.
- F. All remedies provided herein shall be cumulative and not exclusive. The conviction of any person, firm or corporation hereunder shall not relieve such person from the responsibility to correct such

violation, nor prevent the enforcement, correction or removal thereof.

- G. A re-inspection fee may be assessed for each inspection or re-inspection when such portion of work for which inspection is called is not complete or when corrections called for are not made.

This section is not to be interpreted as requiring re-inspection fees the first time a job is rejected for failure to comply with the requirements of this code, but as controlling the practice of calling for inspections before the job is ready for such inspection or re-inspection.

Re-inspection fees may be assessed when the inspection record card is not posted or otherwise available on the work site, the approved plans are not readily available to the inspector, for failure to provide access on the date for which inspection is requested or for deviating from plans requiring the approval of the Building Official.

The applicant must pay the re-inspection fee in accordance with the current fee ordinance. In instances where re-inspection fees have been assessed, no additional inspections will be performed until the required fees have been paid.

- H. When a property and/or structure is found to be in violation of this Code, the Chief Building Official may have the public utilities disconnected from the property until the property and/or structure is brought into code compliance. This is to include all necessary permits and inspections that are required by code.

- I. **(As amended by BOS 04-01-24)** The costs associated with an Order to Abate shall be an assessment on the property, and shall be calculated as follows:

The actual cost of the removal or abatement, including the actual cost of any additional inspection and other incidental costs in connection with the removal or abatement, shall be an assessment on the property and shall be determined as follows:

- a. Contractor costs. The cost of removal or abatement of the rubbish, trash, weeds, filth, debris or dilapidated buildings as determined by the invoice submitted by the contractor that removed or abated the public nuisance; and
- b. County costs. The costs of County staff time and work performed in furtherance of the removal or abatement of the public nuisance, as outlined in the following fee schedule:

County Staff	\$35 per hour
Inspector conducting inspection(s) of the property	\$35 per hour
Title Report	True Title Report Cost
Mileage for travel to property for inspections, investigations, or providing notice	County rate per mile

SECTION 8 ADVISORY BOARD AND APPEAL PROCEDURE

- A. Pursuant to ARS 11-862, there is hereby created the Mohave County Building Code Advisory Board consisting of at least five (5) but not more than seven (7) voting members appointed by the Board of Supervisors serving four (4) year terms, staggered so that at least one (1) but not more than two (2) terms expire each year. Vacancies shall be filled for an unexpired term in the same manner which original appointments were made.
- B. Members of the Mohave County Building Code Advisory Board shall include representatives of the following categories to the extent the persons meeting the qualifications are available and

willing to serve and are residents of Mohave County.

1. An Architect duly licensed in the State of Arizona;
 2. A professional Engineer duly licensed in the State of Arizona;
 3. A general contractor duly licensed in the State of Arizona;
 4. A person engaged and duly licensed in the State of Arizona in the electrical, plumbing or mechanical trade;
 5. A person representing the general public and a resident of the County not having the above qualifications.
- C. If the advisory board consists of more than five members, the additional members may be engaged in the construction and design industry.
- D. The Development Services Director and the Chief Building Official shall serve without vote as an Ex-Officio members of the Mohave County Building Code Advisory Board and the Chief Building Official shall serve as Secretary to the Board.
- E. *(As amended by BOS 04-01-24)* Except as specified in Section 8(F)(1) below, the Mohave County Building Code Advisory Board shall review the final decisions of the Chief Building Official. The advisory board shall determine the suitability of alternative materials and construction and provide interpretations of the Code.
- F. *(As amended by BOS 04-01-24, 07-15-24)* Decisions of the Chief Building Official may be appealed as follows:
1. **Unsafe Structure or equipment, Dangerous structure or premises:** For an Order to Abate an unsafe structure or equipment, or a dangerous structure or premises, the property owner may appeal the Chief Building Official's decision to the Mohave County Board of Supervisors. The Mohave County Building Code Advisory Board has no authority to hear appeals of decisions for unsafe structures or equipment, or dangerous structure or premises. The property owner shall file a notice of appeal with the Clerk of the Board of Supervisors within thirty (30) days of the date the Chief Building Official mailed the notice of Order to Abate to the property owner.

Upon receipt of the notice of appeal, the Clerk of the Board of Supervisors shall place the appeal on the Board of Supervisor Agenda, and the Board of Supervisors shall hear the appeal within thirty (30) days of filing the Notice with the Clerk.

The Chief Building Official shall appear and present evidence of the existence of the unsafe structure or equipment, or dangerous structure or premises. The property owner may present evidence controverting the existence of the unsafe structure or equipment, or dangerous structure or premises. The Board shall hear and decide the appeal, and its decision shall be final.

The final decision of the Mohave County Board of Supervisors may be appealed to the Superior Court by filing the action in the Superior Court no later than thirty days from the date of the Board's decision.
 2. *(As amended by BOS 07-15-24)* **Decisions other than an Order to Abate an unsafe structure or equipment, dangerous structure or premises:** For decisions other than an Order to Abate an unsafe structure or equipment, or dangerous structure or premises, the property owner may appeal the Chief Building Official's decision to the Mohave County Building Code Advisory Board by filing a Notice of Appeal with the Development Services Department within thirty (30) days of the date the Chief Building Official mailed the decision to the property owner.

Upon receipt of the Notice of Appeal, the Mohave County Building Code Advisory Board shall hear the appeal within thirty (30) days of the filing of the Notice.

The Chief Building Official shall appear and present evidence to justify the Chief Building Official's decision. The property owner may present evidence controverting the Chief Building Official's decision. The Advisory Board shall hear and decide the appeal and issue a written decision.

