

**CITY OF GOODYEAR
CITY COUNCIL ACTION FORM**

**SUBJECT: Proposed 2012
Construction and Fire Codes**

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COMPANY
CONTACT:

RECOMMENDATION:

Council will receive an overview of the proposed 2012 Construction and Fire Codes.

PURPOSE:

Staff will present the proposed 2012 Construction Codes, 2012 Fire Code and provide an overview of the notable updates to the codes.

BACKGROUND AND COMMUNITY BENEFIT:

Construction and Fire codes ensure to the public that best practices are implemented to support the life safety of our community.

Modern building codes are a city's commitment to the future. By adopting up-to-date building codes, the citizens, design professionals and builders can take advantage of current construction technologies, materials and methods and can benefit from updated building safety requirements such as exiting, structural issues and fire and life safety concerns. Moreover, consistency and uniformity of codes is important among the Valley and State jurisdictions because it makes it easier for designers and contractors who build in these cities, and allows for more consistent enforcement by Building Safety personnel. Conformance to the MAG Building Codes Committee's recommendation will allow for uniformity and consistency throughout the Valley.

Additionally, updated codes provide increased customer service through correlation with other International codes previously approved by the City Council toward consistency in the utilization and application of these codes by owners, designers, architects, developers, contractors, engineers, code officials and the community.

The City's Construction Codes were last updated on May 14, 2007. That last update was based upon the 2006 International Building Code and its related documents. This "family of codes" is comprised primarily of the International Building Code, International Residential Code, International Mechanical Code, International Plumbing Code, International Fuel Gas Code, International Fire Code and the International Property Maintenance Code. When adopted together, these documents work in harmony and provide comprehensive code requirements for regulated buildings and structures.

The new codes that will be proposed for adoption are as follows:

- International Building Code, 2012 Edition, Publisher: International Code Council
- International Residential Code, 2012 Edition, Publisher: International Code Council
- International Fuel Gas Code, 2012 Edition, Publisher: International Code Council
- International Mechanical Code, 2012 Edition, Publisher: International Code Council
- International Plumbing Code, 2012 Edition, Publisher: International Code Council
- NFPA 70 Electric Code, 2011 Edition including Annex A-I, Publisher: National Fire Protection Association
- NFPA 99 Standard for Health Care Facilities, 2012 Edition, Publisher: National Fire Protection Association
- International Property Maintenance Code, 2012 Edition, Publisher: International Code Council
- International Fire Code including Appendix Chapters B, D, E, F, G, H, I and L as added, 2012 Edition, Publisher: International Code Council
- International Swimming Pool and Spa Code as amended by the Arizona State Law, 2012 Edition, Publisher: International Code Council
- International Energy Conservation Code as regulated by the International Residential Code only, 2012 Edition, Publisher: International Code Council. The International Energy Conservation Code as required by the International Building Code has been deleted in its entirety.
- International Code Council (ICC A117.1-09) Accessible and Usable Buildings and Facilities, 2009 Edition, Publisher: International Code Council
- 2010 ADA Standards for Accessible Design, 2010 Edition, Publisher: Department of Justice

Each of these International Code Council codes have updated revisions. The goal in updating the City's ordinance is to keep amendments to a minimum while insuring consistency. Nonetheless, because the administrative provisions of the international codes did not consider existing administrative processes adopted by Council pursuant to Senate Bill 1598 and because the administrative provisions of the various technical codes being adopted differed, the administrative provisions of the technical codes being adopted have been amended to provide for administrative consistency.

The fee provisions in the technical codes being adopted essentially state that the fees for permits are to be paid in accordance with the schedule adopted by the Mayor and Council. As the City has done in the past, the permit fees are being incorporated into the Building Code. There are certain proposed revisions to the Building Code related to fees that are primarily for clarification, but which could be considered fee increases. These include:

- The inclusion of a minimum hourly requirement for inspections or administrative services for which no fee is specifically indicated of one hour.
- Clarifying that \$2.00 electrical permit fee for "pole or platform-mounted lighting fixtures" is per pole or platform mounted lighting fixture.
- Clarifying that the \$30.00 electrical permit fee for electrical apparatuses, conduits, and conductors for which no fee is provided is per apparatus, conduit, or conductor.

- Clarifying that the \$100.00 fee for each additional 100 sprinkler heads above 500 in a sprinkler system that is being modified applies to each additional 100 heads or fraction thereof.

Staff is also proposing certain changes that would be considered a fee increase. These include the following:

- The elimination of the provision in the current fee schedule, which provides that with respect to building, structural, electrical, mechanical and plumbing, “public schools will only be charged the actual costs incurred from the plan review and/or inspection by consultants as well as any re-inspection fees as specified in # 2 above and section 108.8..”
- Applying the fee charged for inspections outside of normal business hours for building, structural, electrical, mechanical, and plumbing permits to all permits, it is currently applied to building, structural, electrical, mechanical and plumbing permits. The fee is at a cost of \$100.00 per hour with a four hour minimum.
- The inclusion of a fee for reviewing a revisions to plans for miscellaneous permits of \$35.00 per revised plan set.
- The addition of a fee for reviewing an application for an extension of a permit that is has not yet expired but will expire because of a failure to start construction within 180 days of the date the permit was issued or the abandonment for a period of 180 days after the work had commenced. The fee will be the cost of reviewing the application at a rate of \$100.00 per hour with a minimum charge of one hour and will be owed whether or not the extension is granted. (The 2012 technical codes included an extension fee of 50% of the expiring permit fees.)