The written decision of the Mohave County Building Code Advisory Board may be appealed to the Mohave County Board of Supervisors by filing a Notice of Appeal with the Clerk of the Board of Supervisors within thirty days of the date of the Advisory Board's written decision. Upon receipt of the notice of appeal, the Clerk of the Board of Supervisors shall place the appeal on the Board of Supervisor Agenda, and the Board of Supervisors shall hear the appeal within thirty (30) days of filing the Notice with the Clerk. The Chief Building Official shall appear and present evidence to justify the Chief Building Official's decision. The property owner may present evidence controverting the Chief Building Official's decision. The Board of Supervisors shall hear and decide the appeal, and its decision shall be final.

The final decision of the Mohave County Board of Supervisors may be appealed to the Superior Court by filing the action in the Superior Court no later than thirty days from the date of the Board's decision.

- G. Failure to follow the deadlines specified in Section 8(F) above shall be grounds for dismissal of the appeal. (*As amended by BOS 04-01-24*)

SECTION 9 SEVERABILITY

This Ordinance and the various parts of referenced Codes hereof are hereby declared to be severable. If any section, subsection, clause, word or phrase herein is, for any reason, held to be unconstitutional or otherwise unenforceable, such determination(s) shall not affect the validity of the remaining portions of this Ordinance.

SECTION 10 EFFECTIVE DATE

- A. This Ordinance shall be and is hereby declared to be in full force and become effective thirty (30) days from the date of final passage and approval.
- B. This Ordinance shall have no effect on any structure or portions of structures under construction pursuant to valid building and/or zoning permits obtained prior to the effective date of this ordinance provided such permits are not allowed to expire by limitation prior to receiving a Certificate of Occupancy. Such structures shall be completed pursuant to the regulations in force at the time such valid permit was issued. Permits which expire by limitation prior to completing construction of structures or buildings shall have a new permit issued and construction shall proceed only by satisfying the provisions of this Ordinance.
- C. Mohave County Ordinance 2020-04 is hereby repealed in its entirety, thirty (30) days from approval of this Ordinance.
- D. A ninety (90) day transition period from the effective date of this ordinance shall be provided in which the 2012 codes and the amendments as previously adopted will be accepted. Following the 90-day period, the 2012 and previous codes will no longer be accepted.

SECTION 11 AMENDMENTS AND DELETIONS TO TECHNICAL CODES

- A. **The International Building Code**, I.C.C., 2018 Edition, together with all appendices thereto with

the following amendments and deletions:

IBC Appendices adopted with code:

Appendix C – Group U – Agricultural Buildings

Appendix E – Supplementary Accessibility Requirements

Appendix H – Signs

Appendix I – Patio Covers

Appendix J – Grading

Appendix K – Administrative Provisions Electrical Systems and Equipment

Appendix N - Replicable Buildings

IBC Section 101.1 Title: Amend to insert Mohave County inside brackets.

IBC Section 105.2 Work exempt from permits: Amend items as follows:

Building: Fences – Applies to Standard Fencing Materials and Block Walls up to (7) seven feet in height, measured from the lowest property grade adjacent to the location of the wall. Manufactured home block skirting is not considered fencing. ***(As amended by BOS ORD 2022-05 on 09-06-22)***

IBC Section 105.3.2 Time limitation of application: Amend entire section to read as follows: An application for a permit for any proposed work shall be deemed to have been abandoned 180 days after the date of filing, unless such application has been pursued in good faith or a permit has been issued; except that the building official is authorized to grant one or more extensions of time for additional periods not exceeding 90 days each. The extension shall be requested in writing and justifiable cause demonstrated prior to the end of the 180-day timeframe. In order to renew action on an application after expiration, the applicant may be required to resubmit plans and pay an additional plan review fee.

IBC Section 105.5 Expiration:

Amend item as follows: Every permit issued shall become invalid unless the work authorized by such permit is commenced within 180 days after its issuance or after commencement of work if more than 180 days pass between inspections. The building official is authorized to grant, in writing, one or more extensions of time, for periods not more than 180 days each. The extension shall be requested in writing and justifiable cause demonstrated. ***(As amended by BOS ORD 2022-05 on 09-06-22)***

Exception: In the case of a dangerous structure the owner shall show substantial progress or produce a contract for abatement in 45 days, if no such progress has been made the permit will expire therefore becoming null and void. ***(As amended by BOS ORD 2022-06 on 12-05-22)***

Amend to add to the end of the section: In order for such work to be recommenced after a permit has expired, a new permit shall be first obtained to do so, and the fee therefore shall be one half the amount required for a new permit for such work, provided no changes have been made or will be made in the original plans and specifications for such work, and provided further that such suspension or last approved inspection has not exceeded one year. In order to renew action on a permit after expiration that exceeds one year, the permittee shall pay the new full permit fee.

Any permittee holding an unexpired permit may apply for an extension of the time within which work may commence under that permit when the permittee is unable to commence work within the time required by this section for good and satisfactory reasons. The Building Official may extend the time for action by the permittee for a period not exceeding

180 days on written request by the permittee showing that circumstances beyond the control of the permittee have prevented action from being taken. No permit shall be extended more than once without the payment of additional fees.

IBC Section 109.6 Refunds: Amend entire section to read: The Building Official may authorize refunding of any fee paid hereunder which was erroneously paid or collected.

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

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

The Building Official shall not authorize refunding of any fee paid except on written application filed by the original permittee not later than 180 days after the date of fee payment.

IBC Section 113 Board of Appeals: Amend entire section to read: Appeals shall be in accordance with Section 8 of this Ordinance.

IBC Section 114 Violations: Amend entire section to read: Violation of this code shall be in accordance with Section 7 of this Ordinance.

IBC Section 115 Stop Work Orders: Amend entire section to read: Stop work orders shall be in accordance with Section 7 of this Ordinance.

IBC Section 202 Definitions - Residential Aircraft Hanger: Amend entire definition to read: An accessory building less than 3,000 square feet and 30 feet in building height constructed on a one- or two-family property where aircraft are stored. Such use will be considered as a residential accessory use incidental to the dwelling.

IBC Section 310 Residential Group R: Amend to add new subsection:

Section 310.6 Residential Group R-5: Dwelling units where the occupants are primarily transient in nature; and not classified as Group R-1, R-2, R-4 or I occupancies. Occupancies include

Detached cabins or similar structures 600 SF or less with 10 or fewer occupants. Must comply with Fire-Separation Distances per IBC Table 602 (*As amended by BOS ORD 2024-07 on 01-02-2024*)

May be considered R-3 occupancies and regulated by the Residential Code

Shall comply with the applicable provisions of IBC Chapter 11 Accessibility

IBC Section 412.4.5 Height and Area Limits: Amend to read: Residential Aircraft Hangars shall be not greater than 3,000 square feet (279m²) in area and 30 feet (9144 mm) in building height.

IBC Section 502.1 Address Identification: Amend minimum height of address numbers from 4 inches to 6 inches.

IBC Section 903.2.8 Group R (Sprinkler Systems – Where Required): Amend to add that the installation of sprinkler systems in Residential One- and Two-Family Dwellings is optional, unless required by a requirement of the State Fire Code.

IBC Section 906.1 Exception 1: Amend to change Portable Fire Extinguisher minimum rating from 1-A to 3-A.10.B.C.

IBC Section 1101.2 Accessibility – Design: Amend entire section to read: Buildings and facilities shall be designed and constructed to the most restrictive requirements of this code, I.C.C. A117.1 or Title 41, Chapter 9, Article 8, of the Arizona Revised Statutes (Arizonans with Disabilities Act).

IBC Section 1107.6.2.2.1 Accessibility – Type A Units: Amend to add new Exception 3 to read:

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

IBC Section 1201.1 Ventilation - General (air infiltration rate): Amend Shall to May for dwelling unit ventilation by mechanical means and testing requirements.

IBC Section 1803 Geotechnical Investigations:

IBC Section 1803.1 General. Geotechnical investigations shall be conducted in accordance with Section 1803.2 and reported in accordance with Section 1803.6. Where required by the building official or where geotechnical investigations involve in-situ testing, laboratory testing or engineering calculations, such investigations shall be conducted by a registered design professional. When an updated geotechnical report is completed, the recommendations of the new report will be accepted in lieu of the previous report. *(As amended by BOS ORD 2023-09 on 09-06-23)*

IBC Section 1803.2 Investigations required. Geotechnical investigations shall be conducted in accordance with Sections 1803.3 through 1803.5.

Exception: The building official shall be permitted to waive the requirement for a geotechnical investigation where satisfactory data from adjacent areas is available that demonstrates an investigation is not necessary for any of the conditions in Sections 1803.5.1 through 1803.5.6 and Sections 1803.5.10 and 1803.5.11. Satisfactory data may include geotechnical reports on adjacent areas and septic soils investigative reports on the subject property. *(As amended by BOS ORD 2023-09 on 09-06-23)*

IBC Appendix Section J101.1 – Grading Scope: Amend first sentence to read: The provisions of this chapter apply to grading, excavation and earthwork construction, including fills and embankments on sites intended for construction of buildings or structures complying with the International Residential Code and/or International Building Code.

IBC Appendix Section J102.1 – Grading Definitions: Amend to insert after KEY:

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

IBC Grading Section J112 Grading Fees: Amend to add new appendix Section J112 – Grading Fees

IBC Grading Section J112.1 General: Amend to add new section to read: Fees shall be assessed in accordance with the schedule as established by the applicable governing authority.

IBC Grading Section J112.2 Grading Designation: Amend to add new section to read: Grading Designation: Grading in excess of 5,000 cubic yards shall be performed in accordance with the approved grading plan prepared by a qualified, licensed Arizona

registrant, and shall be designated as “engineered grading.” Grading involving less than 5,000 cubic yards shall be designated “regular grading” unless the permittee chooses to have the grading performed as engineered grading, or the Building Official determines that special conditions or unusual hazards exist, in which case grading shall conform to the requirements for engineered grading.

IBC Grading Section J112.3 Engineered Grading Requirements: Amend to add new section to read: Engineered Grading Requirements: Application for a grading permit shall be accompanied by two sets of plans and specifications, and supporting data consisting of a soils engineering report, drainage report, and engineering geology report. The plans and specifications shall be prepared and signed by an individual licensed by the state to prepare such plans or specifications, when required by the Building Official.

Specifications shall contain information covering construction and material requirements.

Plans shall be drawn to scale upon substantial paper or equivalent material and shall be of sufficient clarity to indicate the nature and extent of the work proposed and show in detail that they will conform to the provisions of this code and all relevant laws, ordinances, rules and regulations. The first sheet of each set of plans shall give the location of the work, the name and address of the owner, and the person by whom they were prepared.

The plans shall include the following information:

- a. General vicinity of the proposed site.
- b. Property limits, accurate contours of existing ground, and detail of terrain and area drainage.
- c. Limiting dimensions, elevations or finish contours to be achieved by the grading, and proposed drainage channels and related construction.
- d. A drainage report, prepared and signed by an individual licensed by the state to prepare such plans or specifications, including detailed plans of all surface and subsurface drainage devices, walls, cribbing, dams and other protective devices to be constructed with, or as a part of, the proposed work, together with a map showing the drainage area and the estimated runoff of the area served by any drains.
- e. Location of any buildings or structures on the property where the work is to be performed and the location of any buildings or structures on land of adjacent owners that are within 15 feet of the property or that may be affected by the proposed grading operations.
- f. Recommendations included in the soils engineering report, drainage report and the engineering geology report, shall be incorporated in the grading plans or specifications. When approved by the Building Official, specific recommendations contained in the soils engineering report, drainage report, and the engineering geology reports, which are applicable to grading, may be included by reference.
- g. The dates of the soils engineering, drainage report and engineering geology reports, together with the names, addresses and phone numbers of the firms or individuals who prepared the reports.