Lastly, staff is proposing revisions to two categories of fees, because the existing fee schedule is subject to multiple interpretations. The proposed changes could be considered a fee increase for some, depending upon the interpretation of the existing codes, but would be a fee reduction for others because the current fees are being applied to all new installations, whereas, the proposed fees would only apply to installations of new systems in an existing facility. The fees staff are proposing to revise are as follows:

- Revising the fees for the installation of new Automatic Hood Extinguishing Systems which currently is \$150.00 for a single system, \$150.00 for multiple systems and \$75.00 for each additional system. This language was problematic. The fee used to be charged for the installation of all new Automatic Hood Extinguishing Systems, including those installed in connection with the construction of a structure. Staff is proposing that the fee be revised so that the fee is only charged in connection with the installation of a new system in an existing structure. The proposed fee would be \$150.00 per system.
- Revising the fees for the installation of new Fire Pumps, which currently is \$500.00 per single pump, \$500.00 for multiple pumps and \$300 .00 for each additional pump. This language was problematic. Staff is proposing that the fee be revised so that the fee is only charged in connection with the installation of new fire pumps in an existing structure. The proposed fee would be \$500.00 for the first fire pump and \$300.00 for each additional fire pump.

Staff is also proposing changes to the fee structure that will reduce the fees for some.

Specifically, the current fee schedule imposes separate fire permit fees for the installations of various types of systems and improvements. However the value of these improvements are also included in the valuations used to calculate fire permit fees. Accordingly, staff is proposing that the fee schedule be revised so that there is no separate fee for the installation of these types of systems and improvements when they are installed as part of the construction of a new building or structure. Instead, these fees would apply only for the installations in existing buildings. This would affect the following:

- Fees for the installations of new Automatic Hood Extinguishing Systems, discussed above.
- Fees for the installation of new Fire Pumps, discussed above.
- Fees for the installation of Automatic Sprinkler Systems
- Fees for the installation of new Standpipes
- Fees for the installation of new Fire Alarm Systems

In May 2007 the previous update of the fire code was approved by the City Council amending the International Fire Code 2006 edition with local amendments adopting a fire code toward fire and life safety for firefighters and the public. The fire code regulates conditions hazardous to life, property or public welfare in the occupancy of structures and premises establishing regulations affecting or relating to structures, processes, premises and safeguards regarding the hazard of fire and explosion arising from storage, handling or use of structures, materials, or devices. Annual fire inspection of commercial occupancies in Goodyear raises awareness of fire code issues, thereby educating owners/occupants regarding fire protection in their businesses and protecting their customers. Follow up also ensures concerns noted are corrected toward continued compliance with the safeguards in the fire code.

The proposed 2012 Fire Code will amend the previous code update, proposing to adopt the International Fire Code 2012 edition with local amendments. The 2012 Edition of the International Fire Code includes improved standard code language encompassing technological and engineering advances as approved by the International Code Council (ICC) through the code development process and is correlated for consistency with other ICC codes previously approved by the City Council.

The proposed local amendments to the fire code include seven notable changes to the model code as follows:

1. Automatic fire sprinkler system requirements were modified to provide fire suppression to all commercial buildings and to exempt them from residential structures with a total square footage of less than or equal to 5,000. This change is provided to maintain the standards currently adopted by the City of Goodyear.
2. The use groups R-4 condition 1 and R-4 condition 2 with 6 to 10 occupants were created and adopted in 2006 IFC for State Licensed Facilities. All State Licensed Facilities with 6 to 10 occupants are now considered Use Group R-4 and require a fire suppression system in accordance with NFPA 13R with the attic and garage fire suppressed. A fire suppression system in accordance to NFPA 13D or in accordance with the IRC are no longer valid for this use. The result is that the

- owners have the flexibility to care for 6 to 10 occupants that are State Licensed as direct care, personal care, supervisory care or behavioral care.
3. Fire plan submittal for fire sprinkler and fire alarm installation drawings shall bear a minimum review Certification of a National Institute for Certification of Engineering Technologies (NICET) Level III in Fire Sprinkler and Fire Alarm Systems. This change will maintain the current standard as a reasonable approach to the submittal process and reduce plan submittal cost for the customers.
 4. In addition to the Fire Lane Signage as designed in the City of Goodyear Engineering Design Standards and Policies Manual, markings for fire apparatus access roads has been amended to provide an alternative to the Fire Code Official for identifying fire apparatus access roads with curb paints with signage.
 5. Firefighter Air Systems (FAS) was deleted from the amendments as noted in the adoption of the 2006 International Fire Code and a new appendix "K" "Requirements for Firefighter Breathing Air Replenishment System" is being adopted. This appendix is included in a newer edition of the Fire Code, but staff is proposing that this appendix be adopted now as it provides a better explanation of the requirements for the installation and maintenance of the system in high-rise buildings. Staff is proposing that Firefighter Breathing Air Replenishment Systems be required in all new buildings and structures that meet any of the following: (i) building or structure with five (5) floors or more above grade; (ii) high rise buildings as defined by the International Building Code as adopted and amended by the governing authority; or (iii) underground buildings or 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.
 6. Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet (122m) from a fire hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official. This is as written in the IFC with no exceptions.
 7. Emergency Responder Radio Coverage is now mandatory in the 2012 International Fire Code for new buildings. This will better ensure radio coverage for emergency responders, especially in larger buildings and commercial developments.

Additional amendments included in the proposed code update either existed in the previous fire code, provide consistency with other codes adopted by the City, or clarify current code language.

PREVIOUS ACTIONS AND DISCUSSION:

On May 14, 2007, the City Construction and Fire Codes were approved by the City Council.

FISCAL ANALYSIS:

There is no fiscal impact at this time, as no action will be taken. The presentation is for informational purposes only.

ATTACHMENTS:

None.