IBC Grading Section J112.4 Plan Review Fees: Amend to add new section to read: Plan Review Fees: When a plan or other data is required to be submitted, a plan review fee shall be paid at the time of submitting plans and specifications for review. Said plan review fee shall be set forth in the schedule as established by the applicable governing authority.

Separate plan review fees shall apply to retaining walls or major drainage structures as required elsewhere in this code. For excavation and fill on the same site, the fee shall be based on the volume of excavation or fill, whichever is greater.

IBC Grading Section J112.5 Grading Permit Fees: Amend to add new section to read: Grading Permit Fees: A fee for each grading permit shall be paid to the Chief Building Official as set forth in the schedule as established by the applicable governing authority. Separate permits and fees shall apply to retaining walls or major drainage structures as required elsewhere in this code. There shall be no separate charge for standard terrace drains and similar facilities.

IBC Grading Section J112.6 Bonds: Amend to add new section to read: Bonds: The Building Official may require bonds in such form and amounts as may be deemed necessary to ensure that the work, if not completed in accordance with the approved plans and specifications, will be corrected to eliminate hazardous conditions.

In lieu of a surety bond, the applicant may file a cash bond or instrument of credit with the Building Official in an amount equal to that which would be required in the surety bond.

- B. **The International Residential Code**, I.C.C., 2018 Edition, together with all appendices thereto with the following amendments and deletions:

IRC Appendices adopted with code:

Appendix C - Exit Terminals of Mechanical Draft and Direct Vent Venting Systems
Appendix E - Manufactured Housing Used as Dwellings (subject to State regulation)
Appendix G - Piping Standards for Various Applications
Appendix H - Patio Covers
Appendix J - Existing Building and Structures
Appendix M - Home Day Care – R-3 Occupancy
Appendix O - Automatic Vehicular Gates
Appendix P - Sizing of Water Piping System
Appendix Q - Tiny Houses

IRC Section R 101.1 Title: Amend to insert Mohave County inside brackets.

IRC Section R 105.2 Work Exempt from Permits: Amend permit exemptions as noted:

Building:

- (1) One-story Detached Accessory Structures: Amend section to read: One-story detached accessory structures, provided that the floor area does not exceed 300 square feet. No utilities are allowed.
- (2) Fences: Amend section to read: Applies to Standard Fencing Materials and Block Walls up to (7) seven feet in height measured from the lowest property grade adjacent to the fence or wall. Manufactured home block skirting is not considered fencing. *(As amended by BOS ORD 2022-05 on 09-06-22)*
- (11) Shipping Containers: Shipping containers, regardless of size, to be used for storage purposes only with no utilities. *(As amended by BOS ORD 2023-05 on 08-14-23)*
- (12) Water Heaters: Replacement of tank-style water heater. *(As amended by BOS ORD 2025-04 on 09-02-25)*
- (13) Roofing: Amend section to read: Residential reroofs utilizing the same existing roofing material. *(As amended by BOS ORD 2025-03 on 09-15-25)*

- (14) Replacement of Structural Roof Decking: Amend section to read: The replacement of residential structural roof decking with a maximum of 128 square feet or ten percent (10%) of the roof surface, whichever is greater. *(As amended by BOS ORD 2025-03 on 09-15-25)*

IRC Section R 105.3 Application for Permit: Amend to add new item 8 as follows:

8. Provide the business names and license numbers of all contractors and sub-contractors required to be licensed by the State of Arizona when applicable.

IRC Section 105.3.2 Time Limitation of Application: Amend entire section to read: An application for a permit for any proposed work shall be deemed to have been abandoned 180 days after the date of filing, unless such application has been pursued in good faith or a permit has been issued; except that the building official is authorized to grant one or more extensions of time for additional periods not exceeding 90 days each. The extension shall be requested in writing and justifiable cause demonstrated prior to the end of the 180 day timeframe. In order to renew action on an application after expiration, the applicant may be required to resubmit plans and pay an additional plan review fee.

IRC Section R 105.5 Expiration:

Amend item as follows: Every permit issued shall become invalid unless the work authorized by such permit is commenced within 180 days after its issuance or after commencement of work if more than 180 days pass between inspections. The building official is authorized to grant, in writing, one or more extensions of time, for periods not more than 180 days each. The extension shall be requested in writing and justifiable cause demonstrated.

Exception: In the case of a dangerous structure the owner shall show substantial progress or produce a contract for abatement in 45 days, if no such progress has been made the permit will expire therefore becoming null and void. *(As amended by BOS ORD 2022-06 on 12-05-22)*

Amend to add to the end of section: In order for such work to be re-commenced after a permit has expired, a new permit shall first be obtained to do so, and the fee therefore shall be one-half the amount required for a new permit for such work, provided no changes have been made or will be made in the original plans and specifications for such work, and provided further that such suspension or last approved inspection has not exceeded one year. In order to renew action on a permit after expiration that exceeds one year, the permittee shall pay the new full permit fee.

Any applicant holding an unexpired permit may apply for an extension of the time within which the work may commence under that permit when the applicant is unable to commence work within the time required by this section for good and satisfactory reasons. The Building Official may extend the time for action by the applicant for a period not exceeding 180 days on written request by the applicant showing that circumstances beyond the control of the applicant have prevented action from being taken. No permit shall be extended more than once without the payment of additional fees.

IRC Section R 106.1.1 Information on construction documents: Amend this section to exempt plumbing, electric and mechanical plans for residential construction.

IRC Section R 108.5 Refunds: Amend entire section to read: The Building Official may authorize refunding of any fee paid hereunder which was erroneously paid or collected.

The Building Official may authorize refunding of not more than 80 percent of the permit

fee paid when no work has been done under a permit issued in accordance with this code.

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

The Building Official shall not authorize refunding of any fee paid except on written application filed by the original permittee not later than 180 days after the date of fee payment.

IRC Section R 108.7 Standardized Plan Review: Amend to add new section to read: Permit applicants proposing to build residential buildings and/or residential accessory structures of exactly the same design on multiple sites within the unincorporated areas of Mohave County, may request, on forms provided by the Building Division, the plans be reviewed and approved as standardized plans. Thereafter, when that applicant submits plans designated “standardized plan” for review, the applicant shall receive a minimal comparison plan review, along with a review of a site specific plot plan, including grading and drainage.

After the initial construction plan is standardized, the standardized plan review fee for resubmittals shall be ten percent (10%) of the building permit fee. If applicable, grading or other required plan review fees shall be in addition to the standardized plan review fee. If the plans are altered, or the building site or soils reports require redesign, additional plan review fees will become applicable or the plan may be required to be re- standardized. Altering standardized plans by changing the footprint, area, structural system, or external appearance of the residential buildings or structures, voids the standardized plan agreement.

Plans approved as Standardized Plans will be Valid until the next Code Adoption.

IRC Section R 112.1 Board of Appeals General: Amend entire section to read: Appeals shall be in accordance with Section 8 of this Ordinance.

IRC Section R 113 Violations: Amend entire section to read: Violation of this code shall be in accordance with Section 7 of this Ordinance.

IRC Section R 114 Stop Work Orders: Amend entire section to read: Stop work orders shall be in accordance with Section 7 of this Ordinance.

IRC Section R 301.1.3 Engineered Design: Amend to add the following sentence: Non-prescriptive construction shall have two sets of engineered plans submitted with an Arizona Licensed Engineer’s stamp; one original set, wet stamped, and one copy of the original stamped plans.

IRC Table 301.2(1) Climate Geographical Design Criteria: Amend to apply the following Table 301.2(1) (*As amended by BOS ORD 2022-05 on 09-06-22*)

TABLE R301.2(1)													
CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA													
GROUND SNOW LOAD ^o	WIND DESIGN				SEISMIC DESIGN CATEGORY ^f	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP ^e	ICE BARRIER UNDERLAYMENT REQUIRED ^b	FLOOD HAZARDS ^g	AIR FREEZING INDEX ⁱ	MEAN ANNUAL TEMP ^j
	Speed ^d (mph)	Topographic Effects ^k	Special Wind Region ^l	Windborne Debris Zone ^m		Weathering ^a	Frost Line Depth ^b	Termite ^c					
--	96	C	NO	NO	C	NEGLECTIBLE	0	N/A	34° F	NO	1/10/1975	<1500	61.7° F

IRC Table R 302.6 Dwelling/Garage Separation: Change gypsum wallboard from 1/2 inch to 5/8 inch Type X.

I.R.C. Section R 302.7 Under-Stair Protection: Change gypsum wallboard from 1/2 inch to 5/8 Type X. *(As amended by BOS ORD 2022-05 on 09-06-22)*

IRC Section R 302.13 Fire Protection of Floors: Amend to change 1/2 inch to 5/8 inch Type X Gypsum Wallboard.

IRC Section R 303.4 Mechanical Ventilation: Amend to change Shall to May be provided.

IRC Section R 309.5 Fire Sprinklers: Amend to change Shall to May be protected.

IRC Section R 308.4.5 Glazing and Wet Surfaces: Amend item as follows: Glazing in walls, enclosures or fences containing or facing hot tubs, spas, whirlpools, saunas, steam rooms, bathtubs, showers and indoor or outdoor swimming pools where the bottom exposed edge of the glazing is less than 56 inches (1422.4 mm) measured vertically above any standing or walking surface shall be considered to be a hazardous location. This shall apply to single glazing and each pane in multiple glazing. *(As amended by BOS ORD 2022-06 on 12-05-22)*

The Exception for glazing that is more than 60 inches measured horizontally and in a straight line has been eliminated.

IRC Section R 313.2 One- and Two-Family Dwelling Automatic Fire Systems: Amend to change Shall to May be installed.

IRC Section R403.1 Footings, General: Amend to add the following: Detached accessory structures of light frame construction, such as sheds in residential zones for private use, without utilities may be set on pressure treated skids and shall be anchored by approved engineered methods.

IRC Table N 1102.1.2 Insulation and Fenestration Requirements by Component: Amend fenestration U-factor to 0.40.

IRC Table N 1102.1.4 Equivalent U-Factors: Amend fenestration U-factor to 0.40.

IRC Section N 1102.4.1.2 Testing: Amend to change Shall to May for testing and verification of air leakage.

IRC Section N 1103.3.3 Duct Testing: Amend to change Mandatory to Optional and to change Shall to May for pressure testing to determine air leakage.

IRC Section N 1103.6 Mechanical Ventilation: Amend to change Mandatory to Optional and to change Shall to May.

IRC Section N 1103.7 Equipment Sizing and Efficiency Rating: Amend to change Mandatory to Optional and to change Shall to May.

IRC Section M 1411.8 Locking Access Port Caps: Amend to delete entire section.

IRC Section G 2415.3 Prohibited Locations: Amend to add the following: Gas piping systems are only allowed to be installed in structures with permanent foundations. Auger type tie-downs or similar devices shall not be considered as permanent foundations.

IRC Section P 2503.5.1.1 Rough Plumbing Water Test: Amend height from five feet to ten feet.

IRC Section P 2601.4 Plumbing Systems in Accessory Structures: Amend to add new section to read: Plumbing systems are only allowed to be installed in structures with permanent foundations. Auger type tie-downs or similar devices shall not be considered as permanent foundations.

IRC Section P 2603.5.1 Sewer Depth: Amend to insert 12 inches into brackets.

IRC Section E 3401 Electrical General: Amend to require a Qualified Contractor for services above 400 Amperes.

IRC Section E 3601.2.1 Electrical Systems in Accessory Structures: Amend to add new section to read: Electrical systems are only allowed to be installed in structures with permanent foundations. Auger type tie-downs or similar devices shall not be considered as permanent foundations.

IRC Section E3902.2 Garage and Accessory Building Receptacles: Amend to add exception:

Exception: The required GFCI outlet installed in the ceiling for garage door opener may be replaced with a single outlet device.

IRC Section E 3902.9 Laundry Areas: Amend to add exception:

Exception: The washer/dryer electrical outlet may be non-GFCI protected if the outlet is not readily accessible and outlet is no higher than 32 inches from finish floor.

IRC Section E 3902.10 Kitchen Dishwasher Branch Circuit: Amend to add exception

Exception: The kitchen dishwasher electrical outlet may be non-GFCI protected.

IRC Section E 3902.16 Arc-Fault Circuit-Interrupter Protection: Amend to change Shall to May be protected, with the exception of Bedrooms. Bedrooms are required to be protected.

IRC Section E 3902.17 Arc-Fault Circuit-Interrupter Protection for Branch Circuit Extensions or Modifications: Amend to change Shall to May be protected.

IRC Section E 4002.14 Tamper-Resistant Receptacles: Amend to change Shall to May be listed.

IRC Appendix Q Section AQ 103.1 Minimum Ceiling Height: Amend to read: Habitable spaces, hallways, bathrooms, toilet rooms and kitchens shall have a ceiling height of not less than 6 feet 4 inches. Obstructions including, but not limited to, beams, girders, ducts and lighting, shall not extend below these minimum ceiling heights.

Exception: Ceiling heights in lofts are permitted to be less than 6 feet 4 inches but no lower than 4 feet.

IRC Appendix Q Section AQ102 Definitions

TINY HOUSE. A dwelling that is 600 square feet or less in floor area excluding lofts. *(As amended by BOS ORD 2024-08 on 01-02-2024)*

IRC Appendix Q Section AQ 106 Toilet, Bath and Shower Spaces: Amend to add new section to read: Minimum clearance at front of water closet to wall or cabinet in any tiny house constructed per Appendix Q is reduced to 15 inches.

IRC Appendix Q Section AQ 107 Minimum Room Areas: Amend to add new section titled Minimum Room Areas.

IRC Appendix Q Section AQ 107.1 Minimum Floor Area: Amend to add new section. Habitable rooms excluding lofts shall have a floor area of not less than 65 square feet for Tiny Houses constructed per Appendix Q.

IRC Appendix Q Section AQ 107.2 Minimum Dimension: Amend to add new section.

Habitable rooms excluding lofts shall be not less than 6 feet 6 inches in any horizontal dimension for Tiny Houses constructed per Appendix Q.

IRC Appendix Q Section AQ 108 Ampacity of Ungrounded Conductors: Amend to add new section. Ungrounded service conductors shall have an ampacity of not less than the load served. For one-family tiny houses the ampacity of the ungrounded conductors shall be not less than 60 amperes, 3-wire.

- C. **The International Fire Code**, I.C.C., 2018 Edition, together with all appendices thereto with the following amendments and deletions:

IFC Appendices adopted with Code:

Appendix B – Fire-Flow Requirements for Buildings

Appendix C – Fire Hydrant Locations and Distribution

Appendix D – Fire Apparatus Access Roads (only outside of fire districts that have adopted a fire code)

Appendix E – Hazard Categories

Appendix F – Hazard Ranking

Appendix G – Cryogenic Fluids – Weight and Volume Equivalents

Appendix H – Hazardous Materials Management Plan (HMMP) and Hazardous Materials Inventory Statement (HMIS) Instructions

Appendix I – Fire Protection Systems – Noncompliant Conditions

Appendix J – Building Information Sign

Appendix K - Construction Requirements for Existing Ambulatory Care Facilities

Appendix N - Indoor Trade Show and Exhibitions

IFC Section 903.2.8 Group R (Sprinkler Systems – where required): Amend to add that the installation of sprinkler systems in Residential One- and Two-Family Dwellings is optional unless required by a requirement of the State Fire Code.

IFC Section 906.1 Where Required, Exception 1: Amend to change Portable Fire Extinguisher minimum rating from 1-A to 3-A.10.B.C.

IFC Section 1103.5.1 Sprinkler System Group A-2 (over 300 occupants): Delete entire section.

IFC Section 3103.3.1 Special Amusement Buildings: Delete entire section.

IFC Section 3311.1 Stairways Required: Delete entire section.

- D. **The International Mechanical Code**, I.C.C., 2018 Edition, with the following amendments and deletions:

IMC Appendices adopted with Code: None

IMC Section 101.1 Title: Amend to add: Mohave County

IMC Section 103.1 General: Amend entire section to read: Authority shall be in accordance with Section 4 of this Ordinance.

IMC Section 106.5.2 Fee Schedule: Amend entire section to read: The fees for mechanical work shall be paid as required, in accordance with Section 6 of this Ordinance.

Exception: Separate plumbing and/or electrical permits and fees shall not be required for one- and two-family residential construction if such work is included on the approved plans at the time a building permit is issued for such building.

IMC Section 106.5.3 Fee Refunds (2): Amend to insert 80 percent into brackets.

IMC Section 106.5.3 Fee Refunds (3): Amend to insert 80 percent into brackets.

IMC Section 108 Violations: Amend entire section to read: Violation of this code shall be in accordance with Section 7 of this Ordinance.

IMC Section 108.5 Stop Work Orders: Amend entire section to read: Stop work orders shall be in accordance with Section 7 of this Ordinance.

IMC Section 109 Means of Appeal: Amend entire section to read: “Appeals shall be in accordance with Section 8 of this Ordinance.

IMC Section 1101.10 Refrigerant Circuit Access Ports: Amend to delete entire section.

- E. **The International Plumbing Code**, I.C.C., 2018 Edition, together with the following amendments and deletions:

Appendices adopted with Code: None

IPC Section 101.1 Title: Amend to insert Mohave County in brackets.

IPC Section 103.1 General: Amend entire section to read: Authority shall be in accordance with Section 4 of this Ordinance.

IPC Section 106.6.2 Fees: Amend entire section to read: The fees for work shall be paid as required in accordance with Section 6 of this Ordinance.

IPC Section 106.6.3 Fee Refunds (2): Amend to insert 80 percent into brackets.

IPC Section 106.6.3 Fee Refunds (3): Amend to insert 80 percent into brackets.

IPC Section 108 Violations: Amend entire section to read: Violations are governed by Section 7 of the approved Building Ordinance.

IPC Section 109 Means of Appeal: Amend entire section to read: Appeals are governed by Section 7 of the approved Building Ordinance.

IPC Section 305.4.1 Sewer Depth: Amend to insert 12 inches into brackets.

- F. **The National Electrical Code**, N.F.P.A. 70, 2017 Edition, together with the following amendments and deletions:

NEC Article 110.1 General Scope: Amend to add: Any electrical plans submitted for services 600 amperes or above, shall be submitted and sealed by an Arizona Licensed Registrant.

NEC Article 210.12 Arc-Fault Circuit-Interrupter Protection (A) Dwelling Units: For One- and Two-Family Dwellings, amend to read Shall to May be protected, with the exception of Bedrooms. Bedrooms are required to be protected.

NEC Article 210.12 (D) Branch Circuit Extensions or Modifications Dwelling Units: For One- and Two-Family Dwellings, amend to change Shall to May be protected.

NEC Article 406.3 (E) 5 Tamper-Resistant Receptacles: Amend to change Shall to May be provided.

NEC Article 406.12 (1) Tamper-Resistant Receptacles in Dwelling Units: For One- and Two- Family Dwellings, amend to change Shall to May be listed.

- G. **The International Fuel Gas Code**, I.C.C., 2018 Edition, together with all appendices thereto with the following amendments and deletions:

IFC Appendices adopted with Code:

Appendix B - Sizing of Venting Systems Serving Appliances Equipped with Draft Hoods,
Category I Appliances and Appliances Listed for Use with Type B Vents
Appendix C - Exit Terminals of Mechanical Draft and Direct-vent Venting Systems

IFCG Section 101.1 Title: Amend to insert Mohave County inside brackets.

IFCG Section 103.1 General: Amend entire section to read: Authority shall be in accordance with Section 4 of this Ordinance.

IFCG Section 106.6.2 Fees: Amend entire section to read: The fees for work shall be paid as required in accordance with Section 6 of this Ordinance.

IFCG Section 106.6.3 Fee Refunds (2): Amend to insert 80 percent into brackets.

IFCG Section 106.5.3 Fee Refunds (3): Amend to insert 80 percent into brackets.

IFCG Section 108 Violations: Amend entire section to read: Violations are governed by Section 7 of the approved Building Ordinance.

IFGC Section 109 Means of Appeal: Amend entire section to read: Appeals shall be in accordance with Section 8 of this Ordinance.

H. **The International Energy Conservation Code**, I.C.C., 2018 Edition, together with the following amendments and deletions:

IECC Appendices adopted with Code: None

The Residential Provisions of the IECC are not adopted as part of this code. The adopted residential energy code provisions are located in Chapter 11 (RE) Energy Efficiency of the International Residential Code, 2018 Edition.

IECC Section C104 Fees: Amend entire section to read: Fees are governed by Section 6 of the approved Building Ordinance.

IECC Section C108 Stop Work Order: Amend entire section to read: Stop work orders are governed by Section 7 of the approved Building Ordinance.

IECC Section C109 Means of Appeal: Amend entire section to read: Appeals are governed by Section 8 of the approved Building Ordinance.

I. **The International Swimming Pool and Spa Code**, I.C.C., 2018 Edition, together the following amendments and deletions:

ISPSC Section 107 Violations: Amend entire section to read: Violations are governed by Section 7 of the approved Building Ordinance.

ISPSC Section 108 Means of Appeal: Amend entire section to read: Appeals are governed by Section 8 of the approved Building Ordinance.

ISPSC Section 202 Definitions:

Public Swimming Pool: Amend to add: Contained bodies of water that contain water 18 inches or more in depth at any point and that are wider than 8 feet at any point and are intended for swimming (A.R.S. § 36-1681.A). (*As amended by BOS ORD 2022-05 on 09-06-22*)

Residential Swimming Pool: Amend to add: Contained bodies of water that contain water 18 inches or more in depth at any point and that are wider than 8 feet at any point and are intended for swimming (A.R.S. § 36-1681.A).

ISPSC Section 303 Energy: Delete entire section.

ISPSC Section 305.1 Barrier Requirements General: Amend entire section to read: The provisions of this section shall apply to the design of barriers for restricting entry into areas having pools and spas. Where spas or hot tubs are equipped with a lockable safety cover complying with ASTM F1346 and swimming pools are protected by a motorized safety pool cover that complies with ASTM F1346 that requires the operation of a key switch which meets the ASTM emergency standards 13-89 and which does not require manual operation other than the use of the key switch, the areas where those spas, hot tubs or pools are located shall not be required to comply with amended Sections 305.2 through 305.7 (A.R.S. § 36-1681-(C)-(2).)

ISPSC Section 305.2 Outdoor Swimming Pools and Spas: Amend entire section to read: Outdoor pools and spas and indoor swimming pools shall be surrounded by a barrier that complies with Sections 305.2.1 through 305.7.

ISPSC Section 305.2.1 - Barrier Height and Clearances, Item 1: Amend Item 1 to read:

1. Be entirely enclosed by at least a 60 inch (1524 mm) wall, fence or other barrier as measured on the exterior side of the wall, fence or barrier (A.R.S. § 36-1681.B.1.) 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.

ISPSC Section 305.2.1- Barrier Height and Clearances, Item 5: Amend to add new item 5.

5. The wall, fence or barrier shall not contain openings, handholds or footholds accessible from the exterior side of the enclosure that can be used to climb the wall, fence or barrier (A.R.S. § 36-1681(B)-(4)).

ISPSC Section 305.3 – Gates: Amend entire section to read: Access gates shall comply with the requirements of Sections 305.3.1 through 305.3.3 and shall be equipped to accommodate a locking device. All gates shall open outward away from the pool or spa, shall be self-closing and shall have a self-latching device (A.R.S. § 36-1681(B)-(3)-(b)).

ISPSC Section 305.3.2 - Double or Multiple Gates: Amend entire section to read: Double gates or multiple gates shall have no fewer than one leaf secured in place and the adjacent leaf shall be secured with a self-latching device. The gate and barrier shall not have openings larger than .5 inch (12.7 mm) within 24 inches (610 mm) of the latch release mechanism (A.R.S. § 36-1681-(8)-(3)-(a)). The self-latching device shall comply with the requirements of Section 305.3.3. ***(As amended by BOS ORD 2022-06 on 12-05-22)***

ISPSC Section 305.3.3 – Latches: Amend entire section to read: All gates shall be self-closing and self-latching with the latch located at least 54 inches (1372 mm) above the underlying ground or on the pool side of the gate with a release mechanism at least 5 inches (127 mm) below the top of the gate and no opening greater than 1/2 inch (12.7 mm) within 24 inches (610mm) of the release mechanism (A.R.S. § 36-1681-(8)-(3)-(a)). ***(As amended by BOS ORD 2022-06 on 12-05-22)***

ISPSC Section 305.4 Structure Wall as a Barrier, Item 4: Amend to add new item 4.

4. All ground level doors or other doors with direct access to the swimming pool or other contained body of water shall be equipped with a self-latching device which meets the requirements of 305.3.3 amended. Emergency escape or rescue windows from sleeping rooms with access to the swimming pool or other contained body of water shall be equipped with a latching device not less than 54 inches (1372 mm)

above the floor. All other openable dwelling unit or guest room windows with similar access shall be equipped with a screwed in place wire mesh screen, or a keyed lock that prevents opening the window more than 4 inches (102 mm), or a latching device located not less than 54 inches (1372 mm) above the floor (A.R.S. § 36-1681.C.3).

I.S.P.S.C. Section 305.5 Onground residential pool structure as a barrier: Amend item as follows:

3. Ladders or steps used as means of access to the pool are capable of being secured, locked and secured in an inaccessible position with a latching device not less than 54 inches above the ground when the pool is not in use or removed to prevent access except where the ladder or steps are surrounded by a barrier that meets the requirements of Section 305. *(As amended by BOS ORD 2022-06 on 12-05-22)*

- J. **The International Existing Building Code**, I.C.C., 2018 Edition, together with all appendices thereto with the following amendments and deletions:

IEBC Appendices adopted with Code:

Appendix A, including A1 through A6 – Guidelines for the Seismic Retrofit of Existing Buildings

IEBC Section 101.1 Title: Amend to add Mohave County inside brackets.

IEBC Section 108 Fees: Amend entire section to read: Fees are governed by Section 6 of the approved Building Ordinance.

IEBC Section 112 Board of Appeals: Amend entire section to read: Appeals are governed by Section 8 of the approved Building Ordinance.

IEBC Section 113 Violations: Amend entire section to read: Violations are governed by Section 7 of the approved Building Ordinance.

IEBC Section 114 Stop Work Order: Amend entire section to read: Stop work orders are governed by Section 7 of the approved Building Ordinance.

- K. **The International Property Maintenance Code**, I.C.C., 2018 Edition, together with all appendices thereto with the following amendments and deletions:

IPMC Appendices adopted with Code:

Appendix A – Boarding Standard

IPMC Section 101.1 Title: Amend to add Mohave County inside brackets.

IPMC Section 103.5 Fees: Amend to insert into bracket: All fees incurred are subject to lien against property owner.

I.P.M.C. Section 111 Means of Appeal: Amend entire Section to read: Appeals shall be in accordance with Section 8 of this Ordinance. *(As amended by BOS ORD 2022-05 on 09-06-22)*

IPMC Section 302.4 Weeds: Amend to insert 30 inches into bracket.

IPMC Section 302.8 Motor Vehicles: Amend first sentence to read: Except as provided for in other regulations, including the Mohave County Zoning Ordinance, no inoperative or unlicensed motor vehicle shall be parked, kept or stored on any premises, and no vehicle shall, at any time, be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled.

